Town of Bashaw

Municipal Development Plan

Bylaw 781-2018

Table of Contents

TABLE OF CONTENTS ..... - 1 -

1. PURPOSE AND BACKGROUND ..... - 3 -
   - 1.1. Purpose ..... - 3 -
   - 1.2. Policy Context ..... - 4 -
   - 1.3. Community Consultation ..... - 6 -
2. PHYSICAL ENVIRONMENT ..... - 7 -
   - 2.1. Community Context ..... - 7 -
   - 2.2. Population ..... - 11 -
3. SETTING THE STAGE FOR GROWTH ..... - 12 -
   - 3.1. Goals ..... - 12 -
   - 3.2. Policies ..... - 12 -
4. ECONOMIC DEVELOPMENT ..... - 15 -
   - 4.1. Goals ..... - 15 -
   - 4.2. Policies ..... - 15 -
5. RESIDENTIAL DEVELOPMENT ..... - 16 -
   - 5.1. Goals ..... - 16 -
   - 5.2. Policies ..... - 16 -
6. COMMERCIAL DEVELOPMENT ..... - 17 -
   - 6.1. Goals ..... - 17 -
   - 6.2. Policies ..... - 17 -
7. INDUSTRIAL DEVELOPMENT ..... - 18 -
   - 7.1. Goals ..... - 18 -
   - 7.2. Policies ..... - 18 -
8. TRANSPORTATION ..... - 19 -
   - 8.1. Goals ..... - 19 -
   - 8.2. Policies ..... - 19 -
9. MUNICIPAL UTILITIES, SERVICING AND IMPROVEMENTS ..... - 20 -
   - 9.1. Goals ..... - 20 -
   - 9.2. Policies ..... - 20 -
10. ENVIRONMENT ..... - 22 -
   - 10.1. Goals ..... - 22 -
   - 10.2. Policies ..... - 22 -

11. COMMUNITY & RECREATIONAL DEVELOPMENT ..... - 24 -

11.1. GOALS ..... - 24 -
11.2. POLICIES ..... - 24 -

12. EDUCATION ..... - 25 -

12.1. GOALS ..... - 25 -
12.2. POLICIES ..... - 25 -

13. INTERMUNICIPAL COOPERATION ..... - 26 -

13.1. GOALS ..... - 26 -
13.2. POLICIES ..... - 26 -

14. ADMINISTRATIVE MATTERS ..... - 27 -

14.1. INTERPRETATION ..... - 27 -
14.2. IMPLEMENTATION ..... - 27 -
14.3. AMENDMENT ..... - 27 -
14.4. REVIEW ..... - 27 -

15. GLOSSARY OF TERMS ..... - 28 -

1. Purpose and Background

1.1. Purpose

Development in the Town of Bashaw (Town) should respect and promote the communities vision:

We Want You Here With Us!

In order to achieve the Town's vision, development in the Town should be economically, environmentally, and socially balanced. The Town should be a community where residents can enjoy a high quality of life and where new residents come to live, work and play.

The goals and policies of the MDP apply to land within the Town boundary, and are intended to:

(1) Define strategies for achieving the Town's aspirations and set priorities for the near and long term future;
(2) Establish policies and recommendations that will delineate how the Town can move towards achieving its goals;
(3) Protect and enhance past physical characteristics and traditions;
(4) Guide the orderly and systematic physical growth of the community;
(5) Establish the desirable direction for future community development;
(6) Identify major current and potential constraints, issues and opportunities such as the need for jobs, variety in housing types and densities, and infrastructure expansion, amongst others; and,
(7) Be consistent with Provincial Land Use Policy.

