

**Town of Fox Creek
Comprehensive
Community Plan**

Municipal Development Plan

Bylaw 775-2016



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1

INTRODUCTION

The Municipal Development Plan for the Town of Fox Creek provides policy direction that promotes sustainable growth and development, and supports both a high quality of life and economic opportunities for the community. Through a vision for the future, strategic principles, and an overall concept for growth over the next 25 years, both private and public sector actions and decisions can be coordinated to achieve these desired long-term goals for the community.



1.1 PURPOSE OF THE PLAN

According to the *Municipal Government Act*, a MDP must address:

- future land use
- the manner of and the proposals for future development
- co-ordination of land use, future growth patterns and other infrastructure with adjacent municipalities
- the provision of required transportation systems
- the provision of municipal services and facilities

It must contain policies for:

- land uses adjacent to sour gas facilities
- the provision of municipal and school reserves
- the protection of agricultural operations

It may also address:

- financing and programming of municipal infrastructure
- physical, social, and economic development
- environmental matters
- the financial resources of the municipality

Beyond this mandated content, the MDP is intended to be a living document representing the desire of the citizens of the Town to achieve a future vision for Fox Creek. It is intended to provide information for all stakeholders to help realize this vision.

For **Town Council and staff**, the MDP provides ongoing direction and guidance for policies, programs, initiatives, and actions, and ensures that the work done by municipal government conforms to a consistent long-term vision and set of principles developed with community input.

For **local residents**, the MDP provides an understanding about how the community will grow in the future, how local services will change, and how they might be affected by expected plans for development.

For **business owners**, the MDP outlines how the community is expected to grow and how local markets may change, which can provide insight about future business opportunities. This can also be a key component of business recruitment and retention strategies coordinated by the Town.

For **developers**, the MDP provides certainty about areas targeted for future development and redevelopment, planned expansions to infrastructure and services, and opportunities for future projects.

For the **provincial government**, the MDP highlights the major planning actions and initiatives the Town will pursue in the future, demonstrates alignment of municipal actions with provincial policies and plans, and indicates potential areas for cooperation on future projects.

For **private sector partners**, including organizations such as the Fox Creek Operators Group, the MDP indicates how the Town will support key regional economic activities in the future, and what opportunities exist for collaboration to improve this level of support.

To ensure the MDP represents the desires and intent of the citizens of the Town, a thorough engagement process was coordinated to discuss the Plan and its implications with the public. A summary of this process is found in Section 2.

1.2 ROLE OF THE PLAN

Figure 1.1 provides an overview of how the MDP is integrated into the plans and policies of the Town. This includes municipal documents as well as plans and policies implemented at the provincial level.

The MDP is intended as the senior municipal land use planning document for the community, providing high-level policy guidance for future development. Under the ***Municipal Government Act***, all statutory municipal land use plans must align with the MDP, and the MDP may also provide guidance to Council and staff on other plans and policies.

As the overarching planning document for the Town, the MDP will influence other municipal plans and policies, including:

- **Area Structure Plans** (ASPs), which provide a policy framework for land uses and infrastructure in areas with new development
- **Areas Redevelopment Plans** (ARPs), which outline redevelopment and intensification policies in areas with existing development
- **Outline Plans**, which provide a detailed framework for new and existing communities, including site layout, phasing, utility alignments, and design requirements

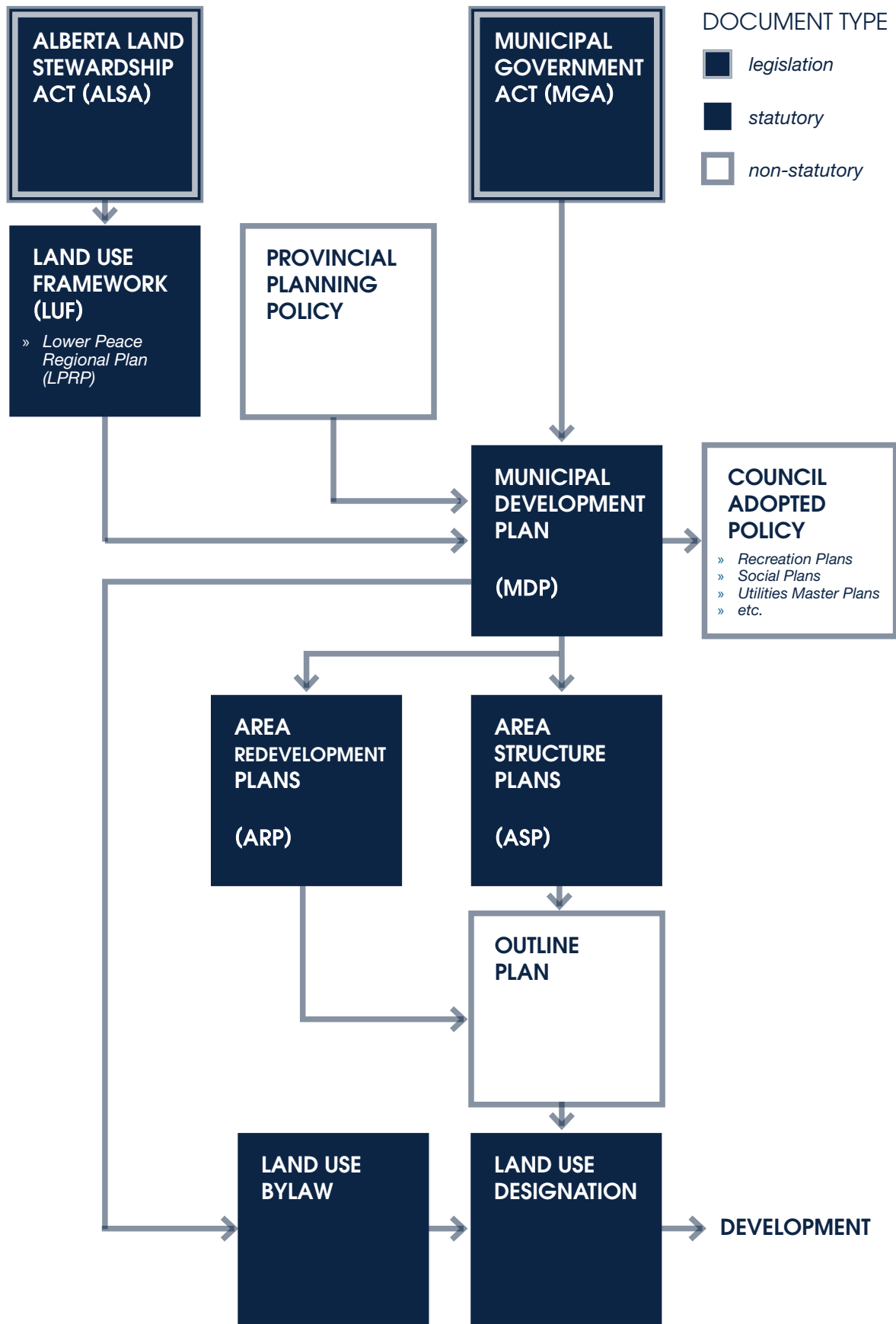


Figure 1.1. Planning Structure of the Town of Fox Creek

- The **Land Use Bylaw**, which provides municipal regulation of the use and development of parcels of land

The Municipal Development Plan, the Downtown Area Redevelopment Plan (DARP) and the Land Use Bylaw have been developed concurrently as the Comprehensive Community Plan (CCP) for the Town of Fox Creek. These three documents are intended as the core planning documents for the community. Additional statutory plans and planning policies developed by the Town shall align with these documents.

The MDP also relates to plans and policies at larger scales:

- The **Intermunicipal Development Plan** (IDP) with the MD of Greenview outlines a framework for planning and dispute resolution in boundary areas where development may impact both jurisdictions
- Future provincial initiatives under the *Alberta Land Stewardship Act* may include the development of a **Regional Plan** for the Lower Peace Region, which would set high-level policies for land uses and development across the area

Altogether, these plans and policies provide a consistent structure and framework to guide land use and development within the Town.

1.3 ORGANIZATION

This MDP outlines a comprehensive urban policy for the Town of Fox Creek, addressing the current and future needs of the community across different subject areas.

Section 2 provides **Our Community Vision** for the Town of Fox Creek, including the Vision and Strategic Principles that guided the development of the Plan.

Section 3 presents the **Community Context**, describing the history of the Town and the current characteristics of the community relevant to the Plan.

Section 4 includes a **Policy Overview**, describing the major policy areas included in the Plan and how these policies interact with and support each other.

Sections 5 through 16 are individual policy area sections, ranging from economic development and urban infrastructure to land use policies for specific areas. This includes a **Land Use Concept** in Section 6, the land uses and development patterns desired for the Town in the future.

Each policy section contains the following:

- An **Overview** of the section, including the overall intent of the policies and the rationale for including the section in the MDP
- **Goals** for each policy section, outlining the major achievable outcomes that are desired
- Individual **Policies**, divided by general categories, detailing the actions to be taken by the Town to achieve the Vision and goals

Section 17 includes the **Implementation and Administration** components of the MDP, including processes for enforcing and amending the Plan.

Supporting documents are included in the Appendix. Note that the elements in the Appendix are included for information only, and are not considered to be legally binding components of the MDP.



2

OUR COMMUNITY VISION

Through engagement with the public and stakeholders during the development of the MDP, key community values and aspirations have been identified. This input is incorporated into a guiding Vision for the future of the community, and Strategic Principles and Community Priorities that demonstrate how the Town will work to achieve this Vision.

2.1 THE VISION FOR OUR TOWN

Our Town is a community that:

- Presents a **supportive environment** for youth, families, seniors, and newcomers
- Provides a **range of community services and recreational opportunities** that enhance the quality of life of all residents
- Commits to **environmental stewardship, sustainable development, and the protection of natural areas**
- Actively **engages its citizens** in the planning decisions that affect them
- Encourages a **diversified economic base** with opportunities for residents
- Provides **complete, integrated, accessible, and livable neighbourhoods**

2.2 OUR STRATEGIC PRINCIPLES

The following high-level principles will guide actions taken to achieve the Vision for our Town:

Resiliency. Our community is flexible and able to respond to the challenges we may face in the future. Adaptive infrastructure capacity, and planning and design measures safeguard the community and its investments against unforeseen natural and economic events.

Liveability. Our residents and visitors to our community enjoy a high quality of life. Parks, trails, public spaces, amenities, and services are all key in bringing our community together. The design of buildings, streets, and outdoor spaces will reinforce a people-friendly atmosphere.

Economic Opportunity. The long-term success of our Town depends on a strong local economy that serves all the members of our community. Economic development will consider not only resource-based employment, but also broader growth in retail, services, and tourism.

Efficiency. Our community promotes land uses and development that reduce unnecessary costs and impacts while providing high levels of performance. We encourage approaches that use our land, energy, capital, and financial resources to give the greatest benefits to the community.

Sustainability. Our community will be managed with a long-term perspective. We will conserve and strengthen our environmental, economic, fiscal, and social resources through wise stewardship and smart growth to support our Town into the future.

2.3 OUR COMMUNITY PRIORITIES

For this MDP, there are key topics that require attention to help us achieve the Vision for our Town. These priorities represent major opportunities and challenges that should be incorporated into future policy and planning, and they are found across multiple policies and goals in this MDP.

Support a Sense of Place in Our Community. The identity of our Town is closely tied to our rich natural environment, local recreation opportunities, shared spaces in the public realm, and strong social network. Future planning and development should strengthen these elements through creative design and integration with natural systems.

