



Village of Alix



MUNICIPAL DEVELOPMENT PLAN

ADOPTED 2024

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1.0 INTRODUCTION AND PURPOSE

The Municipal Government Act, RSA, 2000 (as amended) requires every council of a municipality to adopt a Municipal Development Plan (MDP). The Act states that an MDP must address such issues as future land use and development in the municipality, the provision of municipal services and facilities, and intermunicipal issues such as future growth areas and the co-ordination of transportation systems and infrastructure.

The Alix Municipal Development Plan is intended to guide community growth and development for the next 25-years. The purpose of the Municipal Development Plan is to translate a community's vision statement for the long- term sustainability of the Village into a meaningful set of goals, objectives, and policies intended to benefit the entire community.

The Municipal Development Plan is a policy document intended to direct future land use and development. It is a general document that focuses on the community's long-term outlook and helps Council evaluate immediate proposals in the context of the community's desired long-term future. More detailed plans for site-specific developments are undertaken as part of the Area Structure Plan, Area Redevelopment Plan, or Outline Plan processes, which must be designed in accordance with the general policy guidance of the Municipal Development Plan.

The Municipal Development Plan does not change the land use designation of a specific property. The Land Use Bylaw is a regulatory mechanism for controlling land uses based on today's conditions. The Municipal Development Plan represents the community's vision for the future while the Land Use Bylaw helps govern the path towards achieving that vision.

The Municipal Development Plan is intended to be a dynamic document that evolves with the community. Revisions to the plan are implemented when warranted and a formal review of the document will occur at regular intervals. Amendments to the Municipal Development Plan must be approved by Council. For every proposed amendment a public hearing must be conducted prior to Council considering the amendment. Any development proposal requiring a Land Use Bylaw change that is inconsistent with the Municipal Development Plan will require an amendment to the Municipal Development Plan prior to or concurrent with approval of the Land Use Bylaw change.

2.0 COMMUNITY CONTEXT AND TRENDS

Regional Setting

The Village of Alix is located on Highway 12 mid-way between the Towns of Lacombe and Stettler in the County of Lacombe #14. It is situated 68km (42 miles) east of Red Deer and 190 km (118 miles) south of Edmonton.

The Village is located in a historically strong agricultural and oil producing region. The strong agricultural industry is highlighted by the Rahr Malting Plant, which opened in 1993 and is one of the most advanced malting facilities in the world. It is conveniently situated adjacent to the southeast corner of Alix at the intersection of both the Canadian Pacific and Canadian National Railway lines.

Alix is located in gently undulating terrain and surrounded by productive farmland and tree stands. Alix Lake, a significant feature within the Village, is located south of Highway 12, with Parlbay Creek flowing to the north from the lake. Provincial Recreational Areas including Buffalo Lake and the growing summer



villages of Rochon Sands and Whitesands, are located approximately 15 km (9 miles) east of Alix.

Development and Community

Commercial activities currently found in Alix are largely convenience retail and personal services. This includes gas stations, restaurants, local hotels, liquor stores, personal services and a grocery store. For the most part, these activities are concentrated along Highway 12, 50 Ave, and 50 Street. Further commercial lands have been designated adjacent to Highway 601 the Village boundary.

The Village's present industrial base consists largely of the Rahr Malting Plant. Industrial activities are concentrated along the railway and eastern portions of the Village. Some existing industrial uses are close to residential uses and development reflecting the historical origins of the community.

The Village's proximity to the larger urban centres of Red Deer and Lacombe promotes commuter activity for the Village. While this has positive aspects, more balanced growth in the assessment base, in the form of commercial, industrial, and non-residential development, not only provides more local employment opportunities but also assists with the costs of providing, maintaining, and improving municipal services. Balanced growth also must consider impacts on the environment and the community's overall quality of life.

Currently, open space in Alix takes the form of the trail system, school grounds, arena and recreational sites. Most recreational use and open space is located within close proximity of Alix, such as the golf course just east of the Village.

Significant Features

The Significant Features Map identifies the features that influence the future growth of Alix. These features represent constraints to urban development as well as opportunities for the creation of an attractive and livable community.

While the highways that serve the community provide good access they also pose constraints relating to residential areas being located in close proximity and balancing the desire to access land along the highway with maintaining the ability of the highway to move traffic. The Canadian Pacific and Canadian National Railways form a significant barrier to the contiguous development of the community, confining the majority of development in a small pocket against Alix Lake.

Expansion to the north is limited by the Parlbay Creek and proximity to the wastewater lagoon, which restricts most development within a 300 m radius of the lagoon. In addition, gas/oil facilities have setbacks that restrict development in their proximity. Specifically, to the southwest is a currently discontinued sour gas facility, if this were to begin operating again there is the possibility for setbacks restricting residential development. Similarly, although overhead powerlines are necessary features, they restrict uses and development in the swath of land underneath them and produce some noise.

Existing land use patterns set the stage for the development of adjacent lands. The distribution of existing community service, recreation and education facilities influences residential land use patterns. Similarly, the existing development of commercial and industrial properties presents opportunities and constraints for the future development of nearby properties.

Long-Term Growth Area

The Long-Term Growth Area Map identifies the preferred growth direction for the Village. This map and any corresponding policies are included to promote consistency between the Intermunicipal Development Plan and the Municipal Development Plan. Any identified future land uses, goals,



objectives, and policies related to lands outside the Village's current boundaries are statements of future intent or preference and are not binding on the owners of these properties until such a time that they are annexed by the Village.

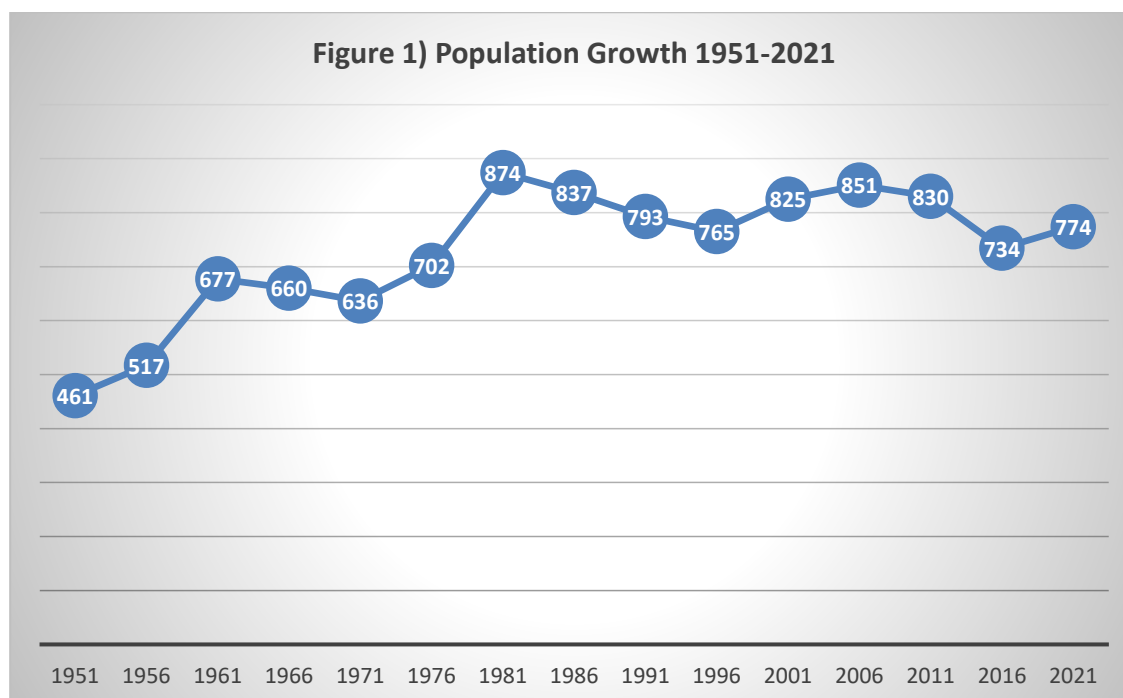
Land Use Concept

The Land Use Concept Map identifies land use patterns as envisioned by the Village within the Village boundary. This includes the type and location of different land uses, the general location of major roads, and possible growth areas. The land use concept may be further defined through the preparation and adoption of statutory and non-statutory plans for smaller portions of the Village.

The Land Use Bylaw shall be utilized to implement the Municipal Development Plan policies through the designation of land use districts and the application of development standards for each district. In this regard, the boundaries between the land uses are not to be rigidly interpreted and the specific boundaries shall be determined through the designation of the Land Use Bylaw Districts. The Land Use Concept Map should not be viewed or interpreted in isolation from the goals, objectives, and policies expressed throughout the Municipal Development Plan.

Population Growth

The Village of Alix has experienced both population growth and decline since 1951 when it totaled 461 people. Figure 1 below illustrates that declines during the periods of 1966-1971 and 1986-1996 were offset by gains at other times including 26 additional people between 2001-2006, which represents an average annual growth rate of 0.62%. Alix has experienced another decline in its population between 2006 and 2016. However, since 2016 with an average 1.1 percent annual growth rate the Village of Alix population has increased from 734 in 2016 to 774 in 2021.



Demographic Overview

While the overall population in 2016 has significantly declined since 2006, there has been a reasonable growth in population between 2016 and 2021.

Figure 2 below provides a breakdown of the population by age group and explains the demographic changes in Alix between 2016 and 2021. Since 2016, the number of people between the ages of 0 and 14 has increased from 16% to 20% in 2021.