1.2. Policy Context

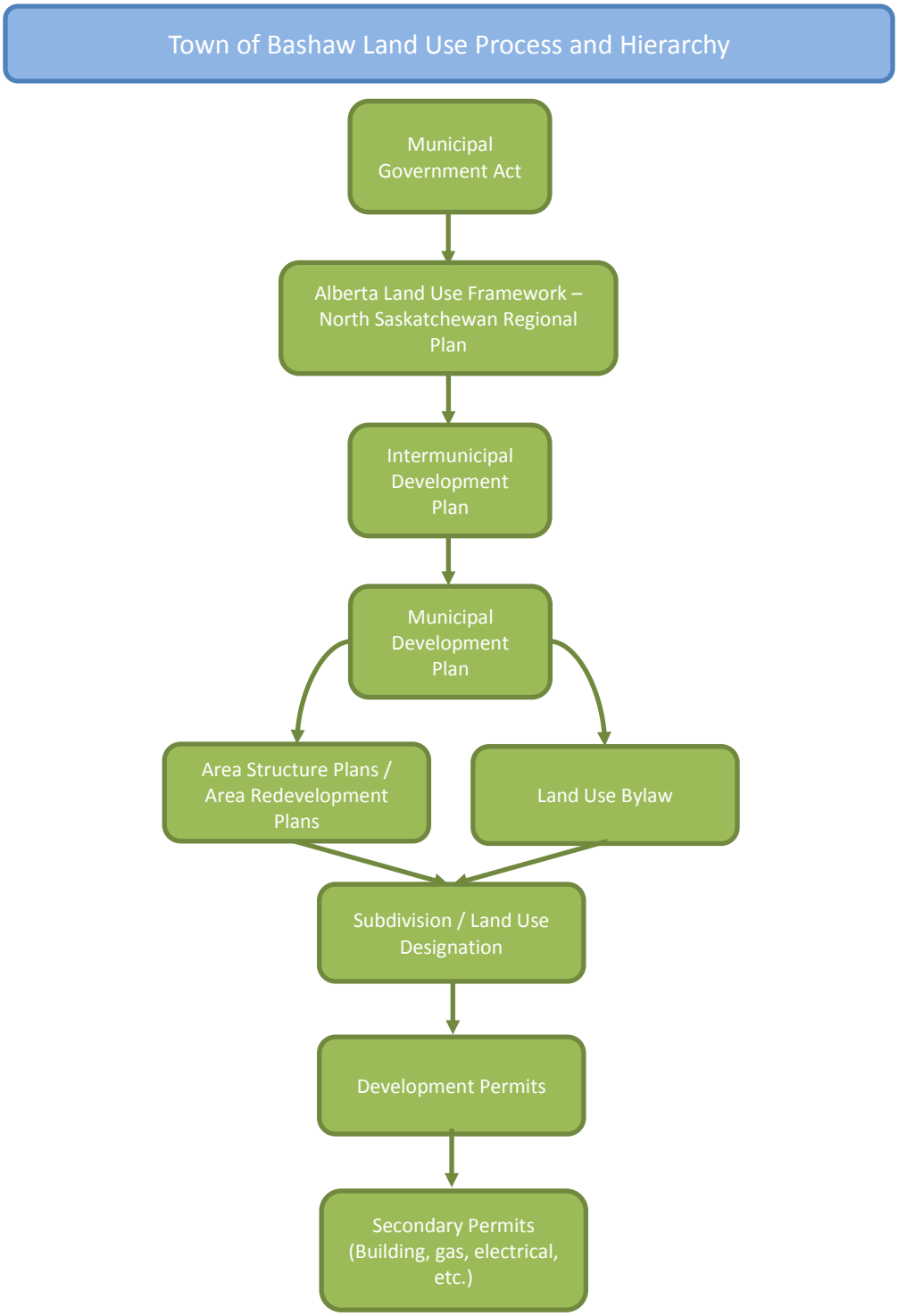
The Municipal Government Act (MGA), Statutes of Alberta, states that all municipalities within Alberta must prepare and adopt a Municipal Development Plan (MDP).

The MDP is primarily a policy document that can be utilized as a framework within which both public and private sector decision making can occur. The MDP covers issues of land use; transportation; allocation of municipal reserves; future development, etc. The MDP act as a framework in what the Town of Bashaw aims for in the future, based on current trends and desires. The MDP is an evolving document, which should be continually reviewed and updated as necessary.

As a policy document it is, for the most part, general in nature and long range in its outlook. The MDP is a framework that is intended to guide decision-making, bylaw development and investment for the future, providing a degree of certainty to the Council, administration, developers, and the public, regarding the form and character of the community. The MDP also formally provides the means whereby Council can evaluate immediate situations or proposals in the context of a long range plan for The Town. It is also a guide for administration, developers, residents, and adjacent municipalities in evaluating and understanding land-use decisions in the Town of Bashaw.

As such, all bylaws adopted and works undertaken in the community must be consistent with the MDP. Concerning land use decision-making, the Land Use Bylaw serves as the regulatory document and operates within the framework developed in the MDP process (refer to Figure 1).

Figure 1 – Planning Hierarchy



The overall purpose of the Town MDP is to guide future growth and development to ensure that it is sustainable, orderly, appropriate, complementary, efficient, and that it enhances the quality of life for the residents of the Town. In addition, the MDP puts an emphasis on economic growth while keeping the small community feel that has given the Town its warm reputation. The MDP will take strategic measures with clear, realistic policies to help nourish growth, community responsibility and awareness, while respecting and maintaining the Town's industrious past into the present.

It is envisioned that with increased development Bashaw will:

(1) Be a safe, family-friendly, small-town atmosphere;
(2) Be a community inclusive and welcoming to a diversity of individuals, with opportunities for each age cohort;
(3) Be a community with varied housing options to attract and provide for a diverse number of individuals with differing economic backgrounds;
(4) Increase job opportunities and economic success through the encouragement and support of local businesses;
(5) Revive the vibrant historic main street, in the form of improved aesthetics and business growth;
(6) Continue to develop and provide maintenance of valued recreational amenities; and,
(7) Provide future land uses that promotes maximum efficiency for compatible growth, while maximizing existing infrastructure.

1.3. Community Consultation

The MDP is a reflection of community values and objectives held by residents of the Town which have been determined through input and consultation with residents and council. In preparing this Plan, public feedback gathered at past community events was utilized. In addition, public consultation specific to the Municipal Development Plan was undertaken. Targeted stakeholder meetings were held with Council and Town administration. Community members were also invited to provide input at a community open house. At all public engagement events community members were asked to provide their feedback on future development of the Town. Additionally, in keeping with provincial requirements, a public hearing was held between First Reading and Second Reading.