Build Complete and Livable Neighbourhoods. Neighbourhoods are an important part of the daily lives of our Town's residents. Our development process should ensure that new and existing neighbourhoods provide the amenities, community services, and quality of life necessary to support day-to-day needs.

Provide Attainable Housing Options. Our community must be inclusive to residents with a range of incomes, ages, and lifestyles. Housing options available in our community should be attainable to ensure that we can attract and retain young workers, and allow seniors to "age-in-place" in their own neighbourhoods.

Encourage Environmental Stewardship. Given our Town's beautiful natural setting, it is important for us to preserve and integrate natural features and environmentally sensitive areas into our community, and maintain high environmental quality for residents and visitors. The lakeshore, watercourses, landforms, natural habitat, and other features should all be considered and respected in land use and development.

Promote Recreation Options for a Growing Population. As the population grows, we need to build and expand recreation options and coordinate programming for the community. This includes elements such as expansions to the trail system, as well as new multiuse facilities and playfields as necessary.

Prioritize Improvements to Infrastructure. Our Town needs to provide the infrastructure necessary to support smart, sustainable growth. New capital investment including facilities and servicing will be sited to support orderly development according to municipal plans. Phasing of new development will be coordinated to promote the efficiency of new infrastructure.

Diversify the Economy. Regional economic activity in oil and gas is the main driver of the local economy. However, our community can benefit by recruiting and supporting businesses in other economic sectors, such as retail, services, and tourism. This not

only broadens employment and economic opportunities for the residents of the Town, but also expands local offerings of goods and services.

Market the Town as a Tourist Destination. The high-quality recreation options available within and around our Town can be a strong draw for local and regional tourism. Promoting our community as a location for outdoor sports and recreation, and incorporating this identity into the brand of our Town can help to support new economic opportunities.

Develop a Vibrant and Sustainable Downtown. Providing a gathering point and center of activity in a revitalized downtown can support both community spirit and economic activity within our community. Our downtown should be the focus of infill and intensification to expand housing and retail options, and the public realm should be enhanced to promote the experience of pedestrians.

Manage Orderly Growth Over the Long Term. Development within our community should be efficient and sustainable, with growth that minimizes unnecessary servicing costs and maintains connections with the rest of the Town. Our planning and development processes discourage inefficient, unsustainable, and disconnected growth patterns.



3

COMMUNITY CONTEXT

The Town of Fox Creek has had a strong history as a service centre for oil & gas, forestry, and mining activities in the region, supported by a healthy community with a high quality of life and good access to a major transportation corridor. Future development of our Town will look to build upon these historic strengths, and take advantage of local, regional, national, and international trends to support community goals.

3.1 FOX CREEK IN THE REGION

The Town of Fox Creek sits in the northwest portion of central Alberta, approximately 225 km northwest of Edmonton, 85 km northwest of Whitecourt, and 74 km southeast of Valleyview, as shown in Figure 3.1. The community is surrounded by dense forests of spruce, fir, and pine and is nestled between three waterbodies: Iosegun Lake, Smoke Lake, and Raspberry Lake. The community's namesake watercourse, Fox Creek, cuts through the southwest corner of the town. The scenic location of the area is ideal for outdoor recreation such as snowmobiling, fishing, camping, biking, and stargazing.

Highway 43 is located along the southwest side of Fox Creek, providing high visibility for community businesses close to that corridor. This highway links Grande Prairie and Peace County with the Edmonton area and is part of the CANAMEX corridor, a continuous trade route connecting Canada, the United States, and Mexico. As a result of its highway location and proximity to energy and forestry activity, Fox Creek is an important regional service centre.

3.2 HISTORY OF FOX CREEK

Prior to the discovery of oil and gas in the region in the 1950s, the townsite of Fox Creek existed as undisturbed wilderness. In 1957 the community's first two businesses were established, the same year the region's first significant oil field, Kaybob North Field, was discovered. Several other significant oil and gas fields were discovered soon after, including the Kaybob South Field. The region's wealth of natural resources supported the growth of the community and led to the establishment of a series of gas plants, sawmills, drilling rigs, and support camps.

In 1967 the community incorporated as the New Town of Fox Creek and in 1983 it re-incorporated as the Town of Fox Creek. The industrial roots established during the town's formative years have carried a lasting legacy, and local oil and gas operators continue to be key partners in contributing to Fox Creek's growth and economic success.

3.3 POPULATION

The historic and projected population of the Town is provided in Figure 3.2. This figure includes historical population figures, as well as projected increases to 2041. A summary of population characteristics is provided here; a detailed discussion of the results of the population assessment is provided in the Appendix.



Figure 3.1. Location of Fox Creek

3.3.1 Historic Trends

After the founding of the Town in the 1950s, population growth was highest in the 1970s as the community was established as a service centre for surrounding energy production activities. Rates of growth during this period were generally about 4–5% on average during this period, and the population doubled between 1969 and 1971. As a result, the Town added nearly 700 residents between 1971 and 1981.

Since the 1970s, however, growth rates have been more modest, due to competing energy resource operations in other areas and a shift to a temporary worker model in the sector. While the population between 1986 and 1991 increased by nearly 200 residents, the rate of growth in other periods was less than 1% on average. In fact, the federal Census recorded declines in population in 2006 and 2011. While the recent 2013 municipal census recorded a population of 2,112, suggesting that the previous federal Census figures may have undercounted residents, recent population changes have suggested a decline in the resident population.

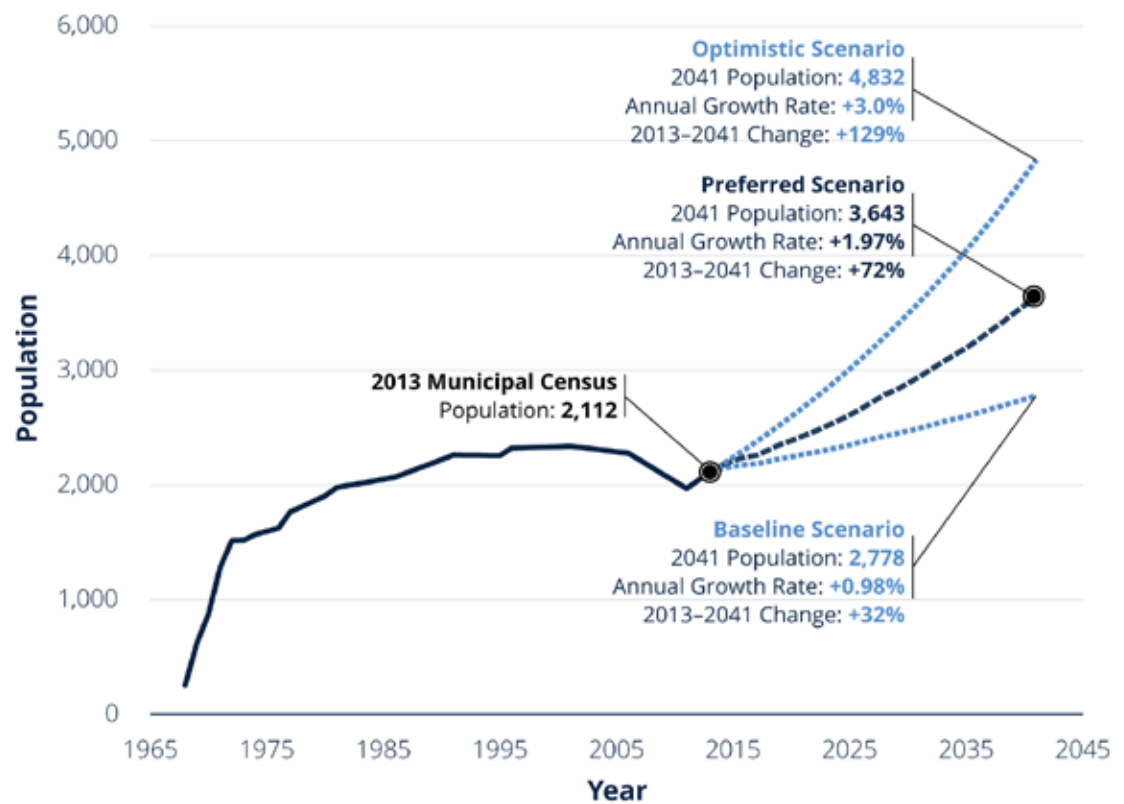


Figure 3.2. Fox Creek Population Trends and Projections

3.3.2 Population Projections

A series of population projections have been derived from 2014–2041 estimates calculated by the Alberta Treasury Board. These estimates are for Census Division 18 (CD 18), which includes Valleyview and Grande Cache, as well as the MD of Greenview.

The Treasury Board estimates include three projections for CD 18:

- A **high** scenario projecting an average of 0.98% growth for 2014–2041
- A **medium** scenario projecting 0.24% average population growth
- A **low** scenario projecting a 0.29% decline in population on average

These estimates do not include the population of temporary workers in the area, which may change as the result of new resource-based activities or declines in the sector.

Given the future potential for new energy resources in the area, as well as the need for support industries and a sufficient temporary and permanent labour pool, the high scenario is assumed to be the preferred scenario for Town planning purposes. Additionally, it is assumed here that the Town will be positioned to grow significantly as

a support centre for regional economic activities, and will be able to attract temporary workers in these sectors to settle in the Town on a permanent basis.

Assuming that the Town grows as the result of proactive planning and marketing as a service centre and residential community, the following scenarios are used in the MDP:

- A **Baseline** scenario, which assumes that the growth rates for the Town are equivalent to the high scenario provided by the Treasury Board (**0.98%** average per year, resident population of **2,778** in 2041)
- A **Preferred** scenario, where growth rates are assumed to be double those for the rest of CD 18 (averaging **1.97%** per year, resident population of **3,643** in 2041)
- An **Optimistic** scenario, where growth rates are assumed to be **3.0%** per year (resident population of **4,832** in 2041)

These long-term estimates are consistent with growth rates used by comparable communities for planning purposes, including the rates found in the 2015 Whitecourt MDP (1.82%) and the 2012 Grande Cache MDP (0.5–2.5%).

These population figures are subject to significant variability from economic cycles in the area, and projections may be impacted by external events and activities. In particular, new shale gas and oil production with the Duvernay Formation in the region could result in more rapid population and economic growth than projected.

As a result, planning for additional population growth beyond the Optimistic scenario should be considered when coordinating land uses and infrastructure development. Additionally, the Town should continually monitor the number of new residents coming into the community, to ensure that projections stay consistent with future population change.

3.3.3 Temporary Residents

One challenging aspect to planning and service delivery in the Town of Fox Creek is the presence of a temporary resident population, deemed in some cases to be a “shadow population”. Due to a shift in the labour strategies of energy and resource companies, many firms bring workers that live in other locations to remote job sites. This is due in part to the seasonality of the work: drilling and service rigs are generally most active in the winter (around February) and least active in the spring (around May).

As only temporary accommodations are needed, workers on job sites are quartered in hotels, workcamps, and other facilities, potentially in urban service centres close

to job sites. In the case of Fox Creek, three long-term commercial workcamps with a capacity of about 850 temporary residents are found within the Town, and the combined capacity of all Town hotels typically supports about 775 additional workers.

This estimated temporary resident population of about 1,600 workers represents about 76% of the current population of permanent residents during peak periods. Additionally, approximately 5,000–6,000 workers are likely to be quartered in work camps within 75 km of Fox Creek according to estimates, many of whom will rely on the urban services found within the Town. As a result, the demands on services in the community (and resulting costs) are much higher per resident.