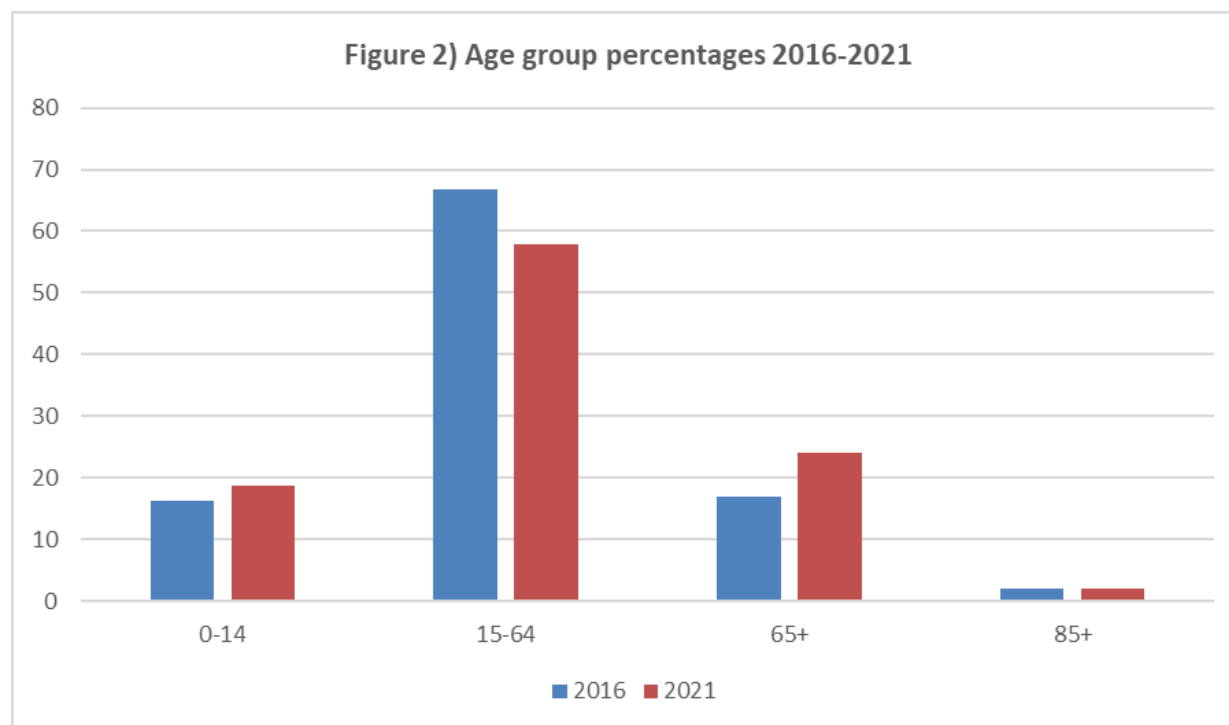


Table 2 illustrates that the average household size in Alix has increased from 2.1 in 2016 to 2.3 in 2021. This figure corresponds to the growth rate of children (0-14 age group) from 16% in 2016 to 20% in 2021. In contrast, the number of people aged 15-64 has decreased from 67% to 59%.

Table 2) Community Profile 2026 – 2021

	Age Structure (%)				Household Size					
	0-14	14-65	65+	85+	1 person	2 persons	3 persons	4 persons	5 or more	Average
2016	16	67	17	2	125	130	30	40	15	2.1
2021	20	59	20	1	110	140	35	35	20	2.3

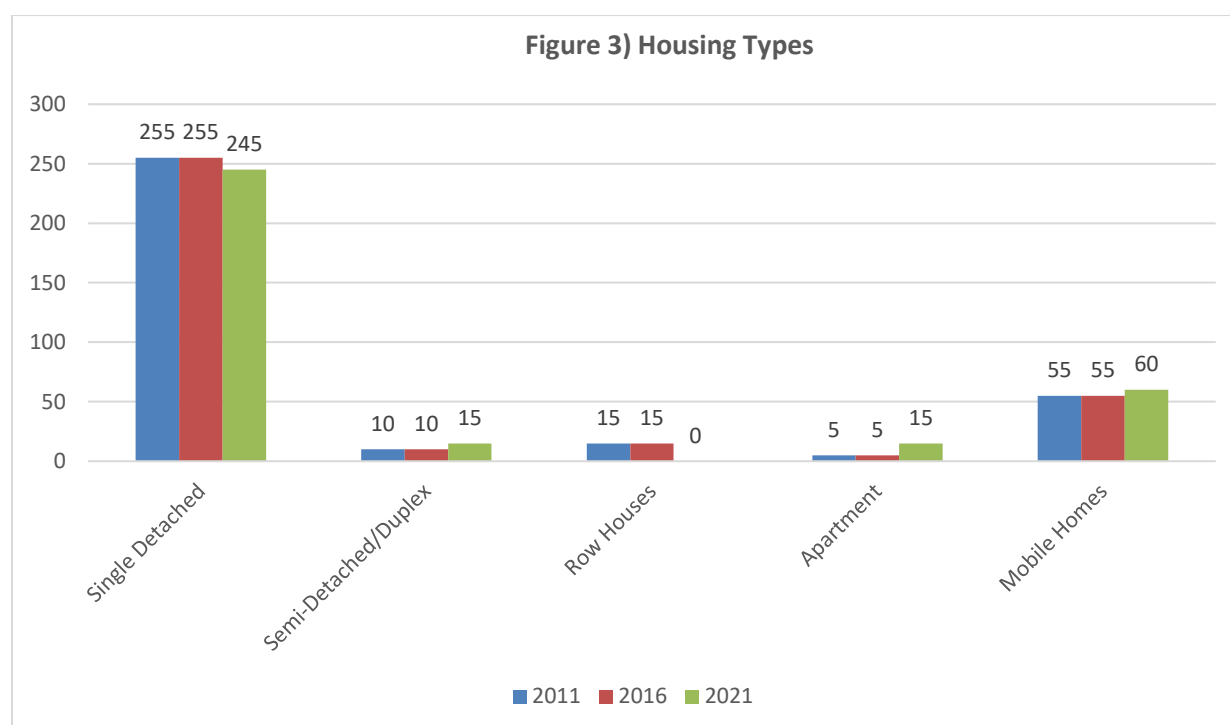
Correspondingly, Figure 2 and Table 2 above show that between 2016 and 2021 there has been a 3% growth in the number of people aged 65 and above. This figure, which represents the baby boom generation suggests that permanent residents of Alix are getting aged in place. It may also suggest that more senior groups have chosen Alix as a suitable place to live.

Therefore, it might be said that the number of empty-nest households, couples whose children have left home, is increasing. This assumption is supported by the fact that although the number of children has increased, the number of households containing a couple with children has increased. Age group trends may impact the demand for educational, social, medical and recreational facilities and services.

Housing Development Trends

Chart 1 below illustrates various housing development in Alix between 2011 and 2021. Out of 335 dwelling units in total, there are 245 Single Detached, 15 Duplex, 15 Multi-unit and 60 Mobile Homes. According to this data the most popular form of housing in Alix is the Single Detached dwelling at 73% (245 units) in 2021. The second common housing type is Mobile Home which has increased from 55 in 2011 to 60 or 18% of total homes in 2021.

Comparing data shows that during the past decade, there hasn't been a significant change in the number of housing developments in Alix.



3.0 VISION STATEMENT

Vision

Identifying a shared vision is an important component of community planning. Alix has defined a community vision based on its heritage, environment, the values of its citizenry, and its aspirations for future generations. The proper stewardship of community assets, while managing the pressures of growth, is a balancing act that will require foresight, long- range planning, and a great amount of community involvement. Periodically Alix will need to review its vision to ensure it continues to focus on the right direction.

- “The Village of Alix is a diverse community with a friendly, family- oriented, small-town atmosphere committed to preserving and enhancing its historic and environmental character, the quality of its neighbourhoods, the diversity of employment opportunities, and a diversity of arts, cultural, and recreational pursuits.”
- “The Village of Alix promotes public participation in civic, social, and cultural endeavors by reaching out to its residents and businesses involving them in important decisions and working cooperatively to determine the best overall course of action. Through the support of its residents and businesses the Village in return benefits from the community’s service, leadership, and generosity.”

Guiding Principles

Developing a set of principles that support the community vision is another important part of the framework of the Alix Municipal Development Plan. Inevitably, Alix will have to make decisions on community issues that are either not addressed in the Municipal Development Plan or that are inconsistent with the specific recommendations found in the plan. In such cases, the guiding principles can be a valuable reference in determining if a specific proposal is consistent with the direction stated in the Municipal Development Plan. The guiding principles are as follows:

1. **Preserving the small-town atmosphere should be a priority for the Village:** Control and manage future growth in a fashion that complements and preserves the local small-town character.
2. **Public involvement is key to a successful future:** Involvement of individual citizens, businesses, and organizations in both private and public endeavors will strengthen the community and foster a stronger sense of community ownership.
3. **Downtown Alix should be the centre and focus of social, commercial, and community life:** The downtown should maintain a balance of goods and services, residences, and activities that attract people to the area. It should remain a daytime and evening destination for commerce, entertainment, social interaction, and government.
4. **Alix shall actively participate in regional initiatives:** The Village will work together with surrounding jurisdictions to further shared local and regional interests while maintaining the autonomy to advance local interests on behalf of its residents.
5. **Historic preservation is vitally important to preserving the character of the community:** The Village is committed to protecting its historic resources as a means of fostering community pride and encouraging the preservation of its local assets.
6. **Fostering an attractive business environment compatible with the community’s character is**



imperative for the Village's long-term success: An environment that attracts and retains commercial and industrial investment opportunities that are compatible with the community is vital to the Village's future prosperity and quality of life.