2. Physical Environment

2.1. Community Context

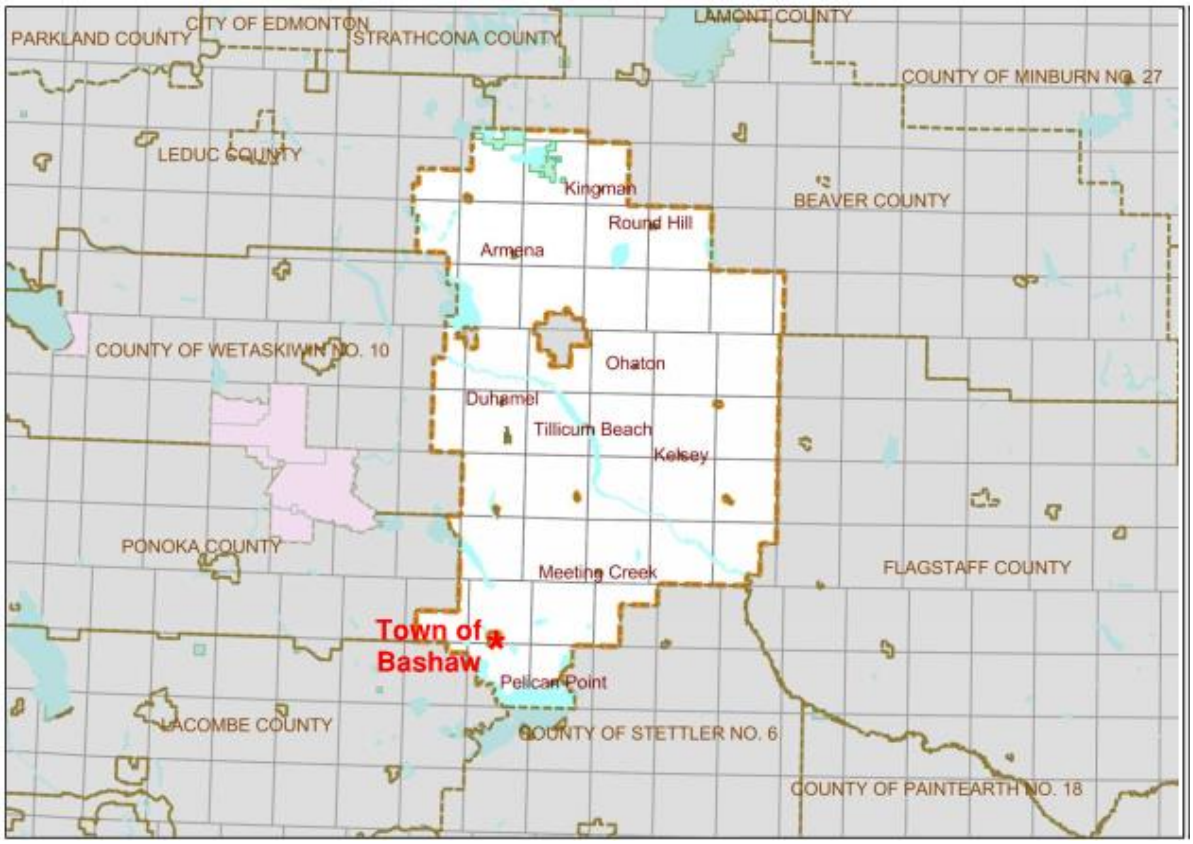
Bashaw is in the valley near the shores of Buffalo Lake, at the crossroads of Highway 21 and 53 (Map 1). The Town is boarded on all sides by Camrose County. Bashaw is less than a one hour drive from Red Deer, Stettler, Ponoka, Lacombe and Camrose.

The Town is intersected by the Canadian National Railway which is an active commercial rail line. The Town transportation features are depicted in Map 2.

Agriculture is one of the main employers in the region. The Town has significant potential to support agricultural businesses which should be promoted with future development.

Existing land use patterns set the stage for development of adjacent lands. The distribution of existing commercial, industrial, recreational and educational facilities influences future development patterns. Map 3 identifies existing and future land uses as envisioned by the MDP.