Some approaches can be used to address this gap. Charging user fees for certain municipal services, such as the use of recreation facilities, can account for whether someone is a resident or not. However, for the purposes of support received from the provincial government, the temporary residents are not considered in calculations for funding amounts as they do not live in the Town. This significantly reduces the resources available to meet demand as compared to other communities.

Because of this, population projections must also consider that demand on Town services will change due to regional economic activity and requirements for temporary workers. Given the lack of thorough data in the MD of Greenview (as no census of temporary populations has been coordinated to date), these impacts may be difficult to quantify. However, the Town should plan for additional capacity with respect to municipal land and services, and provide ongoing monitoring of activity and use rates to identify any deficiencies that may arise.

3.4 PLANNING OPPORTUNITIES

The Town has a number of competitive advantages as compared to other communities in the region. These advantages should serve as a basis for efforts by the Town to attract residents and businesses, enhance local quality of life, and benefit the community overall.

Highway 43 location. With its location alongside Highway 43, Fox Creek is well positioned to develop into a major regional service and industrial centre. Improving the visibility of Highway Avenue commercial development and providing more traveller-oriented goods and services will further attract highway traffic.

Natural amenities and outdoor recreation. Fox Creek is close to a number of natural amenities including forested areas and trails, Iosegun Lake, Smoke Lake, and the Golden Triangle Snowmobile Trail. The Town can capitalize on these outdoor resources by expanding and improving Fox Creek's recreation and tourism infrastructure to attract tourism revenue and offer an increased quality of life to

residents. There is an opportunity to utilize space effectively by locating trails and recreation amenities within identified firebreak buffers.

Downtown redevelopment. Targeted public realm improvements and implementation of design guidelines will reinforce downtown Fox Creek as the economic and social hub of the community. Attracting and intensifying commercial development will enhance the non-residential tax base of the Town and expand the goods and services offered within the community.

Position as a regional service centre. The petroleum and forestry industries play a large role in the Town economy. The community is well-positioned to support these industries through complementary industrial development, lodging, and hospitality services.

3.5 PLANNING CHALLENGES

Although the Town has some considerable advantages in planning for future success, there are also challenges that must be identified and managed to minimize impacts on the Vision and associated goals for the future.

Limits on development. Development in Fox Creek is constrained by both man-made and natural features. Refer to section 3.6 for information on these constraints.

Smaller population base. Fox Creek has a relatively small population. This affects the goods and services offered in the community and the resources the Town has available to compete with larger centres in the region.

Economic volatility. Natural resource commodity markets tend to cycle through boom and bust periods. Providing opportunities to diversify Fox Creek's economic base to include underrepresented business types will help to stabilize the economy and employment opportunities within the community.

Temporary workforce. While Fox Creek benefits from the economic activity generated by seasonal workers, these workers also place pressure on the Town's housing, temporary accommodation and community services. Currently the Province does not consider this population when distributing grants and other financial support.

Underutilized land base. There are a significant number of low intensity industrial and commercial land uses in Fox Creek which inefficiently use land and limit the Town's tax base.

3.6 DEVELOPMENT CONSTRAINTS

With respect to land use and development in the Town, there are a number of constraints that must be considered in planning. Figure 3.3 provides a map of these characteristics, and a summary of major constraints are provided below.

3.6.1 Sewage Lagoons

Sewage in Fox Creek is piped to a series of sewage lagoons located north of the community. The sewage lagoons limit the distance that residential neighbourhoods can expand northward.

3.6.2 Fox Creek Airport

Fox Creek Airport is located along Highway 43 in the southeast corner of the Town. Development is restricted near the airport.

3.6.3 Forestry Heliport

The Alberta Land and Forest Service operates helicopters from its office which is located in the built up portion of Fox Creek. These helicopters are generally used for firefighting purposes and operate from a pad located at the rear of the Forestry lot. Due to flight operations, development around the helicopter pad is restricted. Flight operations can also conflict with surrounding residential areas.

3.6.4 Fox Creek Watercourse

Fox Creek watercourse cuts through the southwest corner of the community. Buffering the watercourse from development is necessary to protect its ecological and recreational functions.

3.6.5 Muskeg

Muskeg is present in the central and southeastern portions of the Town. Development of such areas is possible, although special construction standards are required to mitigate issues caused by waterlogged soils.

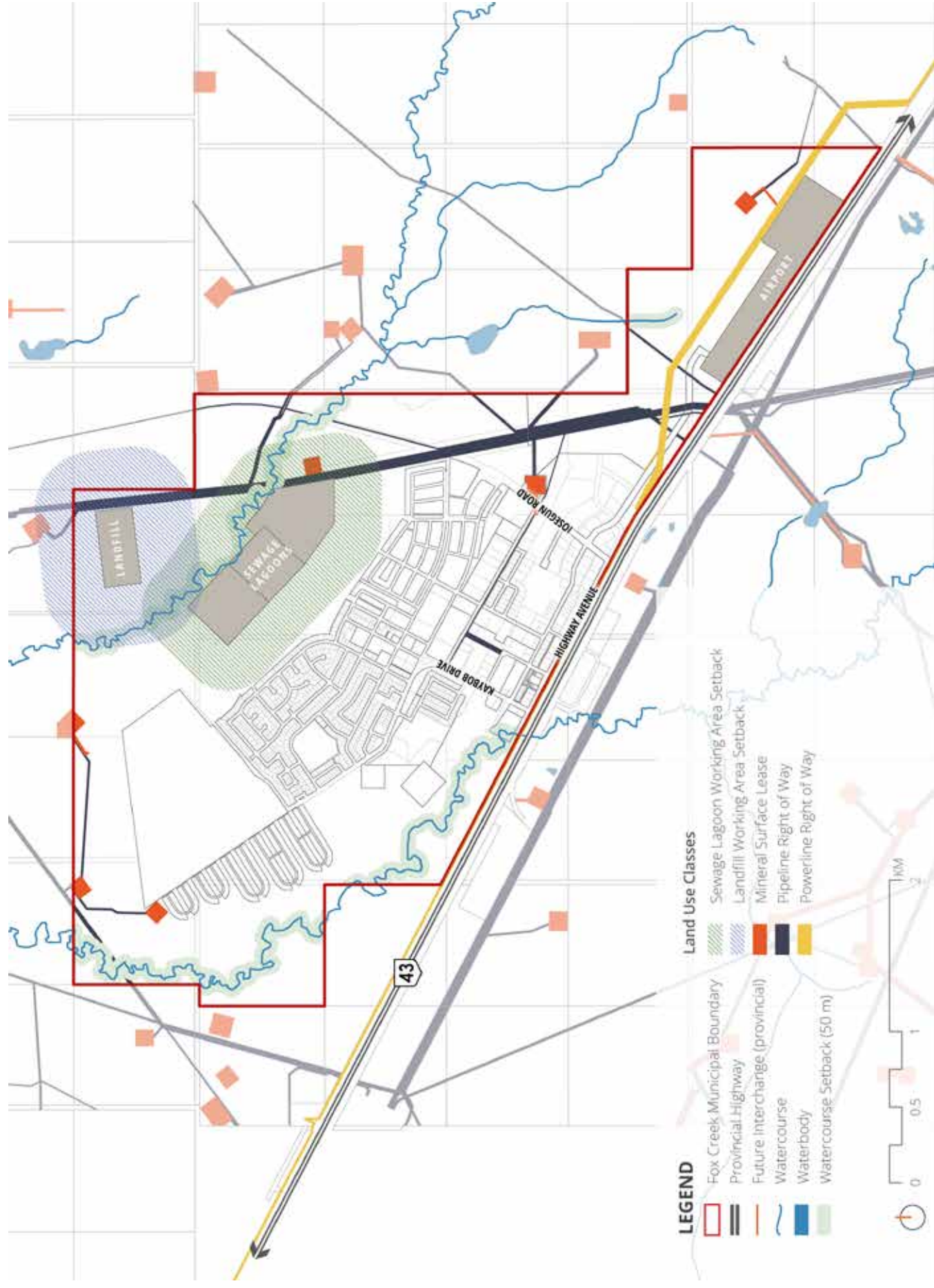
3.6.6 Springs

A number of springs exist on certain hillsides and upland areas of the Town. These springs can pose a problem for development unless adequate precautions are taken with regard to their drainage and containment.

3.6.7 Topography

Topography must be taken into account when planning future development in order to avoid providing expensive lifts for water and sewer stations.

Figure 3.3. Development Constraints



3.6.8 Oil and Gas Infrastructure

The Town is surrounded by three gas fields. The wells produce negligible sour natural gas (<1 % hydrogen sulfide) which is transported by pipeline to gas processing plants north, west and south of Town. While these gas plants are located far enough away from Fox Creek to pose little concern at this time, their production and flow line distribution systems are constraints to development.

Several provincial level oil and gas transmission lines run immediately around the Town, and the right-of-way for a major oil pipeline lies on the south side of Highway 43. For both maintenance and safety reasons, these facilities require setbacks from other development activities.

3.6.9 Highway 43 Corridor

Highway 43 forms the southern boundary of Fox Creek and is a physical barrier to southerly expansion of the Town. Access points along the highway are restricted by Alberta Transportation and Utilities. Development along the highway requires the provision of service roads and the maintenance of large setbacks.



4

POLICY OVERVIEW

The policies related to land use, development, and other concerns that are included in this MDP are divided into 13 main topic areas, which cover a range of issues related to land use, development, and infrastructure. The overall purpose of these policies is to provide a clear vision and guidance for how our community will grow into the future, as well as direction to the Town government about the means to support this growth.



An overview of the policy sections and the goals for each are as follows:

Economic Development. The role of the Town in promoting a diverse and growing economic base is defined, as well as approaches for linking land use and development with economic goals for the community. The goals of this section are to:

- Support the **competitive advantages** of the Town in the local and regional economies
- Support and enhance the role of the Town as a **service centre** for regional economic activities
- Promote **local economic diversity** through the attraction and recruitment of businesses in underrepresented economic sectors, including retail, services, and tourism
- Encourage **quality development, renovation, and reuse/redevelopment of local building stock** to meet the ongoing real estate needs of the community
- Improve the **non-residential tax base** of the Town
- Maintain and enhance **local quality of life, sense of place, and housing choices** to attract and retain a strong workforce

Land Use Concept. The Land Use Concept included in the MDP provides an overall framework for coordinating development, and a view of the intended future pattern of development. This section also includes general land use and development policies to be considered across all land use types. The goals of this section are to:

- Support growth and development that is **orderly, efficient, properly sequenced, and beneficial to the community**
- Maintain a **25-year supply** of land for development
- Ensure **long-term fiscal sustainability** by providing for a balanced municipal property tax base
- Provide a **healthy, liveable, and complete community** with a **strong character and sense of place**

Residential Land Uses. This section provides an outline of policies intended to shape new and existing residential neighbourhoods. Additionally, this section defines concepts for Growth Areas 1 (Fox Creek Village) and 3 (Fox Creek Conservation Subdivision). Goals for this section are to:

- Use the **available supply of residential land efficiently** to support a growing population
- Maintain an **adequate supply of land** to meet future residential needs
- Improve **housing choice** for all members of the community
- Enhance community life by providing **complete and livable neighbourhoods** with easy access to local amenities, services, and open space

Commercial Land Uses. The Commercial section provides policies to guide the development and use of lands for commercial activity. This includes overall guidance for the downtown, as well as the commercial corridor oriented towards Highway 43. Goals for these policies are to:

- **Attract and retain businesses** by identifying and providing appropriate locations for commercial development
- Enhance the **attractiveness and quality** of commercial development
- Reinforce the Downtown Mixed Use Commercial area as the **central economic node** for Fox Creek
- Promote **context appropriate, large format commercial development** along major transportation corridors

Industrial Land Uses. This section outlines policies for the development and use of industrial lands, including both office/industrial and medium to heavy industrial areas. The policies of this section are intended to:

- Ensure there is a sufficient supply of land in suitable locations to **support and attract a range of industrial development**
- Promote **economic diversification** and provide **additional employment opportunities** by attracting new industrial development
- Accommodate industrial development while providing an **appropriate transition and avoiding conflict** between industrial land uses and other land uses
- Ensure new and redeveloped industrial development is **well-designed** and does not negatively impact surrounding residential, commercial, and recreational areas

Recreation, Open Space, and Environment. This section includes policies related to managing recreation facilities, parks, open spaces, and Environmental Reserve.