7. **Publicly accessible natural areas are an essential part of a great community:** Open space and environmentally sensitive areas should be integrated with new development and re-development areas to preserve natural systems, and wildlife habitats, and allow the Village to capitalize on its natural assets.
8. **The Village should continue to emphasize Alix Lake as an important element of the community's environment:** Alix Lake is the most significant physical and visual element of the Village. Alix should emphasize the lake's importance as a unifying element of the community, as well as its role as a gathering area. Lands adjacent to the lake should accommodate public access and viewing areas.
9. **Alix should be proactive in planning for its future:** Alix will be a better place if the change is managed and well-planned. The community should shape its future rather than simply letting it happen.
10. **Alix should maintain a strong public infrastructure:** Alix's streets, utilities, parks, and public buildings are essential core components of the community. These public investments enhance the community's image, reduce long-term costs, and make Alix a more desirable place to live and work.
11. **Alix should maintain a housing supply that offers a full range of choices:** Alix should offer affordable housing choices that serve a broad range of incomes, lifestyles, and age groups while maintaining the small-town character. The community's housing stock should allow people to remain lifelong Alix residents by providing opportunities to move into alternative forms of housing as their needs change over time.
12. **Alix should provide indoor and outdoor recreational opportunities to meet community needs:** Alix should strive to maintain a balanced system of neighbourhood and community parks and open space areas that are interconnected by a local trail system.
13. **Alix should strive to maintain and enhance the provision of protective services for all residents:** The Village will continue to build cooperative relationships with all service providers and agencies to ensure that all existing and future residents are provided an adequate level of service.

4.0 GROWTH MANAGEMENT

Growth management is the process of accommodating changes and growth in the community, while directing the location and pattern of development. It seeks to ensure that the quality of life in Alix is maintained as the size of the community increases.

Growth management is also a tool to ensure that development contributes to, and works towards, making the community's future vision as a sustainable community a reality. A lack of coordinated growth management can lead to land use conflicts and inefficient servicing patterns. This, in turn, can affect the ability of the Village to provide municipal services in a more efficient manner and achieve the optimal use of limited funds for capital improvements and upgrades.

Goal

Develop a managed and environmentally sound growth strategy that makes the most efficient use of public services and infrastructure while preserving the character of the Village.



Objectives

- (a) Manage growth within the Village's fiscal capabilities.
- (b) Encourage orderly, economical, and contiguous development that is capable of utilizing existing or planned infrastructure capacity.
- (c) Ensure an adequate supply of land and infrastructure capacities are available to accommodate future growth.

Policies

4.1 Community Character: The Village shall evaluate projects with respect to the magnitude, scale, and diversity of land uses so that no one project or combination of projects overtakes the character of the existing community.

4.2 Annexations: The Village shall endeavour to annex lands within the identified Long-Term Growth Area as illustrated in Appendix A in a timely fashion as necessitated by the Village's growth rates.

4.3 Adequate Supply of Land: The Village shall ensure that an adequate supply of commercial, industrial and residential lands are available through annexation, designation in the Municipal Development Plan, Land Use Bylaw, and more detailed area-specific plans.

4.4 Efficient Utilizations of Infrastructure: The Village shall emphasize the efficient utilization of existing and planned utility and transportation infrastructure capacity in determining appropriate short-term growth directions.

4.5 Contiguous Growth: The Village shall encourage new development to locate contiguous to the existing developed area and take advantage of proximity to existing infrastructure. This aim for contiguous development may not always be possible where the extension of services is not feasible.

4.6 Encouraging Infill Development:

The Village shall generally support development opportunities where infill or redevelopment of existing serviced land is proposed.

4.7 Progression of Development: The Village shall ensure an orderly progression of development to minimize land use conflicts and protect existing agricultural operations and land until such time as it is required for urban development.

4.8 Allocation of Costs of Development: The costs associated with servicing newly developed areas shall be allocated to the Developer in accordance with policies approved by Council.

4.9 Existing Gas Facilities: The Village shall consult with the Alberta Energy Regulator (AER) regarding the potential for new development in the vicinity of existing Oil and Gas facilities and shall refer to AER, applications for subdivision and development of land, in accordance with the Subdivision and Development Regulations as approved under the Municipal Government Act.

4.10 Location of New Oil and Gas Facilities: The Village shall encourage new Oil and Gas facilities and pipelines to be located beyond the identified long-term growth area. Where it is not possible to avoid these areas, the Village shall encourage the use of alignments and locations that are conducive to future urban development.

4.11 Development Adjacent to Railways: Subdivision and development of land adjacent to the



railway tracks shall be undertaken in a manner that mitigates the impact of rail operations on adjacent uses. The Village may require a noise study or other type of study (e.g. visual impact study, vibration study) that may, in the opinion of the Approving Authority, be considered necessary to properly evaluate subdivision and development proposals along the railway tracks.

4.12 Setback from Wastewater Treatment: Subdivision and development of lands within 300 metres of wastewater treatment facilities as identified in the Significant Features Map shall only be permitted in accordance with the Subdivision and Development Regulations. The Village may request a waiver of this setback from Alberta Environment and Parks.

5.0 URBAN FORM

Urban form refers to the physical layout and design of Alix's urban environment. Urban design deals with the visual quality of the built environment. High-quality urban design can enhance the distinctiveness of parts of the community and promote social objectives such as creating a strong sense of place and belonging and interaction amongst community members. It creates character and interest through such elements as the design of public parks, attractive streetscapes, and the contribution of individual buildings towards creating attractive outdoor spaces. Urban design can also influence the safety of the urban environment through the establishment of highly visible and lively spaces.

Goal

To create an attractive, safe, and functional physical environment where residents and visitors experience a strong sense of place and community pride.

Objectives

- (a) Promote high-quality architecture and design in commercial, industrial, institutional and residential development
- (b) Support and encourage innovative neighbourhood and building designs.
- (c) Ensure public spaces are designed with community safety as a priority.
- (d) Encourage environmentally friendly building practices and the incorporation of existing natural features into urban designs.

Policies

5.1 Promoting a Compact Urban Design: The Village shall promote a compact and efficient urban form by facilitating designed mixed-use areas, Infill development, higher-density housing, and local community facilities.

5.2 Urban Design that Encourages Pedestrian Accessibility: The Village shall promote urban design that encourages pedestrian accessibility by providing the following:

- (a) functional and attractive pedestrian linkages between adjacent neighbourhoods and existing and proposed trails;
- (b) pedestrian facilities designed for universal accessibility; and
- (c) clearly marked pedestrian crossings.

5.3 Crime Prevention Through Environmental Design: The Village shall encourage the use of Crime

Prevention Through Environmental Design (CPTED) in new developments to avoid the creation of areas hidden from view and isolated spaces, as well as provide clear sightlines, sufficient lighting and promote natural surveillance throughout the Village.

5.4 Green Buildings: The Village shall encourage developers and builders to follow the voluntary LEEDTM green building rating system administered by the Canadian Green Building Council or follow sustainable building practices compatible with LEEDTM standards. Sustainable building practices include:

- (a) Manage stormwater through on-site collection;
- (b) Installing water-saving plumbing fixtures;
- (c) Using water-efficient landscaping;
- (d) Increasing energy performance through reduction in demand, harvesting site energy and efficient building design;
- (e) Reducing waste by extending the life of existing buildings and using local and recycled building materials; and
- (f) Improving indoor environmental quality through efficient heating and ventilation.

5.5 Attractive Development Along Highways: The Village shall require a high-quality of architectural appearance and visually attractive development along all major travel corridors into and through the Village. Where necessary, specific requirements shall be added to the Land Use Bylaw. The Village may work with Lacombe County to achieve a similar level of architecture and visually attractive development along highways leading to the Village.

6.0 ENVIRONMENTAL MANAGEMENT

Environmental management and the development of Alix as an environmentally sustainable and responsible community is a priority. Preservation of significant natural features is an important contributor to the high quality of life enjoyed by residents. Integrating these features into the open space system helps create an attractive and desirable community. It reinforces the interrelationships and linkages between the community and their surroundings. Environmental management also entails consideration of how development can impact environmental systems. Efficient use of land, reduction of air pollution, protection of water quality, management and enhancement of open space natural features, and efficient use of resources are important elements in Alix's efforts to be environmentally sustainable.





Goal

Become a responsible steward of the Village's natural resources through the creation and maintenance of attractive, clean, and ecologically responsible natural and built environments.

Objectives

- (a) Protect and enhance the quality of the natural environment.
- (b) Review and minimize the impacts of development on natural areas, considering land use compatibility, buffering, linkages, recreational uses, etc.
- (c) Recognize the value and contribution that natural areas and functions make towards the quality of life in an urban setting.
- (d) Conserve and incorporate environmentally significant features into the open space, utility, and transportation systems.



Policies

6.1 Natural Area Integration: As part of the subdivision and development process the Village shall require, wherever possible, that natural areas be integrated into the design of new developments.

6.2 Requirements of Environmental Impact Assessment: The Village may require an Environmental Impact Assessment (EIA) for any proposed development that would adversely impact a natural environmental feature deemed significant by Council. An EIA must include, but is not limited to:

- (a) A description of the proposed development, including its purpose, alternatives, and staging requirements;
- (b) A description of the biophysical environment that would be affected;
- (c) A prediction of the effects (both positive and negative) that the proposed undertaking may have on the biophysical environment;
- (d) An indication of the limitation of the study, criteria used in predicting effects, and interests consulted;
- (e) Recommended measures to mitigate any negative effects identified; and
- (f) Presentation of the results in a framework that can assist decision-makers in determining the final course of action.

6.3 Xeriscape Requirements: As part of the subdivision and development process the Village shall encourage the use of xeriscape concepts (drought-resistant, low water requirements) in landscape programs.

6.4 Engineering Requirements: As part of the subdivision and development process the Village may require a geotechnical report and supporting engineering plans, prepared by a qualified engineer and to the Village's satisfaction, outlining the development capability of lands within or adjacent to natural environmental features.

6.5 Environmental Reserve Dedication of Lands Unsuitable for Development: Through the subdivision process, the Village shall require that lands considered unsuitable for development (e.g. due to steep slopes or being subject to flooding or consisting of a natural drainage course) are dedicated as environmental reserve in accordance with the provisions of the Municipal Government Act.