Map 1: Town of Bashaw Location

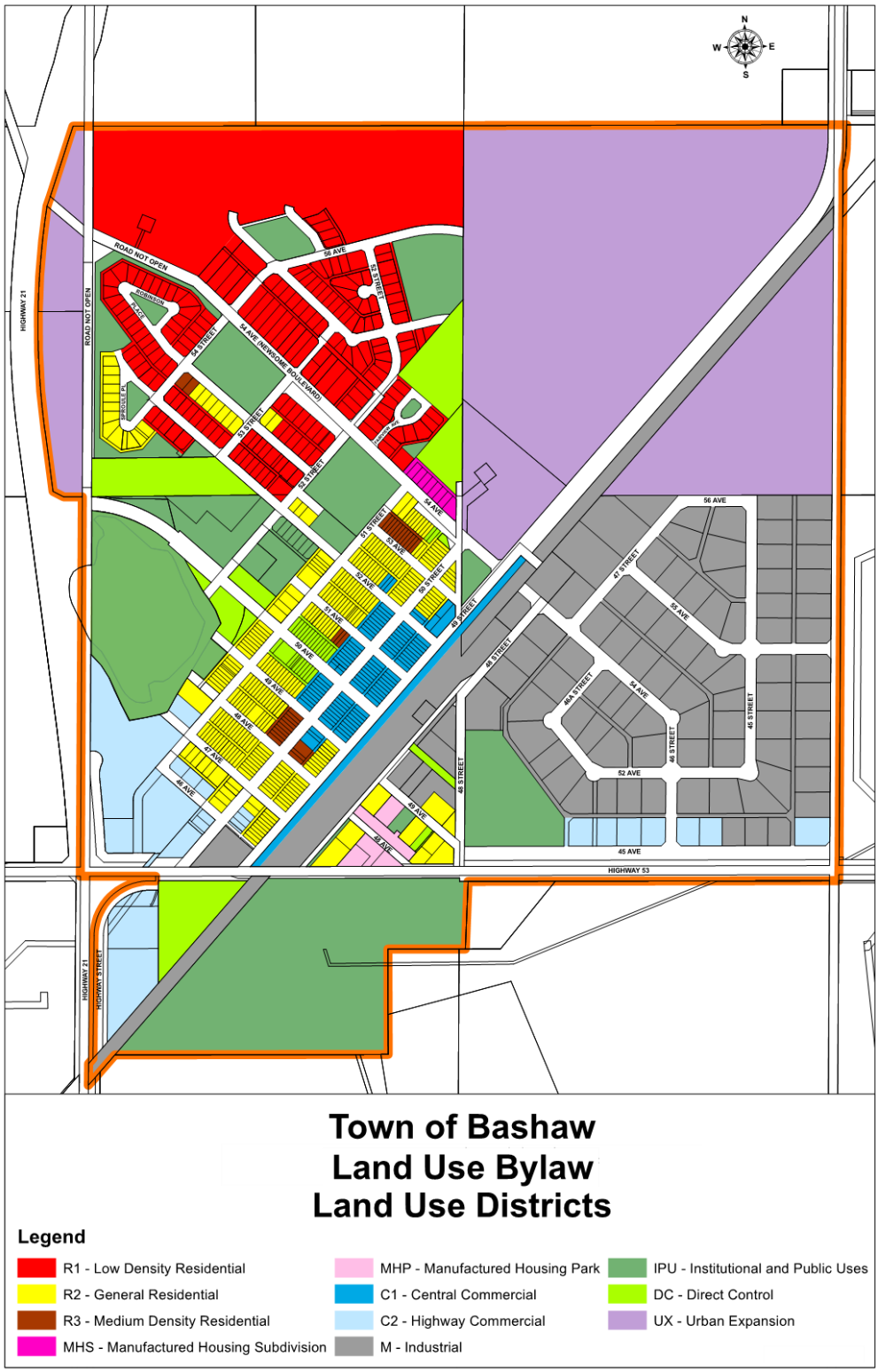


Base map from https://app.munisight.com/CamroseCounty.

Map 2: Transportation Network

Map from 2013 Town of Bashaw Infrastructure Study, prepared by Tagish Engineering Ltd.

Map 3: Future Land Use Concept



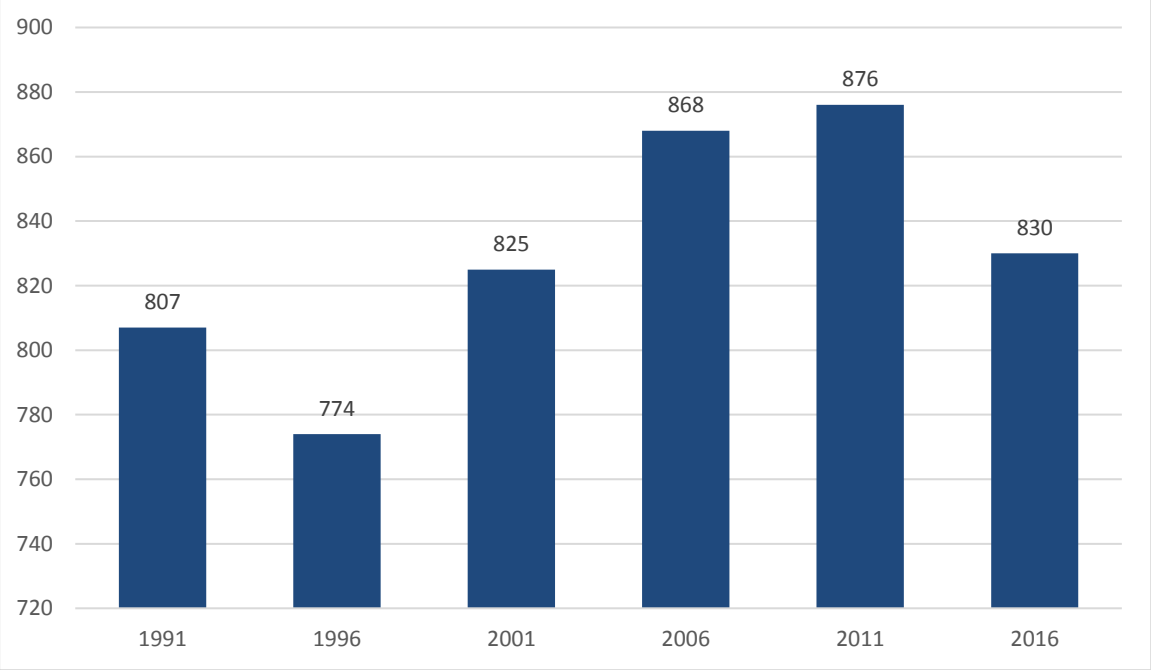
Original Map from Town of Bashaw Land Use Bylaw, prepared by Camrose County.

2.2. Population

Figure 2 illustrates the population for the Town since 1991. Federal census collection is completed every five years as the graph depicts. The population appears to have fluctuated from a low of 774 in 1996 to a high of 876 in 2011. The 2016 population has reduced from the 2011 peak to 830.

The 2013 Town of Bashaw Infrastructure Study identified the anticipated growth rate of 1.32% based on the average growth rate between 1960 to 2011. With expanded economic development initiatives and continued investment in the community, the Town hopes to maintain a stable population.

Figure 2 – Town of Bashaw Population 1991 – 2016



3. Setting the Stage for Growth

As the Town intends to grow it is important that we explore where future growth will occur in the Town. It is anticipated that a portion of future growth will occur within existing areas where vacant lots exists, while at the same time the majority of new development will expand into currently undeveloped municipal areas.

3.1. Goals

(1) To ensure the orderly, complementary, contiguous, and efficient development of the physical environment within the Town.

(2) To encourage the orderly and complementary use and development of the physical environment adjacent to Camrose County.

(3) To identify future growth needs and directions for the Town and endeavour to ensure an adequate supply of developable land.