This includes the development of trails and pedestrian walkways, and the overall management of the system as a connected network of green spaces. The goals of these policies are to:

- Protect and enhance the **natural environment**, and integrate natural features into the community
- Provide land for **parks, open spaces, and connections to natural areas** to promote the **quality of life** in the community
- Develop **recreational, community, and cultural facilities** to meet community needs
- Coordinate opportunities for **sustainable tourism development** that respects and protects the natural environment

Public Service Land Uses. Policies for managing civic institutional uses and development of facilities are included in this section. This includes provisions to ensure that these developments align with the standards for other development types, and sufficient land is allocated to meet community needs. Goals relevant to this section include to:

- Ensure **adequate provision of land and suitable sites** for Public Service uses to support future population growth
- Integrate **new institutional development** with residential, commercial, and recreational uses to promote a **connected, organized community**
- **Minimize land acquisition and development costs** needed to support Town amenities and services

Urban Reserve and Land Administration. These policies administer the land bank available for the Town to expand urban development. This includes both areas designated as Urban Reserve in the Land Use Concept, as well as municipally-owned parcels of land available for sale to private interests. Goals for this section are to:

- Coordinate short- and long-term land supplies to **meet the projected needs** of the community
- Manage Urban Reserve and Town-owned properties to **promote orderly, efficient development**
- **Maximize the proceeds received** from municipal land sales

Infrastructure and Utilities. The Town policies for overall management and oversight of utilities infrastructure and overall servicing capacity are included in this section.

This includes potable water, sanitary sewer, stormwater management, solid waste management, and franchise utilities not managed directly by the Town. The policy goals for this section are to:

- Ensure that **sufficient infrastructure capacity and facilities** are available to accommodate projected growth in the Town
- Maintain **high quality potable water** in sufficient quantities to serve the community and new developments in an efficient and economical manner
- Ensure the Town sanitary sewer system collects, treats, and discharges effluent in a manner that **minimizes negative impacts** to the environment
- **Control peak stormwater flows and stormwater quality** to minimize impacts to surface water bodies and reduce the risk of flooding.
- **Reduce the amount of solid waste** going into landfills
- Ensure that franchise utilities are maintained and operated to **address consumer needs and preferences** in a safe and efficient manner

Transportation. This section includes policies to manage the Town's transportation network. This includes not only roadways for auto transportation and truck access, but also routes for active transportation such as walking and cycling. Goals for the policies in this section are to:

- Maintain and enhance the **efficiency and effectiveness of the transportation system** for the safe movement of people and goods to, from, and within the Town
- **Safely accommodate all users** of the transportation network in planning for new and upgraded infrastructure
- **Promote active transportation options** for accessing destinations within the Town and for certain destinations outside the Town

Community and Emergency Services. This section deals with the goals for providing a broad range of municipal services to the community. This includes connections with land use policies under the Public Service section. Goals for these policies include to:

- Promote social services to **help and support families and members of the community** in times of need

- Promote local social infrastructure for **community cohesion and inclusion**
- Support **protective and emergency services** to meet community needs, demographic changes, and population growth
- Provide for **emergency response planning** to promote the resilience of the community in case of disasters
- Support **volunteerism and public participation** in the social life of the Town

Regional Cooperation. The policies in this section detail the partnerships the Town should explore with other jurisdictions. This is most important with the MD of Greenview, where a shared boundary requires management to prevent land use and planning conflicts. Relevant goals include to:

- Maintain and enhance **relationships** with the MD of Greenview and the Government of Alberta to assist in managing area-wide concerns
- Revise the **Intermunicipal Development Plan** between the Town and the MD of Greenview
- Coordinate **partnerships** with other governments, regional organizations, non-profits, and the private sector in areas of common interest

Administration and Implementation. This section provides overall policies and guidance for the users of this MDP to interpret and implement the Plan and its contents. This includes required processes, definitions, requirements for updates, and other elements necessary to carry out the MDP. The goals of this section are to:

- Provide **guidance to Town staff, partners, and other stakeholders** on strategies to implement the MDP
- Coordinate **subordinate plans** to ensure alignment with the policies of the MDP
- Maintain and refine **municipal processes and procedures** to implement the policies of the MDP
- Support **additional plans and studies** to refine MDP policies



5

ECONOMIC DEVELOPMENT

Since the beginnings of Fox Creek in the 1950s, the Town has been defined by its support for regional resource extraction activities, primarily with oil and gas development. The Town will continue to support these activities as a service centre and residential community for employees of the industry, especially as new energy resources have been discovered in the region.

However, future growth in the Town and access to Highway 43 can bring other economic opportunities. Diversification of local businesses through attraction and recruitment strategies can provide additional employment in the Town, retain more economic activity locally, and increase the role of Fox Creek as a centre for goods and services.

Although the MDP is primarily a framework for land use planning and development, there are strong connections with economic development needing coordination. A positive business climate requires sufficient land and building space, workers that can live in or travel to the community, suitable infrastructure and servicing capacity, and good transportation access. A high quality of life and a coordinated approach to development can ensure that these elements are maintained and strengthened in the Town to ensure long-term success.

5.1 GOALS

- Support the **competitive advantages** of the Town in the local and regional economies
- Support and enhance the role of the Town as a **service centre** for regional economic activities
- Promote **local economic diversity** through the attraction and recruitment of businesses in underrepresented economic sectors, including retail, services, and tourism
- Encourage **quality development, renovation, and reuse/redevelopment of local building stock** to meet the ongoing real estate needs of the community
- Improve the **non-residential tax base** of the Town
- Maintain and enhance **local quality of life, sense of place, and housing choices** to attract and retain a strong workforce

5.2 GENERAL POLICIES

5.2.1 Economic Development Coordination

The Town shall consider the MDP in strategic planning for economic development, including the coordination of land supply and building stock; redevelopment, infill, and intensification initiatives; public realm improvements; and transportation access. Future Town economic development plans shall align with the MDP.

5.2.2 Business Coordination

The Town should regularly consult with current businesses in Town, potential businesses interested in relocation, local land developers, and other private sector stakeholders to identify potential obstacles in land use planning and the development process that would impact the local economy.

5.2.3 Infrastructure and Servicing Coordination

The Town shall coordinate infrastructure, transportation, and public services planning to support a sufficient supply of land to meet current and projected needs.

5.3 ECONOMIC GROWTH POLICIES

Economic growth in the Town will be supported and strengthened through concerted and proactive efforts to link development and redevelopment with the future needs of businesses. The following policies outline how these efforts can apply to different types of growth in Fox Creek.

5.3.1 Marketing of Commercial and Industrial Lands

In conjunction with private landowners, the Town should market available commercial and industrial lands for development, infill, intensification, reuse, and redevelopment. These efforts should be focused on key regional economic sectors and associated support businesses.

5.3.2 Downtown as a Community Economic Hub

Downtown Fox Creek shall be recognized as a destination and a hub for local economic activity in the Town. The Town shall support a strong character and sense of place for this area through design guidelines and public realm improvements, to be coordinated with branding and marketing efforts. A mix of retail/service commercial and multifamily residential uses will be encouraged for this area.

5.3.3 Incentives for Downtown Redevelopment

To promote redevelopment and renovation of buildings in the downtown, the Town shall explore options to provide incentives for the development of space for retail and service uses.

5.3.4 Intensification and Infill of Industrial Sites

Recognizing that many existing industrial and commercial sites in the Town contain low-intensity uses, the Town shall encourage landowners to pursue infill development and redevelopment to intensify the use of underutilized sites where appropriate.

5.3.5 Defining the Role of the Fox Creek Airport

The Town shall review the utility of maintaining the Fox Creek Airport (CED4), and evaluate the future functions of this airport and its lands to the community. If it is decided that the use of the airport lands and/or the surrounding areas shall change, an ASP shall be developed to coordinate these future uses.

5.4 ECONOMIC SUSTAINABILITY POLICIES

In addition to fostering growth and economic opportunity in Fox Creek, policies of the MDP can improve the resiliency of the local economy. Supporting a range of businesses in the community can encourage a positive climate for entrepreneurs to open new businesses in the Town, and provide a broader economic base that is less sensitive to shocks.

5.4.1 Economic Diversification

The Town shall provide opportunities for a diversified economic base by supporting the development and redevelopment of sites suitable for different business types. Marketing, recruitment and retention strategies should identify and focus on underrepresented business types as appropriate.

5.4.2 Housing Development and Workforce Needs

The Town should regularly review current and projected workforce housing needs for local and regional employment, and evaluate if the available housing stock is sufficient to support these demands. If needs cannot be met, either overall or within certain housing types, the Town should promote the development of additional housing to address identified shortfalls.

5.4.3 Home-Based Businesses and Entrepreneurship

Home-based businesses can provide a starting point for many entrepreneurs. The Town generally supports these uses in dwelling units in residential areas in cases where they do not create a nuisance, are clearly secondary to the use of the dwelling as a private residence, and abide by the other policies of the MDP.

5.4.4 Leverage Outdoor Recreation

The Town should leverage outdoor recreation options in economic development planning. Future enhancements to local and regional recreation resources should be coordinated with opportunities for sustainable tourism development in Fox Creek.



6

LAND USE AND DEVELOPMENT

General land use and development policies in the MDP provide guidance for the overall coordination of future growth in the Town. This growth shall be consistent with the Vision and Principles of this Plan, and future development look to coordinate organized growth over the long term to address future demands and support a healthy, sustainable community.



To outline these general policies, this section includes:

- A **Future Land Use Concept**, defining desired long-term land uses in the Town
- A **Future Growth Strategy**, identifying areas for future development and potential boundary adjustments
- **Land use policies** relevant across all land use types, including policies required under the Municipal Government Act

Sections 7–13 expand on the descriptions, goals, and relevant land use policies for each of the identified land uses in the Concept.