6.6 Environmental Reserve Dedication of Lands Adjacent Water Bodies and Water Courses: When lands adjacent to water bodies or watercourses are subdivided, a strip of land shall be dedicated as an environmental reserve to provide a buffer and provide public access. The width of the required dedication shall be established by the Approving Authority. The minimum width of the strip of land to be required shall be 6m.

6.7 Environmental Reserve Easements: Despite Policy 6.5 and Policy 6.6, the Village may use an environmental reserve easement in place of the dedication of an environmental reserve parcel where public access to the lands in question is not desirable. This shall not apply to the required environmental reserve around Alix Lake.

6.8 Use of Environmental Reserve: Lands dedicated as environmental reserve shall remain in their natural state and/or be used as part of the public trail system where necessary to ensure a continuous, integrated trail system.



6.9 Crown Ownership of Wetlands: Where the Crown (Province) claims ownership of a wetland classified as permanent or semi-permanent under the Alberta Wetland Policy, the wetland shall be treated as a water body and environmental reserve dedication shall be provided in accordance with Policy

6.10 Environmental Reserve – Wetland Value A: The Village shall require all wetlands that are given a wetland value of A under the Alberta Wetland Policy to be dedicated as environmental reserve at the time of subdivision.

6.11 Environmental Reserve – Wetland Value B: The Village shall require all wetlands that are given a wetland value of B under the Alberta Wetland Policy to be dedicated as environmental reserve at the time of subdivision. The boundaries of a wetland with a wetland value of B may be modified to accommodate logical roadway, utility alignment and lot patterns.

6.12 Environmental Reserve – Wetland Value C and D: The Village shall not seek dedication as environmental reserve or preservation of wetlands that are given a wetland value of C or D under the Alberta Wetland Policy.

6.13 Green Infrastructure: The Village shall incorporate existing natural features as part of the overall infrastructure systems. This may include using existing wetlands as storm water management facilities wherever possible and planting shrubs and trees to improve air quality along major roads and within industrial areas.

6.14 Green Streets: The Village shall encourage new development to incorporate existing trees and vegetation into their design and to recognize the importance of street trees

6.15 Area Structure Plan Environmental Identification: As part of the subdivision and development process the Village shall require, through the Area Structure Plan or Outline Plan process, the location of all environmentally sensitive areas be identified, including but not limited to:

- (a) Lands that are susceptible to erosion, subsidence or slumping;
- (b) Areas prone to flooding;
- (c) Watercourses including ponds, lakes, rivers, streams, and natural drainage courses;
- (d) Significant geological features, grasslands, bluffs, or areas of excessive slope (>25%); and
- (e) Wildlife, aquatic, and riparian habitats or habitats known to be occupied by rare or endangered species.

6.16 Conservation Reserve: The Village may designate lands that cannot be obtained as environmental reserve as conservation reserve where the lands contain an environmentally significant feature that the Village wishes to conserve. Candidate sites may include existing sizeable (more than 1 acre) stands of trees or areas covered in native prairie grasses.

6.17 Conservation Tools: in addition to environmental reserve dedication and possible conservation reserve designation, the Village shall investigate the possible use of such tools as land purchases, land swaps, tax incentives, leasing and conservation agreements or easements and other similar mechanisms as means of conserving natural features both within and in the areas surrounding Alix.

6.18 Timing of Conservation Planning and Efforts: The Village shall recognize that planning and efforts to conserve natural features in and around Alix must be initiated well in advance of urban expansion or development of the surrounding lands. This will require conversation well before lands are annexed or planned in detail for urban expansion or non-agricultural use.

7.0 HERITAGE PRESERVATION

Heritage preservation helps provide links between present-day life and past events in the creation and evolution of a community. Retaining physical evidence of Alix's past is part of instilling a sense of community and belonging. This includes historic buildings reflecting past practices in architecture and craftsmanship, and landscape features that have cultural significance. Heritage preservation is also about respecting the past and the efforts of earlier generations in making Alix the beautiful and attractive community it is today.

Goal

Encourage the preservation of historically significant sites and buildings as an expression of community identity and pride.

Objectives

- (a) Preserve the Village's heritage resources including buildings of historic and architectural significance and any known archaeological sites.
- (b) Recognize the importance of the Village's heritage in creating a unique sense of place and fostering community identity.
- (c) Ensure compatible development and adaptive reuse of heritage properties and that development adjacent heritage property is compatible with the historic character of the area.



Policies

- 7.1 Preservation and Restoration:** The Village should encourage the preservation and restoration of heritage properties in a manner that maintains the historical and architectural integrity of the property.
- 7.2 Compatible Development:** The Village should ensure that development on sites adjacent to heritage properties is carried out in a manner that is compatible in terms of height, mass, setbacks, and overall architectural treatment.
- 7.3 Heritage Preservation:** The Village shall, wherever possible, encourage the preservation and restoration of heritage properties in their original location. Where this is not possible the Village shall encourage the relocation and restoration in an appropriate alternative site.
- 7.4 Community Awareness:** The Village shall promote awareness about the importance and value to the community of heritage preservation and shall also promote heritage preservation awareness programs such as historic walking tours.
- 7.5 Partnerships for Heritage Preservation:** The Village shall cooperate with other orders of government, private agencies, and individuals in the preservation of historic sites.

8.0 RESIDENTIAL DEVELOPMENT

To ensure residential development in Alix meets the needs of its citizens, it is important to promote a variety of housing options, ensure an adequate supply of land for development, and create complete neighbourhoods.

A variety of housing options can include single detached dwellings, semi-detached dwellings, multi-family units, and special housing. Affordable housing should also be included in residential developments. Having a variety of housing options will attract and cater to citizens with different ages, desires, incomes, and lifestyles.



Goal

Encourage the development of well-planned, attractive neighbourhoods that facilitate a balanced range of housing opportunities supporting the needs and preferences of all household types and income levels while preserving the small-town character of the community.

Objectives

- (a) Promote the establishment of neighbourhoods that are designed based on the principles of social, environmental and economic sustainability.
- (b) Facilitate the development of compatible infill housing in established neighbourhoods, subject to infrastructure capacity.
- (c) Ensure a broad range and choice of housing types and locations is available capable of meeting the needs of residents of various age groups, family types, lifestyles, and income levels.
- (d) Encourage innovation, flexibility, and quality in the provision of housing.
- (e) Encourage suitable housing opportunities and convenient community services for residents having special housing requirements.

Policies

8.1 Location of Future Residential: The Village shall direct future residential development to the areas conceptually shown for residential uses on the Future Land Use Concept Map.

8.2 Residential Development Criteria: When considering proposals for new residential development the Village shall consider the following criteria:

- (a) Accessibility to adequate transportation routes;
- (b) Accessibility to parks, recreation, and open space;
- (c) Accessibility to community services;
- (d) Sufficiently removed from incompatible land uses to ensure the health and safety of the residents;
- (e) Capable of being serviced with municipal utilities;
- (f) Sufficiently preserved special site features, such as mature tree vegetation, topography, view sheds, etc.;
- (g) Sufficiently provided for safe, convenient, and separated pedestrian and vehicular routes; and
- (h) Sufficiently provided opportunities for interaction with natural surroundings including the provision of trail linkages.

8.3 Residential Density: The Village shall endeavour to achieve an optimal residential density of 12.50 dwelling units per gross developable hectare as a means to preserve the small-town character. Higher densities may be encouraged where there is sufficient capacity in the municipal utility infrastructure.

8.4 Housing Types: The Village shall require a mix of housing types and forms in all residential neighbourhoods to avoid excessive concentration of any single type of housing. The actual mix may be determined through the process of preparing an Area Structure Plan.



8.5 Encouraging Variety in Housing: The Village shall encourage innovative housing types and forms including dwelling units in combination with compatible non-residential uses, live-work units and secondary suites in appropriate locations as determined by Council.

8.6 High Residential Density: The Village may consider the development of higher-density residential uses (4 or more units) in accordance with the following guidelines:

- (a) The development is adjacent to or in close proximity to collector and/or arterial roads;
- (b) The development is located in proximity to natural amenities, parks and recreation areas, shopping, and community facilities;
- (c) The proposed development provides sufficient amenity space to meet the needs of its residents;
- (d) The use is located at the periphery of low-density residential neighbourhoods;
- (e) The use is compatible with surrounding land uses;
- (f) If located in an existing neighbourhood, the site is suitable for the proposed form of infill development;
- (g) The development is in a location where all necessary services and amenities can readily be provided.

8.7 Affordable and Special Needs Housing: The Village shall encourage the provision of affordable and special needs housing in the community. Specifically:

- (a) The Village shall encourage the Government of Alberta and the Government of Canada to fulfill their mandates with respect to the provision of affordable housing;
- (b) The Village should consider partnering with private, public and non-profit organizations in the creation of affordable and special needs housing.

8.8 Inclusion of Non-residential Land Uses: The design of new neighbourhoods shall be encouraged to include compatible non-residential uses, such as local commercial services and public uses that serve the needs of area residents, to help create neighbourhood identity and bring basic services closer to residents.

8.9 Secondary Suites: The Village shall consider the development of secondary suites in low-density residential areas to broaden the range of available affordable housing options.

8.10 Design and Architecture of Residential Structures: The Village shall encourage high-quality design and architectural appearance for all new and renovated residential structures. This may be put into effect through criteria and guidelines established in the Village's Land Use Bylaw, area structure plans, or area redevelopment plans.

8.11 Infill and Intensification in Older Neighbourhoods: Residential and mixed-use infill projects that make a positive contribution to the image, overall architectural appeal, and quality of older neighbourhoods shall be encouraged where there is adequate capacity in the major municipal infrastructure to accommodate the impacts of the project.