3.2. Policies

(1) All development and subdivision of land shall, whenever possible, adhere to the goals and policies of this plan and follow the land use concepts as shown on Map 3.

(2) Development and subdivision proposals that do not comply with the goals and policies of this plan will require amending this plan to accommodate such proposals.

(3) A high level of quality and aesthetic appeal will be encouraged in all development and redevelopment.

(4) Map 3: Future Land Use Concept depicts the long-term development concept for the Town.

(5) Future development areas are those lands designated as Urban Expansion within the Town's Land Use Bylaw (Map 3). They are designed to be flexible in nature to accommodate the most efficient and best future land use possible at the time of development. Future subdivision and development in these areas shall:

   a. Provide adequate buffering between new developments and existing developments to reduce potential conflicts.
   b. Demonstrate community need for the desired land use.
   c. Any other requirements as deemed necessary by the Development Authority.

(6) All statutory plans, non-statutory plans and non-statutory policies adopted by Council shall be consistent with this plan.

(7) The Town encourages innovative developments. To facilitate such innovation, the Town encourages early and ongoing conversations with administration and council.

(8) The Town should give consideration to the following matters when reviewing proposed developments and/or amendments to the Land Use Bylaw:

a. The goals and policies of this and other applicable statutory and non-statutory plans and/or non-statutory policies adopted by Council;
b. The views of the public;
c. The physical characteristics of the subject and adjacent land;
d. The use of other land in the vicinity;
e. The availability of and possible impact on public and private utilities;
f. Access to and possible impact on the transportation systems;
g. The overall design; and
h. Any other matters which, in the opinion of Council, are relevant.

(9) In compliance with the Subdivision and Development Regulation, pursuant to the Municipal Government Act, no applications for subdivisions and/or development of schools, hospitals, food establishments, or residences will be approved within 300 metres of the working areas of the disposal area of the solid waste transfer station without the written consent of the Deputy Minister of the Department of Environmental Protection.

(10) Pursuant to the Municipal Government Act, the Town shall require that development and subdivision applications in close proximity to oil and gas facilities meet the standards of the Subdivision and Development Regulation and Energy Resources Conservation Board guidelines.

(11) Higher utilization of existing infrastructure is encouraged through the appropriate infill development.

(12) The Town may assume a role in land development, including acquisition, servicing and subdivision, in order to ensure an adequate supply of land.

(13) Upon the subdivision of land, the Town will require the provision of municipal reserves to the maximum amount provided for in the Municipal Government Act. The Town's preference is for land dedication; however, money or a combination of money and land may be considered in unique circumstances.

(14) The Town may require that new development and re-development be required to pay its fair share of expanding existing or creating new public facilities and services for sanitary, water storm water, roads and other community facilities through off-site levies.

(15) The Town shall require the preparation of an Area Structure Plan (ASP) or other non-statutory plan, acceptable to Council, before subdivision and/or development of any parcel which will be subdivided into six or more lots and/or consist of greater than 1.5 hectares of land is permitted to proceed.

(16) The Town shall require the preparation of an Area Redevelopment Plan (ARP) or other non-statutory plan, acceptable to Council, before the subdivision and/or redevelopment of any parcel which will be subdivided into six or more lots and/or consist of greater than 1.5 hectares of land is permitted to proceed.

(17) The Town should review its Strategic Plan once every 4 years to ensure Council and residents shared vision and priorities are up-to-date.

4. Economic Development

The Town is committed to economic development within the Town and the region. The Town recognizes that diversification of business development is important to the economy and will support and promote opportunities for growth of a variety of commercial and industrial uses. Given the Towns close proximity to Buffalo Lake, tourism is an important future economic development consideration. There are also two 9-hole golf courses in within two miles of the Town which help to bring many golfers to the area.

Highway commercial is an important type of business development in the Town. It should be provided with special consideration to ensure transportation corridors remain safe and efficient.

4.1. Goals

(1) To further the economic vitality and sustainability of the local and area economy.

(2) To develop a strong tourism sector in the local and area economy.

4.2. Policies

(1) The Town supports, in principle, private economic development initiatives.

(2) The Town may support economic development initiatives, whether on its own or in partnership with the private sector.

(3) The Town supports, whenever possible, joint economic development initiatives with other municipalities in the region.

(4) The Town should consider the development of an Economic Development Marketing Plan to coordinate marketing efforts, both public and private, and to attract more businesses and tourists and increase the length of their stay.

(5) The Town encourages the development of the tourism industry in and around Bashaw. Such development should not have adverse social, economic, or environmental impacts.

(6) Tourism oriented development should benefit the residents of the Town and area by providing greater economic, recreational, and cultural opportunities.

(7) The Town and/or related agency should develop and maintain a registry of local businesses and services in order to identify and then actively seek to fill gaps.

5. Residential Development

The Town is composed of a multiple housing types including detached houses, duplexes, four-plexes, triplexes, manufactured home units, modular home units. The Town will promote the continued development of multiple types of housing to accommodate a diverse population. Additionally, the Town will support the continued development of home occupations within residential homes.

Future residential development shall provide the day-to-day needs of residents within residential neighbourhoods. Therefore the design and development of these areas may include convenience retail stores, live-work units, churches, parks, schools and other local community services.

5.1. Goals

(1) A mixture of residential densities and tenure will be encouraged in the Town so that a variety of housing is available.

(2) High quality housing design, layout, site amenities and development will be promoted for all new residential housing projects.

(3) Provide for separation and buffering of residential neighbourhoods from incompatible land uses.

5.2. Policies

(1) Future residential development should be accommodated through:
   a. Infill developments within the existing community; and
   b. Comprehensively designed residential developments within the future development areas as depicted on Map 3.