6.1 GOALS

- Support growth and development that is **orderly, efficient, properly sequenced, and beneficial to the community**
- Maintain a **25-year supply** of land for development
- Ensure **long-term fiscal sustainability** by providing for a balanced municipal property tax base
- Provide a **healthy, livable, and complete community** with a **strong character and sense of place**

6.2 FUTURE LAND USE CONCEPT

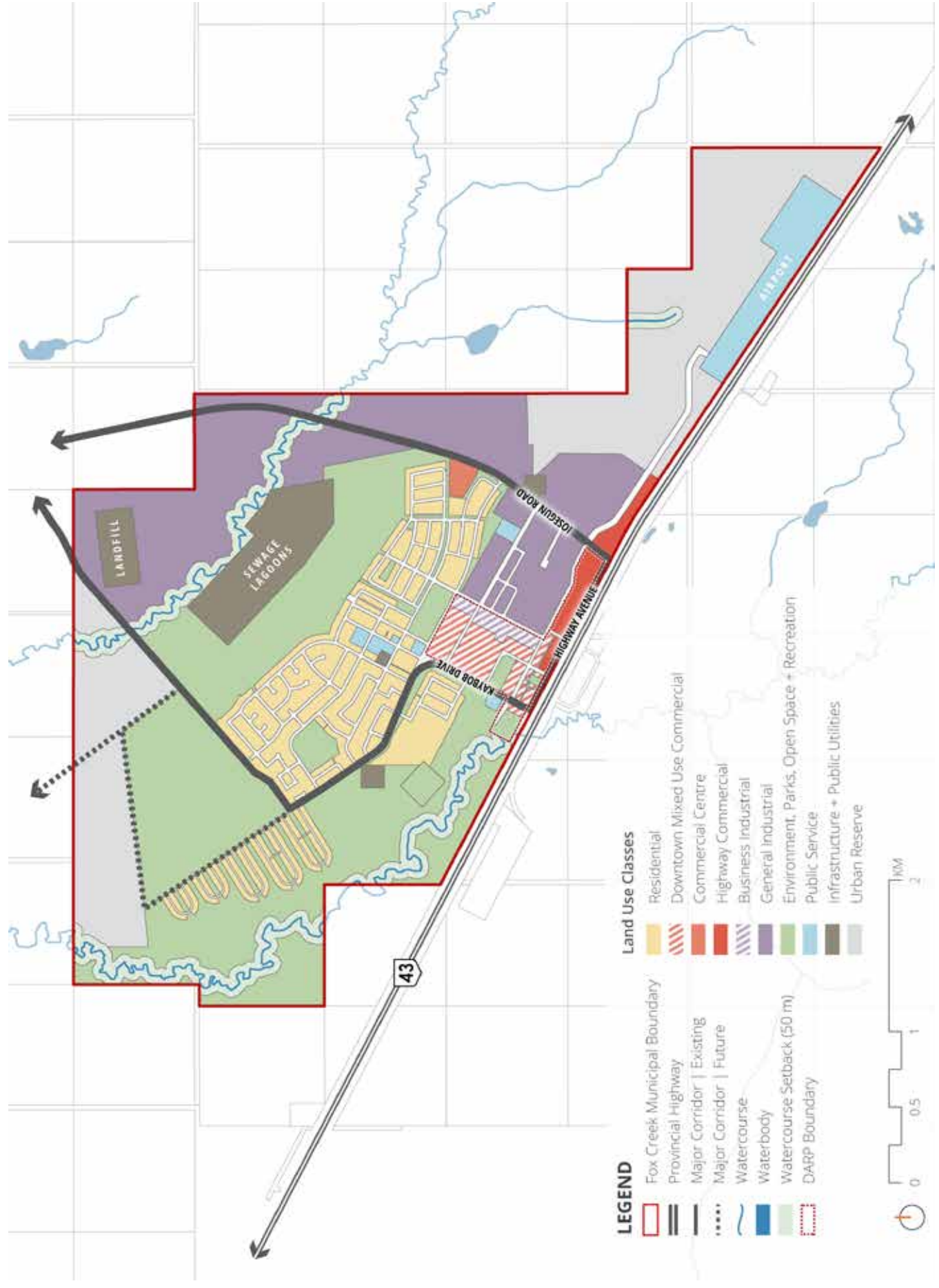
The Future Land Use Concept for the Town of Fox Creek is provided in Figure 6.1. This illustrates a general land use framework for the Town that accounts for the regional context, natural and manmade constraints, historical development patterns, and efficient and economical extensions of infrastructure. It conveys the general intent of the Town regarding the future direction of growth.

This Concept includes seven general land uses:

6.2.1 Residential

Residential land use areas provide a variety of housing types throughout the town, with different housing types and densities used to support housing choice in the market. These areas are supported and connected with complementary land uses such as parks, recreation facilities, and downtown commercial and mixed-use areas.

Figure 6.1. Future Land Use Concept



6.2.2 Commercial

Commercial land use areas accommodate retail, office, and service activities, Subareas in the Town include:

- **Downtown Mixed Use Commercial** areas allow for a mix of commercial and residential uses to provide the local community with goods and services in a pedestrian-friendly format
- **Commercial Centre** areas include sites for community-oriented businesses which require larger spaces, good visibility, and easy access to major transportation routes
- **Highway Commercial** areas support businesses that require good access and visibility from Highway 43, or are otherwise oriented to serve the users of the highway

6.2.3 Industrial

Industrial land use areas accommodate activities such as warehousing, resource processing, and manufacturing that result in nuisances that may negatively impact other land uses. Subareas in the Town include:

- **General Industrial** areas that primarily support uses such as the processing of raw materials and associated yard storage
- **Business Industrial** areas that include traditionally industrial businesses that carry out operations which do not create significant nuisances and do not include outdoor storage

These areas will be buffered as appropriate from residential, commercial, and recreation uses to minimize impacts to the community.

6.2.4 Parks, Open Space, and Environment

Parks, Open Space, and Environment areas include the parks, trails, facilities, and natural areas that provide recreational and environmental amenities to the community. These elements are coordinated as a green network, linking the recreation resources within the Town and connecting with regional recreation resources.

6.2.5 Public Service

Public Service areas are sites for larger format community amenities and institutional uses, excluding public utilities and parks. This includes schools and government buildings, as well as the Fox Creek Hospital, Fox Creek Medical Clinic, and similar institutions. These land uses will be managed to integrate with surrounding residential

and commercial areas, and should provide recreation areas, open spaces, and plazas that support a strong public realm.

6.2.6 Urban Reserve

Urban Reserve areas are locations protected for future development. These areas are deemed appropriate for expansion of land uses identified in the Future Land Use Concept. Redesignation of Urban Reserve should be enacted through Area Structure Plans.

6.2.7 Infrastructure and Public Utilities

Lands designated for Infrastructure and Public Utilities in the Concept support infrastructure systems in the Town. This includes major facilities for water supplies, sewage disposal, storm water management, solid waste management, and the transportation network. Uses on these sites typically limit the potential for other activities, but the design and operation of these sites shall be managed to reduce impacts and integrate the facilities into the community where possible.

6.3 GROWTH MANAGEMENT POLICIES

Land use, growth, and development will be managed in a manner that promotes sustainable planning practices and utilizes lands in an orderly, economical, and beneficial manner. A conceptual strategy for future growth is provided in Figure 6.2, which defines areas within the Town for new development, infill, and redevelopment, as well as future directions for required boundary adjustments.

6.3.1 Land Supply Monitoring

The Town should monitor infrastructure capacity and the supply of serviced lands to ensure future growth can be accommodated within Town boundaries to meet the projected needs of the community.

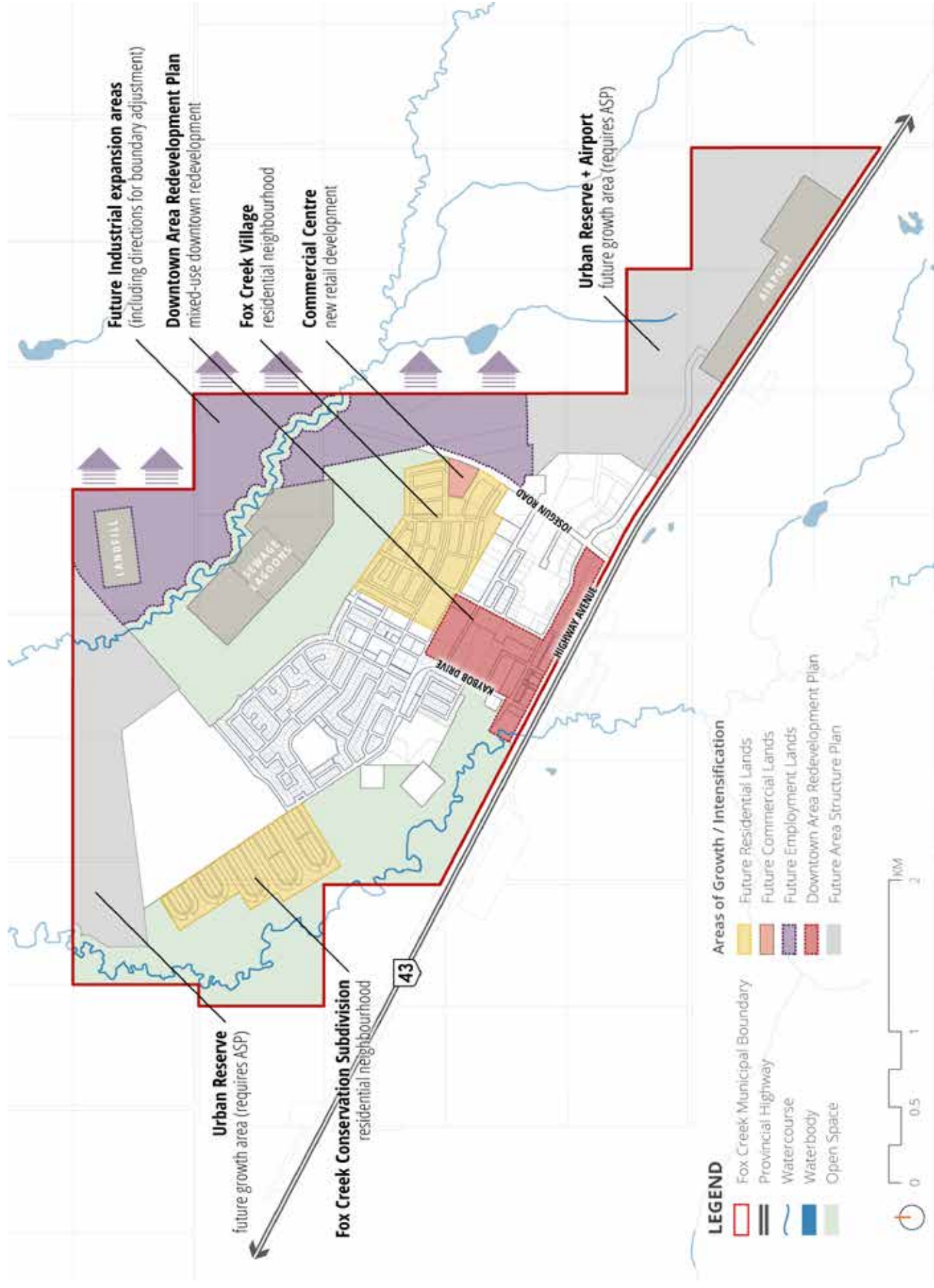
6.3.2 Meeting Land Supply Needs

If a shortfall in land supply is identified, the Town should work with the MD of Greenview to ensure that there is sufficient urban land to accommodate growth.

6.3.3 Future Growth Directions

Preferred growth directions and locations for future growth of the Town are provided in Figure 6.2: Growth Management. This map and information about development opportunities and constraints shall be consulted to inform the process for boundary changes and the development of ASPs.

Figure 6.2. Growth Management



6.3.4 Subarea Planning

The Town may require the development of an ASP or Outline Plan as a prerequisite for the subdivision of large parcels of land to demonstrate land uses, servicing, and phasing.

6.4 ENERGY FACILITIES POLICIES

Given the historic and ongoing role of energy resources in the local and regional economy, there are wells, pipelines, and other facilities found across the landscape that must be considered in planning and development. Safety measures must be taken to ensure that these facilities do not pose an undue risk to the public. The Alberta Energy Regulator (AER) provides setbacks to be enforced through subdivision approvals as required by the *Municipal Government Act* and *Subdivision and Development Regulation*.

6.4.1 Information on Energy Facilities

The Town shall maintain up-to-date information on oil and gas pipelines and wells (including abandoned wells) to support land use decisions impacted by these operations and facilities.