The following criteria should be considered:

- (a) Alignment with existing neighbouring properties buildings in relation to the front and side parcel boundaries;
- (b) Rational increases in building mass with landscaping and architectural treatment used to achieve

transition between larger and smaller buildings;

- (c) Preservation of existing mature vegetation to the greatest extent possible; and
- (d) Positive contribution to the streetscape in terms of building appearance, landscaping and parking areas.

8.12 Residential Buffers: Residential areas shall be adequately buffered from highways, industrial areas, and commercial areas.

9.0 ECONOMIC DEVELOPMENT

In order to make Alix more economically sustainable, and an attractive place to reside, it is important to attract and retain business investment, create employment opportunities and expand the local tax base. Economic development entails attracting new businesses seeking to enter the regional and provincial market, as well as providing an environment where existing businesses can thrive and expand. Creating an attractive community with high-quality amenities and services is a vital component in attracting and keeping the skilled labour force that local businesses require for success.





Goal

Encourage a strong, diversified, and self-sustaining economy focusing on the retention and expansion of existing businesses, creating a wide range of employment opportunities, enhancing local ownership opportunities, and expanding and balancing the local tax base.

Objectives

- (a) Maintain a healthy balance of residential to non-residential tax assessment ratio in order to reduce the residential tax burden.
- (b) Support businesses creating local, well-paying jobs.
- (c) Avoid or minimize potential land use conflicts between residential and non-residential (specifically commercial and industrial) development.
- (d) Maintain an adequate supply of commercial and industrial lands
- (e) Promote and enhance the Village's assets to increase the attractiveness of Alix as a tourism destination.

Policies

9.1 Employment Generation: The Village shall strongly support and encourage employment-generating development, particularly that which will not negatively impact the environment.

9.2 Regional Cooperation in Promoting Economic Development: The Village shall be an active partner in promoting regional economic development initiatives in Central Alberta and particularly in Lacombe County.

9.3 Adequate Supply of Land: The Village shall ensure that an adequate supply of commercial, industrial, and residential lands is available through annexation, designation in the Municipal Development Plan, Land Use Bylaw, and more detailed area-specific plans.

9.4 Economic Diversity: The Village should pursue opportunities to diversify the local and regional economic base by promoting and attracting value-added industries.

9.5 Attracting and Maintaining Local Jobs: The Village shall encourage the recruitment, retention, and expansion of businesses that provide local jobs to Village residents and/or provide needed local services.

9.6 Tourism Development: The Village shall continue to promote Alix as a tourist destination through promotions and the development and enhancement of tourism attractions and services.

9.7 Community Character/Quality of Life: While a broad range of economic activity should be accommodated, activities which in the opinion of the Village would detract from the community's character, and quality of life for residents, or unduly impact the environment of the Village's infrastructure may not be permitted.

9.8 Ratio of Residential to Non-residential Assessment: The Village shall strive to maintain a 70:30 ratio of residential to non-residential assessment by encouraging appropriate economic development.

10.0 COMMERCIAL DEVELOPMENT

Commercial development is a vital component of a community growth and development. It provides local and regional goods and services, acts as employment areas, and contributes to the health and vitality of the local economy. Concepts for commercial development evolve and there are a variety of forms that may occur. Local convenience stores, smaller commercial centres and office space are more common in Alix among the types of commercial development possible.

Goal

Provide convenient and available retail, service, and office opportunities to residents of the Alix market area.

Objectives

- (a) Promote commercial development that generates opportunities for local employment.
- (b) Improve the quality and aesthetics of development along major transportation corridors.
- (c) Identify locations and policies for long-term commercial development.



Policies

10.1 Location of Future Commercial: The Village shall direct future commercial development to the areas conceptually shown for commercial uses on the Future Land Use Concept Map.

10.2 Commercial Development Requirements: Commercial uses within the designated commercial areas should meet the following criteria:

- (a) Accessible to adequate transportation routes;
- (b) Capable of being serviced with municipal utilities;
- (c) Capable of being sufficiently buffered from adjacent non-compatible land uses;
- (d) Accessible to community services, recreation, and open space areas; and
- (e) Sufficiently addresses special site features, such as but not limited to mature vegetation, topography, and view sheds.

10.3 Commercial Cluster: The Village shall encourage commercial development in planned clusters along arterial transportation corridors to help mitigate the adverse impacts of strip development specifically limiting access points along arterial roads, promoting shared parking, and providing adequate screening, signage, and landscaping.

10.4 Location of Local Commercial Sites: The Village may support the establishment of neighbourhood commercial centres that serve the local neighbourhood needs including, but not limited to personal services, convenience/food outlets, and small-scale offices, provided the proposed development will not detract from Downtown businesses.

10.5 Mixed-Use Area: The Village shall encourage mixed-use development in the designated commercial areas that include complementary land uses such as community, cultural, recreational, entertainment, public uses, and residential uses where appropriate.

10.6 Pedestrian-Oriented Design Standards: New development and major redevelopments shall encourage pedestrian-oriented building and site design (building entrance close to or directly accessible to the public sidewalk) rather than vehicle-oriented designs (parking lot separating the building from the public sidewalk) wherever possible.

11.0 INDUSTRIAL DEVELOPMENT

Land for industrial development opportunities, in locations that meet the needs of a broad range of industrial activities, is a vital part of overall community planning. Industrial uses and locations serve as major employment areas, contribute to the standard of living enjoyed by residents, and supplement the residential tax base to fund services provided to residents. Successful industrial areas rely on ready access to regional and provincial transportation infrastructure, support services, and skilled labour. Locations for a range of industrial activities should be free of potential constraints to not hinder future industrial expansion. The ability to expand Alix's industrial land base is key to the community's long-term economic success and sustainability.



Goal

Retain, attract, and recruit industries that use high-quality environmental practices, bring new capital into the local economy, and provide competitive-wage employment opportunities.

Objectives

- (a) Maintain an adequate inventory of industrial sites of varying lot sizes to meet the needs of the industry.
- (b) Encourage existing industries to maintain and expand their operations.
- (c) Avoid conflict between industrial and other land uses.
- (d) Encourage a high standard of development to enhance and protect the urban and natural environments.

Policies

11.1 Location of Future Industrial: The Village shall direct future industrial development to the areas conceptually shown for industrial uses on the Future Land Use Concept Map.

11.2 Industrial Development Requirements: Industrial uses within the designated industrial areas should meet the following criteria:

- (a) Accessible to major transportation routes;
- (b) Capable of being serviced with municipal utilities;
- (c) Capable of being sufficiently buffered from adjacent non-compatible land uses to ensure the health and safety of adjacent occupiers; and
- (d) Accessible to community and protective services.



11.3 Screening and Buffering: Where industrial development occurs or exists adjacent to non-industrial land uses, the Village shall require the provision of sufficient screening and/or buffering to minimize potential impacts on the non-industrial areas. This may include the provision of landscaping, fences, and/or berms.

11.4 Land Use Compatibility with Industrial Development: The Village, through provisions in detailed plans and the Land Use Bylaw, shall ensure that adequate separation distances and transition between industrial and non-industrial uses are maintained in locating any industry that may create land use conflicts with regard to noise, dust, vibration, smoke, and odour or pose safety and risk management issues.

11.5 Heavy Industrial Requirements: When evaluating a proposal for heavy industrial development the following site-specific criteria shall be applied:

- (a) Minimize the impact of industrial development on adjacent land uses through the use of buffers, screening, site design, and arrangement of buildings, parking, and site circulation;
- (b) Provide a large site area to accommodate future land use needs while providing spatial separation from neighbouring uses and enhancing and protecting the natural and urban environments;
- (c) Activities should be non-polluting;
- (d) Accessible to the municipal water system;
- (e) Meets all environmental management standards of the relevant provincial and federal agencies;
- (f) Accessible to the major components of the Village's road network so that traffic is not directed through urban residential areas; and
- (g) Should not involve special waste storage, processing, or handling facilities.

11.6 Promoting Environmentally Friendly and Innovative Industrial Uses: The Village shall encourage the development of more innovative and environmentally friendly industrial employment centre concepts such as business parks, high-tech campuses, research parks, and eco-industrial parks.

12.0 DOWNTOWN DEVELOPMENT

Downtown Alix functions as the business, administrative and cultural centre of the community. It is a mixed-use area that includes commercial and residential uses. It is an important element of Alix's image in the eyes of residents, investors, and visitors. Its vitality and health reflect the community as a whole. Diversity, intense development, and linkages to other parts of the community are key elements in revitalizing and maintaining a strong and vibrant Village core.



Goal

Encourage the continued growth and intensification of downtown Alix as a focal point of the community and a vibrant mixed-use centre.

Objectives

- (a) Reinforce the downtown as a business, administrative, and cultural centre.
- (b) Ensure the downtown is an attractive, functional, and accessible place.
- (c) Encourage housing in and near the downtown.

Policies

12.1 Location of Future Downtown: The Village shall direct future downtown development to the areas conceptually shown for downtown uses on the Future Land Use Concept Map.

12.2 Promoting Downtown Attraction and Redevelopment: The Village shall encourage the redevelopment and expansion of Downtown Alix with the intent of enhancing the area as a mixed-use, pedestrian-friendly centre for services, commerce, and entertainment facilities.

12.3 Promoting Downtown Infill and Intensification: The Village shall promote opportunities for infill and intensification within the downtown area in order to facilitate a mixed-use and compact urban

form that efficiently utilizes available infrastructure and increases the range of services and amenities available to residents and visitors.