(2) In residential areas, upon subdivision, the Town will require the provision of municipal reserves be in the form of land in order to provide adequate buffering, open spaces, trail development and school sites.

(3) Although detached housing will be the dominant housing type, the Town supports the provision of a wide range of housing types (including but not limited to, apartment buildings, detached houses, duplexes, mobile home units, modular units) in order to meet all of its housing needs.

(4) Innovative residential designs are encouraged. The external design and finish of all residential buildings should be of high quality and reflect or complement existing development in the vicinity.

(5) Residential development within 1.5 kilometres of a sour gas facility shall be discouraged.

6. Commercial Development

The Town supports continued development of commercial enterprises to serve the Town and area residents. Future commercial development shall be encouraged and should be designed in an aesthetic manner to enhance the streetscape and community.

6.1. Goals

(1) To promote and encourage the provision of a full range of goods and services for the residents of the Town.

(2) To minimize potential conflicts between commercial and non-commercial land uses.

(3) To encourage aesthetically pleasing commercial development.

6.2. Policies

(1) Future commercial development should be accommodated through infill developments within the existing community, with a focus on redevelopment on Main Street.

(2) The Town will encourage and promote expansion of existing commercial enterprises within the Town.

(3) The Town will encourage and promote the creation of new commercial enterprises within the Town.

(4) The Town supports the concept of small convenience type commercial development, serving the needs of the community.

(5) The external design and finish of all commercial development should be of high quality and reflect or complement existing development in the vicinity.

(6) Home businesses and home offices are encouraged in residential districts provided they are secondary to the residential use and do not detract from the amenities of the surrounding residential neighbourhood. Specific standards and requirements will be governed by the Land Use Bylaw.

7. Industrial Development

The Town has a wide range of industrial land uses and business. Much of this development has been established to support the agricultural and the oil and gas industry.

Future industrial growth shall be encouraged by the Town to provide services and employment opportunities. Such growth should be balanced against any negative externalities that could impact adjacent landowners.

7.1. Goals

(1) To accommodate a broad range of responsible industrial development.

(2) To minimize potential conflicts between industrial and non-industrial land uses.

7.2. Policies

(1) Future industrial development should be accommodated through infill developments within the existing community.

(2) The Town will encourage and promote expansion of existing industrial enterprises within the Town.

(3) The Town will encourage and promote the creation of new industrial enterprises within the Town.

(4) The Town will seek to minimize potential negative externalities associated with industrial developments.

(5) The Town may require an independent Environmental Impact Assessment to be completed before permitting an industrial use that may potentially cause environmental or health problems.

8. Transportation

A balanced, multi-modal transportation network which accommodates and balances the needs of automobiles, pedestrians, cyclists shall be developed in the Town. The Town values streets and roads as quality public streets and will strive to ensure future development safely and efficiently accommodates all users. The road network should not be compromised by adjacent development.

8.1. Goals

(1) To identify short and long term transportation needs of both the Town and the surrounding region and strive to ensure that these needs are adequately met in a manner that is compatible with existing and future development.

8.2. Policies

(2) Map 2 identifies the Town's main transportation network.

(3) Highway 21 and 53 are provincial highways under the jurisdiction of Alberta Transportation. The Town will endeavour to assist Alberta Transportation to protect this highway from uses and development that may be detrimental to the flow and safety of traffic.

(4) The Town may establish bylaws concerning off-site levies in accordance with the provisions of the Municipal Government Act to finance the provision of off-site municipal infrastructure.

(5) The Town supports the transportation recommendations of the 2013 Town of Bashaw Infrastructure Study.

(6) All roads servicing new development shall be developed in accordance with the Town`s approved servicing standards.

(7) The Town, in conjunction with Alberta Transportation may require that developers subdividing lands adjacent to highways and collector roads provide lands for future road widening.

(8) The Town may restrict driveway access to developments along major transportation routes.

(9) Any plans including lands within Alberta Transportation highway right-of-way's will be prepared in partnership with Alberta Transportation.

9. Municipal Utilities, Servicing and Improvements

The provision and maintenance of infrastructure in the Town improves the quality of life for residents and visitors. Water systems, waste water systems and solid waste management systems should be facilitated so that they do not negatively impact the natural environment or pose hazards to Town residents.

The community's need for police/fire/ambulance service shall be considered in the Municipality's land use planning decisions.

9.1. Goals

(1) To support the adequate, safe, and efficient provision of municipal and private utilities.

(2) To ensure municipal services are provided in a timely and efficient manner.

9.2. Policies

(1) Development in new areas must be preceded by the provision of utilities and services, or satisfactory arrangements made for their provision.

(2) The Town may establish bylaws concerning off-site levies in accordance with the provisions of the Municipal Government Act to finance the provision of off-site municipal infrastructure.

(3) The Town may require that developers install certain municipal improvements in excess of the requirement for their particular development; if such a requirement is needed the Town will endeavour to collect monies from the owners of benefiting lands with respect to new construction which will utilize the municipal improvements.

(4) The Town supports, whenever possible, the protection of regionally and locally significant utilities from incompatible development.

(5) The Town supports the water, wastewater and stormwater recommendations of the 2013 Town of Bashaw Infrastructure Study.

(6) New developments encroaching onto utility right-of-ways and Town owned lands should not be permitted. Existing encroachments shall require encroachment agreements.

(7) The Town supports the development, whenever possible, of partnerships neighbouring municipalities for the efficient provision of municipal services.

(8) The residents of the Town should, whenever possible, be provided with adequate, timely, and efficient administrative services. This includes but is not limited to infrastructure development and maintenance, snow removal, and garbage removal.