6.4.2 Development Setbacks

In compliance with Alberta Energy Regulator (AER) setback requirements and current provincial regulations, the Town shall enforce development setbacks from oil and gas pipelines through the subdivision approval process.

6.4.3 Future Growth

Prior to changing existing Town boundaries, the location of active and future oil and gas facilities (including sour gas), the projected life span of those operations, and the impact of the facilities, as well appropriate safety setbacks and emergency response, shall be considered with regard to the location and timing of boundary changes.

6.4.4 Post-Closure Reclamation

The Town should work with the AER, the Government of Alberta, and oil and gas industry representatives to fully reclaim land after resource extraction activities have concluded.

6.5 RESERVE POLICIES

In the development of new subdivisions, the Town may require Reserve lands from a landowner to provide the amenities and services needed to support the community. Under the *Municipal Government Act*, four types of Reserve lands are managed by the Town:

- **Municipal Reserve**, allocated for the development of parks and open space
- **School Reserve**, which includes future school sites to be transferred to a local school authority
- **Environmental Reserve**, designated to protect key environmental features as identified in the Act
- **Community Services Reserve**, consisting of surplus Reserve lands that can be used for a broader range of community amenities and services

The management and disposition of Reserve lands by the Town are managed by the following policies:

6.5.1 Reserve Dedication

The Town shall require that ten percent (10%) of developable land in new subdivisions be dedicated as Municipal and/or School Reserve, less Environmental Reserve requirements. Required reserves for roads and utilities are not counted as part of this total.

6.5.2 Municipal Reserve Requirements

The general amount, location, and distribution of Municipal Reserve lands shall be determined during the development of ASPs, and consider the needs associated with designated uses in the ASP area.

6.5.3 School Reserve Requirements

The Town will coordinate with the Northern Gateway Regional Division No. 10 during the development of ASPs to determine the need for additional school sites and corresponding land requirements. This shall be informed by growth and life-cycle enrollment projections developed by the school authority.

6.5.4 Environmental Reserve Requirements

Environmental reserves are intended to protect natural features that are sensitive to impacts from development by ensuring that they remain in their natural state. These features include swamps, gullies, ravines, coulees, natural drainage courses, areas

that are unstable or subject to flooding, and areas adjacent to the bed and shore of any water body. These shall be identified by the Town during the development of ASPs, and sufficient Environmental Reserve to protect these features will be allocated according to requirements provided in the Land Use Bylaw.

6.5.5 Deferment of Reserve Dedication

At the discretion of the Town, the dedication of lands for reserves may be deferred until lands designated as Municipal and/or School Reserve are required for development.

6.5.6 Transfer of School Reserve

The Town will hold title to School Reserve lands until such time as the site is required for the construction of a school. If transferred School Reserve lands are subsequently deemed unnecessary for school needs, they will be transferred in title back to the Town and redesignated as a Community Services Reserve under the *Municipal Government Act*.

6.5.7 Disposal of Municipal Reserve

Municipal Reserve lands which serve no use for open space or parks may be disposed of and sold, or allocated as a Community Service Reserve. Proceeds of sales of Municipal Reserve lands will be included in Municipal Reserve Funds.

6.5.8 Cash-in-lieu of Reserve Dedication

The Town may require partial or full cash-in-lieu of the dedication of Municipal and/or School Reserve in areas where municipal services would not require land to provide the corresponding services, or where land in other locations would be more suitable for providing these services.

6.5.9 Use of Municipal or School Reserve Funds

Funds received in lieu of the dedication of land to Municipal Reserve may only be used for acquiring lands for recreational uses or purchasing recreational facilities or equipment. Funds in lieu of School Reserve dedication may only be used for acquiring lands for schools.

6.5.10 Priority Uses of Community Services Reserve Lands

The Town should allocate Community Services Reserve lands available for development to senior citizen facilities and affordable housing as appropriate to address housing needs in the Town.

6.5.11 Environmental Reserve and Recreation

Areas designated as Environmental Reserve may be managed to provide passive recreation opportunities to the community where safe and practical. Improvements in these areas shall be limited and managed to minimize the impact to sensitive environmental resources.

6.6 AGRICULTURAL POLICIES

Under the *Municipal Government Act*, all MDPs must contain policies respecting the protection of agricultural operations. While this policy is intended to restrict agricultural operations that may cause nuisances and land use conflicts in developed areas, limited secondary uses that do not result in significant impacts to surrounding land uses should be permitted.

6.6.1 Management of Agricultural Land

No new agricultural uses shall be approved within the Town, except for secondary agricultural uses (e.g., community gardens) in other land use districts as defined by the Land Use Bylaw.



7

RESIDENTIAL LAND USES

The Town of Fox Creek is a welcoming and active community that places a high level of importance on supporting livable, connected, and high-quality residential neighbourhoods that meet the needs of residents. As the community continues to grow, it is essential to plan new neighbourhoods and development within the community to help attract and retain residents interested in the Fox Creek way of life.

It is also essential that the Town support a long-term stock of housing that is sufficient to meet the needs of all. Future growth will require an adequate supply and choice of housing for people with different incomes and lifestyles, including first-time buyers, seniors, and those looking to rent.

Future economic activity in the area may lead to rapid community growth, and the limited land supply within Town boundaries may require future land acquisition and infill development to support population growth. Potential expansion and the development of new residential neighbourhoods must be considered in long-term planning. Concepts for new residential growth areas are defined in this section, which provides guidance to future planning for these new neighbourhoods.

7.1 GOALS

- Use the **available supply of residential land efficiently** to support a growing population
- Maintain an **adequate supply of land** to meet future residential needs
- Improve **housing choice** for all members of the community
- Enhance community life by providing **complete and livable neighbourhoods** with easy access to local amenities, services, and open space

7.2 GENERAL POLICIES

7.2.1 Location of Residential Development

Residential development shall generally be located as indicated by Figure 6.1: Future Land Use Concept.

7.2.2 Residential Land Supply

The Town shall maintain a sufficient supply of residential lands to support projected population growth. This may include Town and privately-owned lands, and both vacant lands and lands suitable for infill and redevelopment. In cases where a shortfall of available residential lands is identified, the Town shall consider land acquisition and boundary adjustments to address the need for additional supply.

7.2.3 Lot Sale Program

The Town shall maintain a program for the development and sale of residential land and lots to support an adequate supply of residential land and units in the market. The Town shall promote the development of residential units, including seniors and workforce housing, through private and non-profit organizations.

7.2.4 Home-Based Businesses

The Town generally supports home-based businesses in dwelling units in residential areas of the Town in cases where they do not create a nuisance, are clearly secondary to the use of the dwelling as a private residence, and abide by the other policies of the MDP.

7.2.5 Acreage Development

The Town shall not permit acreage residential subdivision or development.

7.3 HOUSING DIVERSITY

7.3.1 Diverse Housing Types

The Town shall encourage a mix of housing types in all new residential areas, including single-detached housing, duplexes, multiplexes, townhomes, apartments, and manufactured homes.

7.3.2 Workforce Housing

The Town shall promote workforce housing options to provide attainable units for workers otherwise unable to enter into the local housing market.

7.3.3 Seniors and Special Needs Housing

The Town shall support initiatives to develop housing suitable for seniors and those with special needs, and locate this housing near community services and amenities.

7.3.4 Secondary Suites

The Town may permit secondary suites in residential areas where impacts to the neighbourhoods are expected to be minimal to promote the development of attainable workforce housing units.

7.3.5 Housing Strategy

The Town of Fox Creek should develop a housing strategy in partnership with community stakeholders to improve housing choice and affordability.

7.4 FOX CREEK VILLAGE GROWTH AREA

The concept for the Fox Creek Village Growth Area strives to be a complete and inclusive neighbourhood that offers a range of housing choices; encourages healthy and active lifestyles through accessible facilities, services, parks, and open spaces; and supports social interaction with gathering spaces and public amenities.

7.4.1 Development Concept

The Growth Area Concept for Fox Creek Village is provided in Figure 7.1, and includes the following features:

- Parks and open space, including green buffers between residential and other uses, linear parks and pocket parks, and semi-private interior courtyards
- An indoor recreational centre (recreation multiplex)
- A mix of single- and multifamily housing types
- An area suitable for school development to be designated as School Reserve

This Concept shall be considered as the preferred land uses for this neighbourhood in future planning and development for this area. Additional plans and concepts may be used to refine the design and uses within the Growth Area.

7.4.2 Phasing

To ensure the orderly progression of growth, development in the Fox Creek Village Growth Area shall be phased to allow for the logical extension of infrastructure, transportation corridors, and existing developed areas. This phasing should generally be managed according to the diagram provided in Figure 7.1.

7.4.3 Implementation

The Town shall implement the Concept for the Fox Creek Village Growth Area through the Land Use Bylaw and subdivision and development requirements that support the major elements outlined in Figure 7.1. Reviews of plans, projects, subdivisions, and development shall consider any potential future impacts to identified uses or other conflicts with the Concept.

7.4.4 Infrastructure and Transportation Capacity

The uses and general configuration in the Fox Creek Village Growth Area Concept shall be considered in Town infrastructure and transportation planning, including planning for capital facilities.

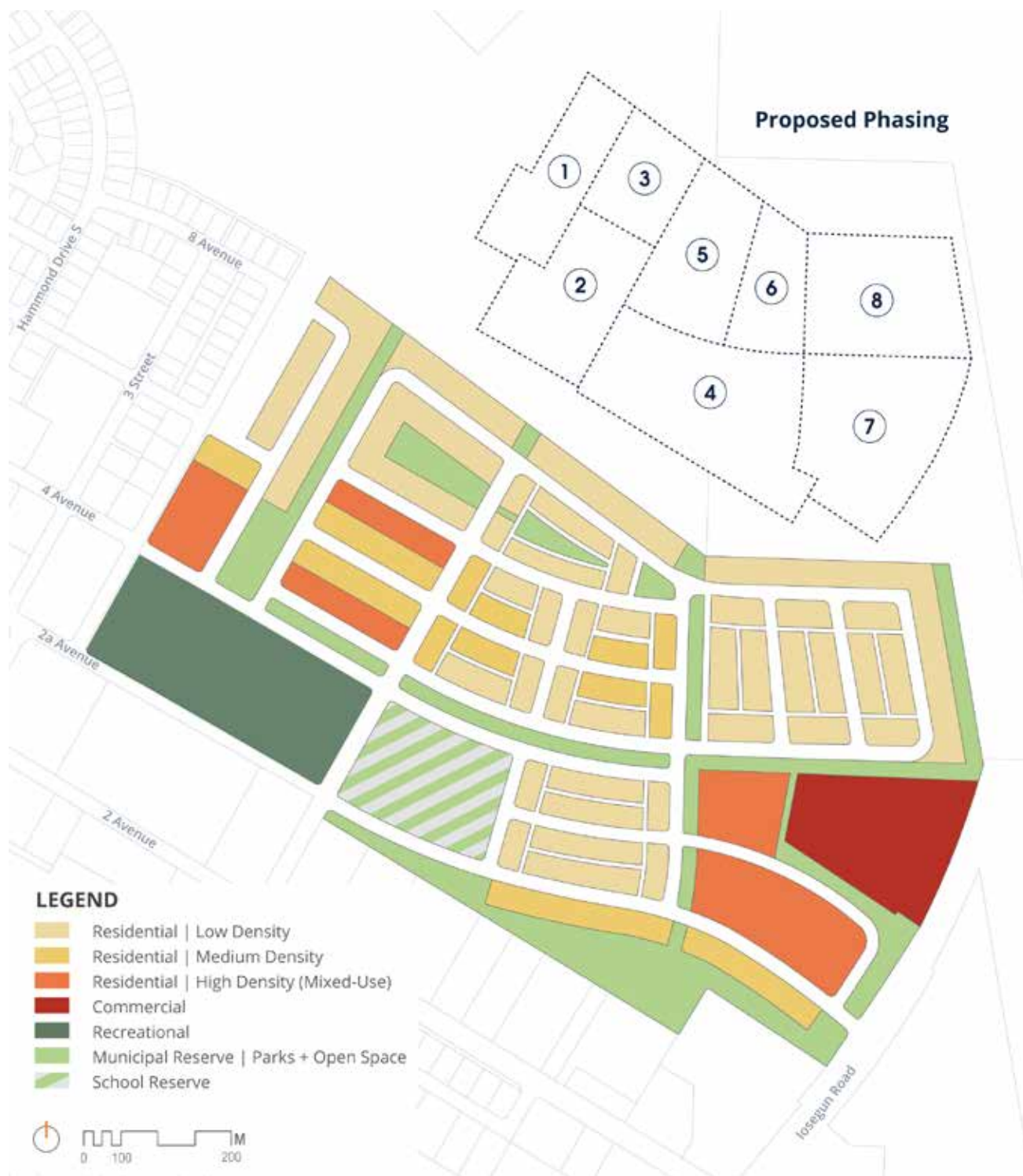


Figure 7.1. Fox Creek Village Growth Area

7.4.5 Neighbourhood Design Standards

The Town should develop Design Standards for the Fox Creek Village Growth Area to ensure that urban form and design are consistent and contribute to the quality of life and sense of place in the neighbourhood.