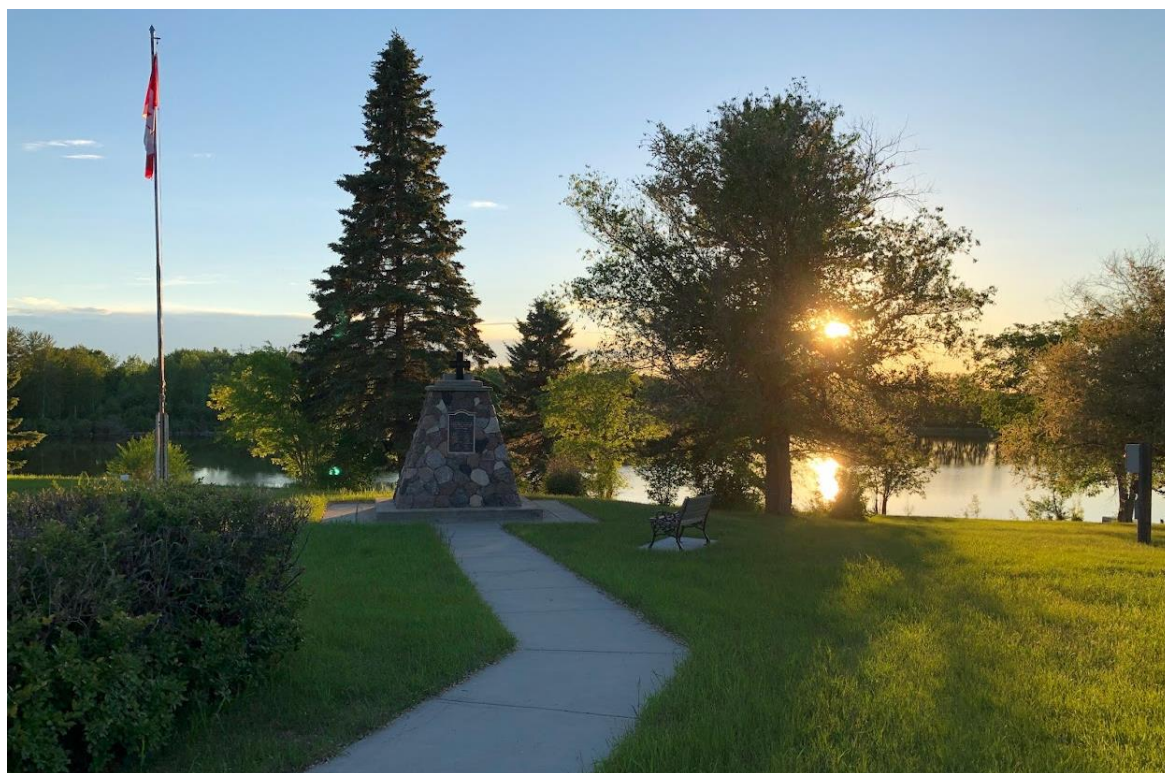
12.4 Downtown Mix Use Development: The Village shall support innovative residential development proposals, where practical, within the downtown area incorporating live-work units, second-floor residential, and other uses that may be appropriate.

12.5 Pedestrian-Oriented Design Standards: New development and major redevelopments in the downtown area shall be encouraged to use pedestrian-oriented building and site design (building entrance close to or directly accessible to the public sidewalk) rather than vehicle-oriented designs (parking lot separating the building from the public sidewalk) wherever possible.

12.6 Downtown Parking: The Village shall ensure through the Land Use Bylaw that provision is made for sufficient on-street and off-street parking in the downtown area.

13.0 PARKS, RECREATION AND CULTURE

Parks and open space system is a highly valued aspect of the community. The recreational and cultural opportunities provided contribute greatly to the satisfaction of residents. Individuals and groups are able to pursue a wide range of activities based on their differing interests and abilities. Major open space, recreation, and cultural facilities foster and encourage interaction among community members, as well as provide venues for individual development. Health and wellness in a village setting can be significantly influenced through the provision of easily accessible recreation and cultural experiences in both indoor and outdoor settings. Planning for, and expanding these necessities and amenities is part of ensuring that Alix remains a community offering a high quality of life.





Goal

Create an integrated, accessible, and well-planned parks and open space system that supports a broad range of recreational and cultural opportunities, enhances the quality of life of all residents, and preserves the natural environment.

Objectives

- (a) Provide and support the provision of a range of recreation and cultural facilities that reflect the variety of recreational and cultural pursuits and interests of the Village residents and visitors.
- (b) Distribute public park space equitably throughout the community to meet the entire community's needs.
- (c) Provide residents with safe, accessible, and convenient pedestrian access to parks and open spaces.
- (d) Monitor the provision of parks, open space, and recreation facilities to ensure they are responsive to demographic and leisure trends.
- (e) Maintain and develop parks and open spaces in an environmentally sensitive and sustainable manner.
- (f) Integrate passive recreational uses into locally significant natural areas as a form of conservation.
- (g) Develop and maintain an aesthetically appealing environment that enhances the community's image.
- (h) Explore inter-municipal options and public/private partnerships for the delivery of recreational services and the development of recreational facilities.

Policies

13.1 Parks and Trails: Parks and trails shall be designed and constructed concurrently with new development.

13.2 Types of Parks: Three categories of parks, recreation, and open spaces shall be recognized in this plan and utilized for all future development proposals and redevelopment opportunities:

- (a) Neighbourhood Parks;
- (b) Community Parks; and
- (c) Open space.

13.3 Neighbourhood Park Requirements: Neighbourhood parks should include open spaces developed to serve the recreational needs of neighbourhoods. Neighbourhood parks should be developed under the following criteria:

- (a) Located within walking and/or cycling distance (up to 500-meters) of neighbourhood residents;
- (b) Under most conditions neighbourhood parks should be between 0.2 ha (0.5 ac) and 0.8 ha (2 ac) in size;
- (c) At least 50% of the site should be flat and usable, and provide space for both active and passive uses;

- (d) Where possible, streets should abut the park on at least one side;
- (e) The site should be reasonably central to the neighbourhood it is intended to serve;
- (f) Wherever possible the park should have direct access to a sidewalk or trail. Access routes should minimize physical barriers and crossing of major roadways;
- (g) The site should be clearly visible from adjoining streets;
- (h) Access to the site should be via a local residential street. If located on a busy street the park design should incorporate buffers and/or barriers necessary to reduce the potential hazards from passing vehicles; and
- (i) Appropriate facilities include but are not limited to:
 - I. Children's playground;
 - II. Unstructured open play areas;
 - III. Active recreation areas limited to outdoor recreation or sports courts;
 - IV. Picnic areas;
 - V. Small shelter building;
 - VI. Natural open space;
 - VII. Internal trails; and
 - VIII. Site amenities (public art, picnic tables, benches, trash receptacles, etc.).



13.4 Community Park Requirements: Community parks are intended to serve community-wide needs for informal, passive, and active recreational use. Community parks may also include unique environmental areas that are attractive to the entire community and may draw visitors from outside the community. Community parks should be developed under the following criteria:

- (a) Located within walking and/or cycling distance (up to 1,000 metres) of neighbourhood residents;
- (b) Under most conditions neighbourhood parks should be between 2.0 ha (5 ac) and 8.0 ha (20 ac) in size;
- (c) At least 50% of the site should be available for active recreation use. Adequate buffers should separate active-use areas from adjacent residential areas;
- (d) Access to the site should be via a collector or arterial street;
- (e) To separate adjacent homes from the park public streets or trails should border the park property;
- (f) The site should be clearly visible from adjoining streets;
- (g) Appropriate facilities include, but are not limited to:
 - i. Designated sports fields – softball, baseball, soccer, football, etc.
 - ii. Tennis courts;
 - iii. Outdoor basketball courts
 - iv. Sand or grass volleyball courts;
 - v. Open multi-use grassed area;
 - vi. Restrooms;
 - vii. Children’s playground (both for tots and youth);
 - viii. Picnic areas;
 - ix. Picnic shelters (buildings of varying sizes;
 - x. Natural open space
 - xi. Internal trails; and
 - xii. Site amenities (public art, picnic tables, benches, trash receptacles, etc.).

13.5 Open Space Requirements: Typically, open spaces are relatively large in size and independent of each other. Open space varies considerably in terms of character, terrain, vegetative cover, and other features. The following criteria should be considered when identifying open spaces:

- (a) Open space should be managed to protect and preserve environmentally sensitive lands;
- (b) Open space areas should be primarily used for passive and trail-related activities. Maintenance levels should reflect the character of the open space;
- (c) Passive recreation uses should be encouraged that are compatible with the character of the area. Where feasible, public access and use of open space areas should be permitted, but sensitive areas should be protected from degradation;



- (d) Improvements should be kept to a minimum, with the natural environment emphasized. Improvements may include:

- I. Pathways;
- II. Seating;
- III. Informational/directional signs;
- IV. Viewing areas.

- (e) The location and construction of trails and other features should avoid stream banks, significant plant populations, and other sensitive features.

- (f) Erosion control should be a priority in the design of facilities in open space areas.

13.6 Recreational Gathering Spaces: The Village shall ensure that all art, cultural, athletic, and other recreation opportunities are designed to be multi-purpose, safe, and accessible to residents of all ages, abilities, and interests.

13.7 Park Plans: Conceptual development plans for future parks should be prepared in conjunction with local residents, potential user groups, local naturalists, and local government staff and officials to ensure the diverse needs of the community are met.

13.8 Open Space Connections: As new areas are planned and developed the Village shall ensure the design of the parks and open spaces provide linkages between major open spaces, and connections between neighbourhoods through the use of linear corridors.

13.9 Amount of Reserve Dedication: The Village shall require that at least 10 percent of the gross developable land being subdivided be dedicated as Reserve (municipal reserve, school reserve and/or municipal and school reserve) in accordance with the provisions of the Municipal Government Act. Gross developable land excludes all lands that have been or will be dedicated as environmental reserve.

13.10 Form of Reserve Dedication: In residential areas, the Village shall generally seek reserve dedication in the form of land. In non-residential areas, reserve dedication may be provided in the form of land, cash-in-lieu, or a combination of land and cash as determined by the Approving Authority.