(9) Proposals for re-designation, subdivision and development shall accommodate design elements that consider safety factors and facilitate accessibility by police, fire and ambulance services and shall be reviewed and approved by police, fire and ambulance.

(10) When considering proposals for subdivision or development, the Town shall require the developer to seek appropriate measures to provide the proposed development with fire protection.

(11) In accordance with the Subdivision and Development Regulations, a subdivision and/or development application located within 1.5 kilometers of a sour gas facility must be circulated to Alberta Energy Regulator (AER) and the development must be consistent with the requirements set out in the Subdivision and Development Regulations.

10. Environment

The protection and management of environmental resources is important to quality of life. The biophysical characteristics and environmental significance of lands shall be considered in land use decisions.

In accordance with all provincial legislation the conservation of environmentally significant areas should be encouraged, including unique vegetation, riparian areas, topography, fish habitat and wildlife habitat. The presence of significant archaeological and historical sites should be considered in the Municipality's land use planning decisions.

10.1. Goals

(1) To protect and preserve, whenever possible, existing natural areas.

(2) To ensure that development does not unduly impact the natural environment.

(3) To ensure that the natural environment does not jeopardize the health, safety, and quality of life of the residents of the Town.

10.2. Policies

(1) The Town supports the protection of environmentally sensitive and significant areas in their natural state, more or less. Development in these areas may be limited to such things as public trails, public signs, public parking facilities, and any development necessary to ensure public safety.

(2) The Town may require an environmental assessment/audit to be carried out on a site that is the subject of a development proposal.

(3) The Town will work with developers to ensure that developments do not have a significant negative environmental impact on the Town.

(4) The Town will utilize environmental reserve and environmental conservation easements as mechanisms to protect environmentally significant areas.

(5) The Town discourages the use of Conservation Reserves to protect environmentally significant features.

(6) Through the subdivision process, the Town shall require that lands considered unsuitable for development area dedicated as environmental reserve with the provisions of the MGA.

(7) 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.

(8) The Town may require landscaping plans prepared by a Registered Landscape Architect as a component of non-single family residential development permit applications.

11. Community & Recreational Development

The Town aspires to maintain and improve the range and quality of community institutional facilities and services as the provisions of community services enhances the quality of life of residents and visitors.

Natural areas, trails, recreational parks, agricultural grounds, fire hall museum, cultural centre and trout pond are also important parts of life in the Town. With future growth, the programming of recreational and community services should be designed to accommodate the needs of a growing community and diverse population.

11.1. Goals

(1) To strive to provide community facilities that will enhance the provision of community services associated with the social, cultural, educational, and recreational needs of the residents of The Town.

11.2. Policies

(1) The Town supports the development of linear green spaces which may be developed as walkways to act as linkages between residential areas, schools, open spaces and community facilities.

(2) Future local playgrounds should be provided in residential developments as part of the municipal reserve dedication resulting from future subdivisions. Whenever possible playgrounds should be centrally located within each residential area and linked via walkways.

(3) The Town supports the preservation of natural areas and natural vegetation within open spaces whenever possible.

(4) The Town supports the Majestic Theater and the Bashaw Fire Hall Museum being designated as a Municipal Historic Resources.

(5) Public and quasi-public uses, such as residential care facilities, churches, and community centres, will be permitted in residential areas provided they are located at or near neighbourhood entry points and adequate buffering or separation is provided.

(6) The Town encourages cooperation between the Town, Camrose County, and community groups on the sharing of facilities and resources.

12. Education

The Town is dedicated to providing opportunities for education to all residents and visitors.

12.1. Goals

(1) To encourage the provision of the broadest and fullest range of educational opportunities for the residents of The Town.

12.2. Policies

(1) The Town will endeavour to cooperate with Battle River School Division concerning the provision of educational resources and opportunities to the residents of the Town.

(2) The Town supports entering into or continuing joint use agreements with Battle River School Division Schools respecting sharing of recreational facilities.

(3) At the time of subdivision the Town will work with the Battle River School Division to determine the allocation of future municipal reserve required for future school development.

(4) The Town supports the continued growth and development of the Bashaw Municipal Library.

13. Intermunicipal Cooperation

The Town recognizes the need for cooperative intermunicipal and regional planning. The Town is surrounded on all sides by Camrose County and is within close proximity to a number of other municipalities including the Counties of Lacombe, Ponoka and Stettler.

The Town is committed to good working relationships with regional municipalities and is committed to joint ventures that ensure efficient and cost effective provisions of shared services within the region, enhance natural systems, promote economic development and ensure compatibility between land uses. The Town of Bashaw supports a cooperative relationship with Camrose County and other neighbouring municipalities.

13.1. Goals

(1) To undertake cooperative planning with Camrose County.

(2) To coordinate land use policies for the fringe areas which are mutually beneficial to both the Town and the County.

(3) To coordinate the provision of roads, facilities, and other services that serve residents of both municipalities.

(4) Be engaged with regional municipalities to take advantage of synergies between municipalities.

13.2. Policies

(1) The Town will support the development of a Town/County Intermunicipal Development Plan to address issues of mutual concern and to ensure that development in either municipality complements the existing and future land uses of the other municipality.

(2) The Town will discourage, whenever possible, development or uses that may have a negative impact on adjacent uses in Camrose County.

(3) The Town will endeavour and collaborate with Camrose County to establish suitable “agriculture equipment” routes.

(4) The Town will endeavour and collaborate with the Camrose County to minimize conflicts between development in the Town and development and agricultural operations in the County along the municipal boundary.