7.5 FOX CREEK CONSERVATION SUBDIVISION GROWTH AREA

The Fox Creek Conservation Subdivision Growth Area Concept is provided in Figure 7.2. It is designed to conserve and integrate natural features, including environmentally sensitive areas located along the watercourse of Fox Creek. This Concept also offers a connection to passive, nature-based and active recreation activities for residents.

7.5.1 Development Concept

The Fox Creek Conservation Subdivision Growth Area Concept is provided in Figure 7.2, and includes the following features:

- Linear parks and natural corridors with pedestrian walkways
- Single-family detached and semi-detached housing units
- A modified grid street network

This Concept shall be considered as the preferred land design for this neighbourhood in future planning and development for this area. Additional plans and concepts may be used to refine the design and uses within the Growth Area.

7.5.2 Phasing

To ensure the orderly progression of growth, development in the Fox Creek Conservation Subdivision Growth Area shall be phased to allow for the logical extension of infrastructure, transportation corridors, and existing developed areas. This phasing should generally be managed according to the diagram provided in Figure 7.2.

7.5.3 Implementation

The Town shall implement the Concept for the Fox Creek Conservation Subdivision Growth Area through the land use bylaw and subdivision and development requirements that support the major elements outlined in Figure 7.2. Reviews of plans, projects, subdivisions, and development shall consider any potential future impacts to identified uses or other conflicts with the Concept.



Figure 7.2. Fox Creek Conservation Subdivision Growth Area

7.5.4 Infrastructure and Transportation Capacity

The uses and general configuration in the Fox Creek Conservation Subdivision Growth Area Concept shall be considered in Town infrastructure and transportation planning, including planning for capital facilities.

7.5.5 Neighbourhood Design Standards

The Town should develop Design Standards for the Fox Creek Conservation Subdivision Growth Area to ensure that urban form and design are consistent and contribute to the quality of life and sense of place in the neighbourhood.

7.6 NEW RESIDENTIAL NEIGHBOURHOODS

In addition to the new neighbourhoods identified for Growth Areas 1 and 3, other residential neighbourhoods could be created to accommodate additional population in the future. Land for neighbourhood development may include remaining Urban Reserve lands in the community, as well as areas acquired through boundary adjustments.

7.6.1 Development of ASPs

New residential neighbourhoods shall require the development of an ASP to provide a concept for land uses, infrastructure, phasing, and road alignments.

7.6.2 Amenities

Planning for new neighbourhoods shall incorporate community amenities to ensure a high quality of life for residents. This can include:

- Land uses that contribute to neighbourhood completeness and diversity such as schools, open spaces, places of worship, and recreation
- Community gathering spaces for leisure activities
- Transportation infrastructure that supports alternative modes like walking and cycling
- Access to surrounding neighbourhoods

Planning should also include linkages to amenities outside of the neighbourhood, such as recreation resources and shopping opportunities in the downtown.

7.6.3 Infrastructure and Transportation Capacity

The Town shall ensure that proposed neighbourhoods can be serviced with infrastructure and street network capacity when they are developed. Infrastructure

and transportation plans shall be amended as required to account for proposed growth and phasing in of new neighbourhoods.

7.6.4 Neighbourhood Design Standards

The Town should develop Design Standards for all new neighbourhood developments to provide a distinct sense of place and maintain a high quality of urban form and design in the Town.

7.7 INFILL AND REDEVELOPMENT

Providing for efficient development to support growth will also involve redeveloping parcels and building new infill projects in current neighbourhoods to take advantage of existing infrastructure and amenities. This type of growth can be efficient and reduce the need to develop new land to expand the housing stock, but it must be managed to ensure that impacts to current residents are minimized.

7.7.1 Infill and Redevelopment Projects

Infill and redevelopment of existing residential neighbourhoods shall be encouraged where appropriate, in ways that will respect and enhance the neighbourhood context.

7.7.2 Maintaining Levels of Service

To ensure that a high quality of life in existing neighbourhoods is retained, the Town shall recognize the impacts brought by additional population due to redevelopment and infill. Local amenities, facilities, and infrastructure shall be supported and enhanced as necessary in areas where infill and redevelopment is allowed in order to maintain sufficient levels of service for residents.



8

COMMERCIAL LAND USES

Commercial development provides residents of Fox Creek with access to goods and services, opportunities for employment, and a vital local economy. Fox Creek currently has limited major commercial retail and service offerings, given its population size and regional competition from other service centres.

Three commercial land use classes are intended to accommodate the needs for commercial development in the Town: Commercial Centre, Downtown Mixed Use Commercial, and Highway Commercial. These areas are intended to accommodate the different scales and types of commercial development necessary for the Town to build and maintain a strong economic base.

8.1 GOALS

- **Attract and retain businesses** by identifying and providing appropriate locations for commercial development
- Enhance the **attractiveness and quality** of commercial development
- Reinforce the Downtown Mixed Use Commercial area as the **central economic node** for Fox Creek
- Promote **context appropriate, large format commercial development** along major transportation corridors

8.2 GENERAL POLICIES

8.2.1 Location of Commercial Development

Commercial development shall generally be located as shown in Figure 6.1: Future Land Use Concept.

8.2.2 Commercial Land Supply

The Town shall maintain a sufficient supply of lands in each commercial land use class to support projected business needs. This may include Town- and privately-owned lands, and both vacant lands and lands suitable for infill and redevelopment. In cases where a shortfall of available commercial lands is identified, the Town shall consider land acquisition and boundary adjustments to address the need for additional supply.

8.2.3 Commercial Development and ASPs/ARPs

Large-scale commercial development or redevelopment should require the development of an ASP or ARP to provide a concept for land uses, infrastructure, phasing, and road alignments.

8.2.4 Quality of Development

Commercial development in the Town shall be of high quality, attractive design. The Town shall consider the creation of design guidelines in key commercial areas to maintain and enhance the quality of urban form and design.

8.2.5 Parking and Loading Facilities

Adequate parking and loading facilities shall be provided for all commercial establishments, with requirements detailed in the Land Use Bylaw.

8.2.6 Access, Egress, and Circulation

Vehicular access, egress, and on-site circulation shall be designed to permit the efficient and safe flow of traffic at commercial sites having on-site parking and at off-site parking locations.

8.2.7 Paved Access and Parking

When development takes place on a commercial lot located along a paved roadway, the Town shall require paving of those portions of the commercial lot that are intended to be used for access and parking.

8.2.8 Parking Requirements: Cash-in-Lieu

The Town may consider cash-in-lieu to meet parking requirements for development projects in areas where shared off-site parking facilities are feasible. These funds shall be reserved for the purchase of land and facilities to meet these parking requirements.

8.2.9 Pedestrian Traffic in Commercial Areas

Commercial sites shall be designed to accommodate pedestrian traffic in a safe manner and maintain connections with surrounding uses and the neighbourhood overall.

8.3 COMMERCIAL CENTRE

The Commercial Centre land use class accommodates commercial activity that provides goods and services in locations with high traffic accessibility outside of the downtown and the Highway 43 corridor.

8.3.1 Intended Uses

Commercial Centre areas shall be recognized as locations for retail and service uses that require good traffic access but not proximity to Highway 43.

8.3.2 Scale and Design

Building and site designs shall consider the scale and design of the surrounding built environment to ensure Commercial Centre development is contextually appropriate.

8.4 DOWNTOWN MIXED USE COMMERCIAL

The Downtown Mixed Use Commercial area is intended to encourage revitalization in the downtown by promoting an interesting and diverse mix of commercial, residential, civic, and recreational uses in an area with excellent pedestrian access.

8.4.1 Intended Uses

Downtown Mixed Use Commercial areas shall be recognized as locations for a mix of commercial, residential, civic, and recreation uses, potentially integrated into individual buildings. Commercial uses will be oriented to smaller-scale retail and service offerings that will support an active and vibrant economic node.

8.4.2 Pedestrian-Accessible Environment

Downtown Mixed Use Commercial areas will support a pedestrian-accessible public realm, including paths and sidewalks, public spaces, street-level commercial uses, and connections with surrounding neighbourhoods.

8.4.3 Downtown Area Redevelopment Plan

The Town shall develop and implement a Downtown Area Redevelopment Plan (DARP) that contains land use policies, regulations, design guidelines, and recommended public realm improvements. The DARP will facilitate investment and efforts to enhance the character of downtown Fox Creek as a community focal point and gathering space.

8.5 HIGHWAY COMMERCIAL

Highway Commercial areas in the Town accommodate businesses that benefit from immediate access or proximity to Highway 43. This includes transportation-oriented activities, as well as services for travellers on the highway. Development will need to mitigate the impacts of truck and auto traffic on other Town neighbourhoods, given the orientation of these areas to transportation-related businesses.

8.5.1 Intended Uses

Highway Commercial areas shall be recognized as locations for uses requiring immediate access to Highway 43, and which may have impacts from truck and auto traffic that require separation from other land uses. Uses that will be significantly negatively impacted by proximity to the highway or highway-oriented uses should be strongly discouraged.

8.5.2 Buffers

Development in Highway Commercial areas should be appropriately buffered from incompatible uses in other neighbourhoods to mitigate impacts. In cases where Municipal Reserve is required, the Town may require green buffers between Highway Commercial and other uses to be allocated as part of the Reserve.

8.5.3 Intensification

The Town shall support the intensification of Highway Commercial uses through redevelopment and infill where appropriate to encourage the efficient use of commercial lands.



9

INDUSTRIAL LAND USES

Resource extraction activities, and in particular oil and gas, are a major source of employment and economic growth in Fox Creek. Supporting industries in resource processing, manufacturing, and warehousing are also important activities for the local economy. As demand for industrial land is high compared to current supply, future expansion may be required. To continue to attract and retain industrial businesses, the Town must increase available supplies of serviced industrial land, and encourage more intensive uses on developed lands.