13.11 Use of Reserve: Reserve lands, or cash-in-lieu, may be used for school sites, parks, or recreational facilities.

13.12 Events and Community: The Village shall promote the continuation and expansion of local events to improve citizen involvement in the community.

14.0 COMMUNITY SERVICES

Community services encompass a broad range of services provided to the whole community, neighbourhoods, and individuals. These services help make Alix a safe community in which to live and work and create an environment where all residents have the opportunity to enjoy a high quality of life. A key focus is to ensure that individuals, families, and communities in need are able to access a range of support services and that all community members can participate in and feel part of the larger community. Related to this is the physical environment's ability to encourage interaction through formal and informal contact with neighbours and with other community members.

Goal

Cooperate with service providers and adjacent municipalities to ensure that residents are well-served by accessible and affordable community and protective services.

Objectives

- (a) Facilitate the planning and delivery of social programs that support and enhance individuals, families, neighbourhoods, and the community.
- (b) Provide residents with a safe living environment through the effective provision of protective and emergency services.





Policies

14.1 Protective and Emergency Services: The Village shall continue to provide protective and emergency services either directly or in cooperation with service providers.

14.2.1 School Facilities: The Village shall continue to work cooperatively with school authorities in monitoring local demographics and planning for future school sites as needed.

14.2.2 Location of Future Facilities: The need for community and institutional facilities shall be addressed through the Area Structure Plan or Outline Plan process and should be located, wherever possible, on corner sites along collector or arterial roads.

14.4 Location of Social Services Facilities: The Village shall ensure that its land use plans accommodate the development of facilities that house social services and programs within the community in locations that are compatible with existing and future surrounding land uses. Facilities accommodating social services should be:

- (a) Located in areas convenient for users to access using major roads and the pedestrian system
- (b) Able to accommodate multiple uses and be physically accessible to seniors and persons with disabilities.

14.5.1 Inclusive Community: The Village shall continue to work with community agencies in the provision of social and support services to Alix residents. This includes coordinating and facilitating the provision of preventative social services to meet the community's needs with specific consideration given to youth, the elderly, persons with disabilities, immigrants and single-parent families.

14.5.2 Promoting Volunteerism: The Village shall promote volunteerism as one means of addressing community needs and shall encourage businesses and industry to participate in partnerships to help provide services and facilities to assist in meeting community needs.

15.0 TRANSPORTATION

Facilities related to travel within, and through, Alix occupy a considerable amount of land and represent a significant investment of public resources. Ensuring the efficient movement of people and goods to and between various parts of the community is a key planning consideration. It is important to recognize and seek balance between the implications that land use patterns have on transportation needs and vice versa. Equally important is the fact that personal mobility takes many forms, and a diverse range of transportation modes needs to be considered. This includes use of Private Vehicles, Active Transportation (cycling, walking trails) and possibly Public Transit. In planning for growth and change in Alix for the long term, appropriate attention must be paid to the provision of facilities for all these modes of transportation.

Goal

Provide and maintain a transportation system that supports the safe, orderly, and efficient movement of persons and goods and considers the needs of all users and modes of transportation.



Objectives

- (a) To develop and maintain a suitable transportation network that reflects the various functions of the transportation network, ensuring the provision of a variety of transportation options while maintaining sufficient flexibility to respond to changing needs.
- (b) Coordinate the planning and construction of transportation facilities within the Village with the Provincial and County authorities responsible for connecting routes outside of and through the



Village.

- (c) Encourage reduced reliance on the private automobile through the development of a compact community with complete neighbourhoods providing local services.

Policies

15.1 Transportation and Land Use Plans: The Village shall coordinate transportation and land use plans to reduce the travel demand, particularly by private automobile.

15.2 Transportation Infrastructure Construction: The Village shall coordinate the planning and construction of transportation infrastructure and development, so as to maximize the utilization of available and planned transportation capacity.

15.3 Coordination of Connections: The Village shall coordinate the provision of road, sidewalk, and pathway connections between and through communities in the local area planning process. This includes such items as:

- (a) Collector road connections and patterns that facilitate movement within neighbourhoods without reliance on the arterial road system (e.g., school drop-offs)
- (b) Trails and paths that link to facilities within and beyond the community.

15.4 Linear Trail Corridors: Linear trail corridors linking neighbourhoods, parks, or preserving or protecting important natural features in the Village shall be encouraged as part of all new development. Three major categories of linear trail corridors are as follows:

- (a) Greenways, which include multi-use linear corridors and trails;
- (b) Bikeways, which typically follow existing road and public rights-of-way; and
- (c) Multi-Use Paths, which are intended to accommodate multiple users and are typically constructed adjacent road right-of-way.

15.5 Mitigation of Undesirable Impacts: The Village shall endeavor to mitigate undesirable community, social, environmental, and noise impacts in the planning, construction, and operation of transportation facilities.

15.6 Encouraging Bicycle and Pedestrian Facilities: The Village shall endeavour to provide bicycle and pedestrian facilities throughout the Village through the joint efforts of the municipality and private developers. The Village shall view bicycle and pedestrian facilities as integral parts of the transportation system serving both recreation and transportation needs.

15.7 Infrastructure Master Plan Coordination: The Village shall protect the appropriate rights-of-way to allow for the implementation of proposals contained in the Village of Alix Growth and Infrastructure Master Plan as amended from time to time.



15.8 Traffic Impact Assessment Requirements: The Village shall require a Transportation Impact Assessment (TIA) to be prepared in conjunction with the Area Structure Plan or Outline Plan process for applications of significant development that shall address, at a minimum, the following issues:

- (a) A multi-modal approach to the provision of transportation infrastructure to achieve a reasonable balance between motorized and non-motorized modes of travel;
- (b) The impacts of development traffic on the capacity of adjacent, and nearby transportation corridors;
- (c) Identification of the need for modifications to the transportation infrastructure to support and/or accommodate new development;
- (d) Consideration of the potential for Travel Demand Management measures in new developments; and
- (e) Account for both the influence of anticipated future development in the surrounding area, as well as any planned infrastructure modifications.

15.9 Highway 12 Connections and Crossing: The Village shall work cooperatively with Alberta Transportation to establish, maintain, and enhance cross-town connections traversing Highway 12.

15.10 Transportation Needs in Industrial and Commercial Areas: The Village shall ensure the provision of appropriate transportation facilities in commercial and industrial areas to accommodate both the movement of truck traffic and the travel needs of employees and customers.

15.11 Coordination with Provincial and County Transportation Facilities: The Village shall work with the Province of Alberta and Lacombe County to ensure coordination in the planning and construction of connections with the Provincial and County road and trail system.

15.12 Highway 12 and Highway 601: The Village shall work with Alberta Transportation to protect Highway 12 and Highway 601 from land uses and development that may be detrimental to the flow and safety of highway traffic. This includes efforts to reduce the number of existing accesses/driveways onto the highways to improve traffic safety.

16.0 UTILITIES

The utility systems that support the community's day-to-day activities include the municipal water system, wastewater system, stormwater management system, solid waste management system, and franchise utilities (electricity, gas, cable, and telecommunications). These services are essential for the day-to-day health, safety, and convenience of Alix residents. Environmental protection, health, safety, and convenience are all safeguarded through asset management and maintenance of these systems.



Goal

Plan and develop municipal infrastructure in an economical, effective, and efficient manner that meets the present and future growth needs.

Objectives

- (a) Ensure that municipal utilities and services are provided in an efficient, affordable, coordinated, and timely manner.
- (b) Ensure that utility infrastructure and capacity are available when required to accommodate growth in the Village.
- (c) To proactively plan for the maintenance, replacement, and upgrading of water, sanitary sewer and stormwater systems.
- (d) To promote the use of conservation practices to reduce utility consumption, demands on utility systems, and impacts on the environment.

Policies

16.1 Municipal Infrastructure for New Developments: The Village shall ensure that new development is consistent with the efficient, economic, and coordinated provision of municipal infrastructure.

16.2 Conformity to Master Plan: The Village shall endeavour to expand the municipal infrastructure system in accordance with the Village of Alix Growth and Infrastructure Master Plan as amended from time to time.

16.3 Conservation and Sustainability: The Village shall manage municipal utilities in a manner that emphasizes energy conservation, environmental sustainability, and fiscal responsibility.



16.4 Utility Improvements: The Village shall investigate opportunities and technologies that provide cost-effective improvements in the efficiency and/or environmental impacts of the provision of utility services.

16.5 Water Conservation: The Village shall encourage water conservation efforts in all new development and redevelopment proposals and promote conservation to all residents.

16.6 Disposal Management: The Village shall continue to pursue innovative ways of treating and disposing of effluent including, but not limited to biological nutrient removal, spray irrigation, rapid infiltration, and wetlands development.

16.7 Natural Water Courses and Drainage: The Village shall continue to use the existing natural drainage pattern as the primary storm drainage system. Natural watercourses shall be protected from encroaching development and enhanced as necessary.

16.8 Municipal Investment in Infrastructure and Services: The Village shall maintain, fund, and implement a comprehensive long-term plan for utility infrastructure and establish budget priorities based on the premise that investment in infrastructure maintenance is a necessary annual investment.

16.9 Solid Waste Reduction, Recycling and Energy Efficiency: The Village shall promote the principles of reducing, reusing and recycling materials and efficient use of energy by Village departments, businesses and residents.

16.10 Broadband Network: The Village shall require the installation of infrastructure and facilities related to broadband telecommunication services in all new developing areas and major redevelopment areas.

16.11 Quality of Utility Services: The Village shall provide high-quality utility services to residents and businesses in Alix. To this end, the Village shall establish and maintain standards and specifications for the construction of infrastructure based on:

- (a) Accepted engineering practice and local experience
- (b) Compliance with relevant Federal and Provincial requirements
- (c) Compatibility with current industry materials and construction methods
- (d) Adaptability to future upgrades and maintenance requirements.