14. Administrative Matters

14.1. Interpretation

(1) The MDP is, for the most part, general in nature and long range in its outlook. The MDP provides the means whereby Council and Town Administration can evaluate immediate situations or proposals in the context of a long range plan for the Town. In this regard, the boundaries between the land uses shown on Map 3 – Future Land Use Concept are not to be rigidly interpreted and the specific boundaries shall be determined through the designation of the Land Use Bylaw Districts.

(2) Substantive variations from the policies contained within the MDP will require an amendment to the MDP and any other affected plan.

(3) The MDP contains "shall", "should", and "may" policies which are interpreted as follows:

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

14.2. Implementation

(1) The goals and policies of the MDP will be further refined and implemented through the development, adoption, and day to day application of the Town/County Intermunicipal Development Plan, statutory plans (area structure plans and area redevelopment plans), non-statutory plans (outline plans, design schemes, etc.) and the Land Use Bylaw.

14.3. Amendment

(1) Amendment of the MDP must follow the appropriate procedures as outlined in the *Municipal Government Act*.

(2) All statutory and non-statutory plans shall be consistent with the MDP and may require amendment to ensure their compliance with the MDP.

14.4. Review

(1) In order to ensure that the MDP is current, the entire plan should be reviewed approximately every four years, preferably shortly after each municipal election.

15. Glossary of Terms

(1) **"Developer"** means an owner, agent or person, firm or company required to obtain or having obtained a development permit.

(2) **"Development Permit"** means a document authorizing a development issued pursuant to the Land Use Bylaw.

(3) **"Driveway"** means a vehicle access route on the parcel which provides access to the driving surface.

(4) **"Dwelling Unit"** means a complete dwelling or self-contained portion of a dwelling, set or suite of rooms which contains sleeping, cooking and separated or shared toilet facilities, intended for domestic use, and used or intended to be used permanently, semi-permanently, or seasonally as a residence for a household, and which is not separated from direct access to the outside by another separate dwelling unit;

(5) **"Environmental Impact Assessment"** means a comprehensive site analysis to determine the potential impact of the proposed development on the site; the potential environmental impact of the proposed development upon adjacent properties or land uses; and the potential environmental impact of the proposed development upon the future land use potential of the property.

(6) **"Farming"** means the raising or production of crops, or animals, and includes a single residence for the farmer, but does not include marijuana crops or a "Confined Feeding Operation" as defined by the Agricultural Operation Practices Act (Chapter A-7, R.S.A. 2000) and all regulations and amendments passed thereto.

(7) "**Home Occupation"** means any occupation, trade, profession, or craft carried on by an occupant of a residential building as a use secondary to the residential use of the building or land which does not change the character of the neighbourhood;

(8) **"Housing, apartment (low rise)"** means a residential use consisting of more than four dwelling units, but which has a height less than 15 metres, but shall not mean row housing;

(9) **"Housing, apartment (high rise)"** means a residential use consisting of more than four dwelling units, but which has a height greater than 15 metres, but shall not mean row housing;

(10) **"Housing, duplex"** means a building with two dwelling units that have sharing one common wall in the case of side-by-side units, or having the dwelling area located above the dwelling area of the other in the cases of vertical units, each with a private entry;

(11) **"Housing, fourplex"** means a building that contains four dwelling units;

(12) **"Housing, manufactured home"** means a transportable factory built residential building containing one dwelling unit suitable for long term occupancy, designed to be movable, transported on its own wheels and chassis or other means and arriving at a site ready for occupancy except for incidental operations such as placement on foundation supports and

connection to utilities. Manufactured homes shall have pitched roofs and eaves and shall conform to CAN/CSA Z240 MH Series and A277 certified standards;

(13) **"Housing, mobile"** means a factory constructed detached dwelling unit, with an integral frame, readily relocatable singly or in double modules. Due to the age of the home they do not meet the Canadian Standards Association (CSA) A277 Standard or building code standards;

(14) **"Housing, modular"** means a building containing one dwelling unit, built in a factory and transported to a site to be permanently installed on a foundation., and which appears indistinguishable in design and finish from a stick-built house, and does not includes "housing, manufactured home" or "housing, mobile"

(15) **"Housing, row house"** means a building with one of three or more dwellings joined side by side or side to back. Can also include townhouse, garden homes and townhouses attached to high-rise buildings. Have no dwellings above or below them;

(16) **"Housing, secondary suite"** means a self-contained living space either located in the principle building or on the same site as the principle building. Secondary suites have a separate entrance, cooking, sleeping and bathing facilities and are no larger than 70 m². Secondary suites shall include basement suites and garage suites;

(17) **"Housing, single detached"** means a residential building containing one dwelling unit which is intended as a permanent residence. Single detached dwellings must be of new construction and be physically separate from any other residential building. Single detached dwellings do not include a manufactured home;

(18) **"Housing, triplex"** means a building that contains three dwelling units;

(19) **"Landscaping"** means to preserve or change the natural features of a site by adding lawns, trees, shrubs, ornamental plantings, ornamental ponds, fencing, walks, driveways or other structure and materials as used in landscape architecture.

(20) **"MGA"** means the Municipal Government Act, Statutes of Alberta, 2000, Chapter M-26, as amended.

(21) **"Sour Gas Facility"** as defined by the Subdivision and Development Regulations (AR 43/2002) and all regulations and amendments passed thereto.

(22) **"Subdivision"** means the division of a parcel of land into one or more smaller parcels by a plan of subdivision or other instrument.

(23) **"Town"** means the Town of Bashaw.

(24) **"Utility"** means a utility as defined in the Act, as amended.