16.12 Timing of Utility Provision: The Village shall provide or facilitate the provision of utility services as the development of growth areas occurs and in advance of anticipated development and population increases.

17.0 INTERMUNICIPAL PLANNING AND REGIONAL COOPERATION

It is important to recognize that Alix is part of a region where several issues and factors can impact the community. These issues that occur beyond the Village boundaries may influence Alix's economic vibrancy and the quality of life of its citizens. For this reason, the Province encourages and expects cooperation between municipalities, provincial departments, and other agencies to address common planning and development issues.

Decisions made by the Village and surrounding communities affect and influence one another. Some of the prominent planning issues include potential conflicts between urban and rural land uses in proximity



to one another and coordinating transportation, infrastructure, and provision of services. Positive relations, achieved through communication and consultation, between neighbouring communities can provide many opportunities to share resources, achieve economic development goals, and reduce the costs of providing services.

Goal

Enhance cooperative relationships with adjacent municipalities and other government agencies as a means to recognize both the short-term and long-term needs of the Village and to achieve mutual objectives benefiting both the Village and County.

Objectives

- (a) Work cooperatively with Lacombe County to ensure orderly development practices, issue resolution, and appropriate management and control of future growth areas through the regular review of the Intermunicipal Development Plan.
- (b) Seek cooperative relationships with neighbouring municipal authorities, provincial authorities, and public and private interests in providing services to local ratepayers most cost-effectively and efficiently possible.

Policies

17.1 Intermunicipal Development Plan: The Village shall maintain an Intermunicipal Development Plan with Lacombe County and the Plan shall address:

- (a) Future land use within the area that the Plan covers
- (b) How proposals for future development in the area will be addressed including the process of referring planning matters, plans, and applications between the two municipalities
- (c) Co-ordination of transportation systems and municipal utilities and proposals for the financing and programming of inter-municipal infrastructure
- (d) Co-ordination of inter-municipal programs relating to the physical, social and economic development of the area and provision of intermunicipal services and facilities consistent with the agreed upon intermunicipal collaboration framework
- (e) Co-ordination of environmental matters within the area
- (f) Process to consider annexation proposals needed to facilitate Village growth
- (g) Identification and protection of the Long-Term Growth Area
- (h) Processes for ongoing consultation and discussion of planning issues and issues of mutual concern, including a process to resolve points of interpretation and disagreement
- (i) Processes relating to the administration of the Plan including the process to consider amendments or repeal.

17.2 Regional Emergency Service Provision: The Village shall work at an elected official and administrative level with surrounding municipalities, communities, and agencies to ensure the coordinated delivery of protective and emergency services and awareness and cooperation in the delivery of social programs.



18.0 IMPLEMENTATION

The Municipal Development Plan provides the means whereby Council, Village staff and members of the community can evaluate situations or proposals in the context of a long-range plan for Alix. The success of this plan depends on the degree to which efforts are made to implement effectively and integrate the plan's directions into decision-making.

Goal

Implement the goals, objectives, and policies as stated in the Municipal Development Plan as a means to effectively achieve the long-term vision as described by the residents of Alix.

Objectives

- (a) Implement the Municipal Development Plan through other statutory and non-statutory plans and ensure consistency between these plans and the Municipal Development Plan.
- (b) Foster awareness of land use planning policies and participation in planning processes by stakeholders and the general public.
- (c) Monitor and update the Municipal Development Plan as an effective management tool through an orderly amendment procedure.

Policies

18.1 Interpretation of Key Words: The MDP contains “shall”, “should” and “may” policies which are interpreted as follows:

- (a) “Shall” policies mean must be complied with;
- (b) “Should” policies mean compliance in principle but subject to the discretion of the applicable authority on a case-by-case basis; and
- (c) “May” policies mean the applicable authority determines the level of compliance that is required.

18.2 Relation to Other Statutory Plans: All statutory plans adopted by the Village shall be consistent with one another. The Municipal Development Plan shall be consistent with the direction of the Intermunicipal Development Plan. All area structure plans, area redevelopment plans and the Land Use Bylaw shall be consistent with the Municipal Development Plan.

18.3 Municipal Development Plan Compliance: All proposed amendments to a municipal statutory plan and new statutory plans, subdivision applications, amendments to the Land Use Bylaw, and development permit applications shall include a statement addressing compliance with the Municipal Development Plan.

18.4 Area Structure Plan: In order to consider a Land Use Bylaw redesignation, subdivision or development application, or to generally provide directions for land use change in an area, the Village may require the preparation of an area structure plan, or an outline plan or amendments to existing plans to provide the details of intended land uses, provision of utility services, roads and open space pertaining to the subject lands and, where necessary, surrounding lands.

18.5 Area Structure Plan Requirements: Area Structure Plans and Outline Plans or amendments that



propose to significantly change the extent or nature of areas shall be prepared to address, at minimum, the following items where applicable:

- (a) Site conditions and topography;
- (b) Neighbourhood population;
- (c) Lot sizes and the anticipated housing types and density;
- (d) Market evaluation for the demand for various housing types;
- (e) Parks and open space;
- (f) School sites;
- (g) Open space and pedestrian walkway systems;
- (h) Identification and protection of locally significant natural areas;
- (i) Archaeologically or historically sensitive areas;
- (j) Community facilities;
- (k) Transportation;
- (l) Servicing and infrastructure networks;
- (m) Impact on existing transportation and infrastructure capacities;
- (n) Evaluation of the need for noise attenuation along major transportation and railway corridors;
- (o) Fiscal impact review;
- (p) A detailed statement addressing the plan's compliance with the Municipal Development Plan;
- (q) Any other topic deemed appropriate by the Approving Authority.

18.6 Plan Amendments: The Village or a landowner may initiate an amendment to this Plan. The Village shall require the submission of such background information as is considered necessary to support the amendment 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.

18.7 Plan Review: The Village shall conduct a formal review of this Plan every five to ten years to ensure the validity and effectiveness of the vision, goals, objectives and policies.

18.8 Plan Monitoring: To allow tracking of the impact and effectiveness of the Municipal Development Plan policies an annual report should be prepared and submitted to Village Council.



Glossary of Terms

The definitions provided below are for use in understanding the concepts and ideas discussed in the context of the Municipal Development Plan. Where a definition listed below is different than the one provided in the Land Use Bylaw, the Land Use Bylaw definition shall be used in processing a development or subdivision application.

Adaptive Reuse is a process whereby buildings are adapted for new uses while retaining their original architectural features.

Affordable Housing refers to appropriately designed dwelling units that are accessible to households below the Village's defined median income according to Stats Canada

Area Redevelopment Plan (ARP) is a plan adopted as an area redevelopment plan pursuant to the Municipal Government Act, which provides a framework for future development in an already developed area.

Area Structure Plan (ASP) is a plan adopted as an area structure plan according to the Municipal Government Act, which provides a framework for future subdivisions and development in an area.

Brownfield Site is a site that is the result of industrial activities such as railroads, gas stations, oil refineries, truck terminals, wood treatment facilities, dry cleaners, liquid/chemical storage facilities, steel and heavy manufacturing plants, etc. Often these sites are contaminated and require remediation before redevelopment can occur.

Conservation Agreement or Easement is an agreement registered against title whereby a landowner grants to another person or organization rights related to the protection, conservation, and enhancement of the environment, including the protection, conservation, and enhancement of biological diversity and items of natural scenic or aesthetic value. A conservation agreement may provide for recreational use, open space use, environmental education use, and research and scientific studies of natural ecosystems.

Conservation Reserve is land designated to protect and conserve environmentally significant features that could not be required to be provided as environmental reserve during the subdivision process and is purchased at market value by the municipality in accordance with Section 664.2 of the Municipal Government Act.

Eco-industrial Park refers to a type of industrial park in which businesses cooperate with one another and the local community in an attempt to reduce waste, efficiently share resources (such as information, materials, water, energy, infrastructure, and natural resources), and produce sustainable development, to increase economic gains and improve environmental quality.

Economic Development refers to creating a positive environment in which local businesses can succeed, grow, and attract new enterprises to the community.

Environmental Reserve is land that is dedicated (given) to a municipality, during the subdivision process, because it is considered undevelopable for environmental reasons in accordance with Section 664 of the Municipal Government Act. This may include areas such as wetlands, ravines, drainage courses, steep slopes, etc.

Environmental Reserve Easement is a legal agreement registered with Land Titles in favour of the municipality for lands that would be normally taken as environmental reserve in accordance with Section 664 of the Municipal Government Act. It requires the land to remain in its natural state but continues to



be owned by a private landowner.

Environmentally Sensitive Area means an undisturbed or relatively undisturbed site, which because of its natural features, has value to society and ecosystems worth preserving.

Goal refers to an idealized end towards which planned action is directed and which provides an indication of what is to be achieved.

Grey field Sites are older, economically obsolete commercial areas, often characterized by a large expanse dedicated to surface parking.

Heritage Preservation refers to actions or processes that are aimed at safeguarding the character-defining elements of a cultural resource to retain its heritage value and extend its physical life. This may involve conservation, rehabilitation, restoration, or a combination of these actions or processes.

Infill refers to development that occurs in mature or built-up areas on vacant or underutilized lands, behind or between existing development, and which is comparable with the characteristics of surrounding development.

Infrastructure refers to systems and facilities (e.g. roads, sanitary sewers, water treatment and distribution networks, power lines, and telephone and cable TV systems) that service urban development.

Intermunicipal Collaboration Framework (ICF) is a document describing how two or more municipalities work together to provide desired services to residents, ratepayers and properties.

Intermunicipal Development Plan (IDP) is a plan adopted by two or more councils, according to the Municipal Government Act, which is an overall policy guide for the coordination of land use planning matters between the municipalities.



SCHEDULE 1 - MAPS