9.1 GOALS

- Ensure there is a sufficient supply of land in suitable locations to **support and attract a range of industrial development**
- Promote **economic diversification** and provide **additional employment opportunities** by attracting new industrial development
- Accommodate industrial development while providing an **appropriate transition and avoiding conflict** between industrial land uses and other land uses
- Ensure new and redeveloped industrial development is **well-designed** and does not negatively impact surrounding residential, commercial, and recreational areas

9.2 GENERAL POLICIES

9.2.1 Location of Industrial Areas

Industrial land uses shall generally be directed to the areas identified in Figure 6.1. Land Use Concept.

9.2.2 Industrial Land Supply

The Town shall maintain a sufficient supply of lands in each industrial land use class to support projected business needs. This may include Town- and privately-owned lands, and both vacant lands and lands suitable for infill and redevelopment. In cases where a shortfall of available industrial lands are identified, the Town shall consider land acquisition and boundary adjustments to address the need for additional supply.

9.2.3 Industrial Development and ASPs/ARPs

Large-scale industrial development or redevelopment should require the development of an ASP or ARP to provide a concept for land uses, infrastructure, phasing, and road alignments.

9.2.4 Reserve Lands

In cases where Municipal Reserves are not required for green buffers, parks or open space needs, or green network connectivity, the Town should request cash-in-lieu for required Municipal and School Reserve to allow for recreation and school land acquisition and development in other areas.

9.2.5 Quality Development

Industrial development in the Town shall be of high quality, attractive design. The Town shall consider the creation of design guidelines in industrial areas as appropriate to maintain and enhance the quality of urban form and design in the community. The Town may also establish landscaping and design requirements through design guidelines to mitigate any visual impacts on surrounding areas.

9.3 GENERAL INDUSTRIAL

General Industrial areas accommodate uses such as processing, distribution, service and repair operations, warehousing, and storage yards that may present off-site nuisances and significant land use conflicts with commercial, residential, and recreational areas. While these uses make significant contributions to the economy of the Town, the impacts from these areas require proactive management to maintain quality of life in Fox Creek.

9.3.1 Intended Uses

General Industrial areas in the Town are intended to accommodate medium to heavy industrial uses that require locations within the Town and good transportation access, but must be separated from non-industrial uses due to nuisances.

9.3.2 Buffers

The Town shall ensure that adequate buffers and transitions in land use between General Industrial and other non-industrial uses are maintained to minimize the impacts of nuisances and other conflicts.

9.3.3 Pedestrian Accessibility

General Industrial areas shall be designed to facilitate pedestrian linkages in the community where safe and practical, potentially through allocated buffer areas and Environmental Reserve.

9.3.4 Industrial Traffic

The Town should ensure that General Industrial areas have direct access to truck routes and highways to the greatest extent possible, avoiding routes through the downtown and residential areas that may increase nuisance and safety concerns.

9.3.5 Intensification and Redevelopment

The Town shall encourage the redevelopment, infill, and reuse of underutilized sites in General Industrial areas, including surface storage yards with minimal site

improvements. This should be managed to increase the efficiency of industrial lands in the area and improve the local economic base.

9.4 BUSINESS INDUSTRIAL

Business Industrial uses include industrial uses that have fewer off-site nuisance impacts than General Industrial areas, and can be sited close to Commercial areas with minimal conflicts. This may include light industrial uses and supporting office space. Business Industrial uses can serve as transition areas between Commercial and General Industrial areas.

9.4.1 Intended Uses

Business Industrial areas in the Town are intended to accommodate light industrial and commercial uses that require locations within the Town and good transportation access. Uses in these areas produce minimal impacts off-site from nuisances, and may be sited close to Commercial areas without significant land use conflicts.

9.4.2 Application for Land Use Transition

Business Industrial areas may serve as transition zones between General Industrial and Commercial areas to minimize overall impacts to the community.

9.4.3 Pedestrian Accessibility

Business Industrial areas shall be designed to manage pedestrian traffic to facilitate connections with surrounding uses and the neighbourhood overall where safe and practical. Safety concerns related to truck access and on-site nuisances shall be considered in planning pedestrian access.



10 RECREATION, OPEN SPACE AND ENVIRONMENT

Fox Creek is situated in a beautiful outdoor setting that provides year-round recreational opportunities for residents and tourists. Protecting the natural environment is important in achieving sustainability, supporting outdoor recreation, and enhancing community livability. It is also critical for the quality of life and sense of place found in the Town to integrate natural areas into planning and development, and provide a range of recreational programming to serve Town residents.

10.1 GOALS

- Protect and enhance the **natural environment**, and integrate natural features into the community
- Provide land for **parks, open spaces, and connections to natural areas** to promote the **quality of life** in the community
- Develop **recreational, community, and cultural facilities** to meet community needs
- Coordinate opportunities for **sustainable tourism development** that respects and protects the natural environment

10.2 GENERAL POLICIES

10.2.1 Location of Recreation, Open Space, and Environment Areas

Existing and planned parks, open space, and environmentally significant or natural areas are generally identified in Figure 10.1.

10.2.2 Intended Uses

Recreation, Open Space, and Environment areas are intended to accommodate recreational lands as well as sites maintained for the conservation of key environmental resources. These areas can help to minimize impacts of development on natural systems and provide space for active and passive recreation uses that are adaptable and flexible to the changing needs of the Town.

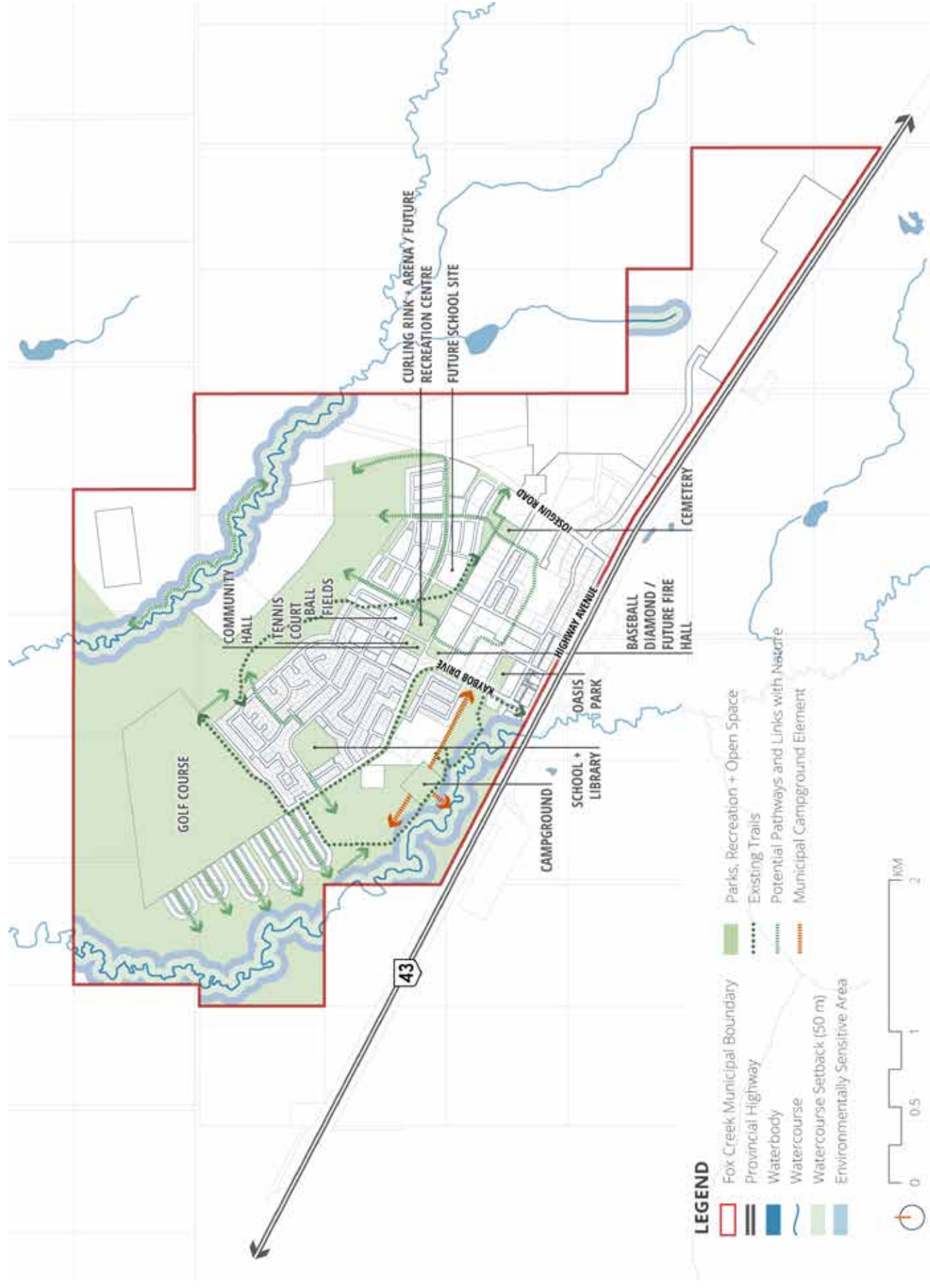
10.2.3 Serving the Community

The Town shall provide a high-quality parks and open space system designed to meet the diverse needs of residents and visitors, with a range of opportunities for people of all ages, abilities, and income groups. These amenities shall be accessible to all Town residents, with appropriate pedestrian and transportation connections provided to support access.

10.2.4 Stormwater Management

Parks, open spaces, and recreation facilities should be designed to manage on-site drainage as part of the stormwater management system in the Town. The capacity of natural areas to address stormwater flows should be maintained.

Figure 10.1. Recreation, Open Space, and Environmental Areas



10.2.5 Year-Round Use

Design features and planning should be incorporated into new and existing parks, open spaces, recreation facilities, and other areas to allow for year-round use where applicable.

10.2.6 CPTED Application

The Town shall consider design strategies from Crime Prevention Through Environmental Design (CPTED) guidelines to address the security and well-being of users.

10.2.7 Recreation Area Structure Plan Update

The Town should provide an update to the Recreation Area Structure Plan, including the development of a park classification system and the incorporation of the Trails Master Plan.

10.3 NATURAL ENVIRONMENT

Integrating the natural environment into the community is an important element of the MDP. The conservation of natural areas can provide a number of benefits, including protecting water quality, providing aesthetic benefits to the community, maintaining natural habitat, and supporting the character of the Town.

10.3.1 Identification of Environmentally Significant Areas

The Town should maintain an inventory of natural areas which are significant to Fox Creek from an environmental perspective because of their features or characteristics.

10.3.2 Protection of Natural Areas

The Town shall protect and conserve natural areas through the following means:

- Environmental Reserve
- Municipal Reserve
- Conservation easements
- Land Use Bylaw designations
- Donations
- Acquisition through purchase or land trades

These acquisitions shall be generally consistent with the natural areas, open space, and recreation areas identified in Figure 10.1. Other areas may be protected and conserved at the discretion of the Town.

10.3.3 Use for Passive Recreation

Where impacts to sensitive environmental features will be minimal, the Town may provide opportunities for passive, low-impact recreation in these areas.

10.3.4 Buffers

The Town shall maintain an adequate buffer between environmentally sensitive areas and development which may be deemed incompatible with those areas. This shall be implemented through the Land Use Bylaw and Municipal Reserve designations as appropriate.

10.4 PARK AND OPEN SPACE NETWORK

The Trails Master Plan promotes connectivity between parks and open spaces within the Town, as well as connections with regional resources. Connectivity can be an essential component of delivering a coordinated parks, recreation, and open space system that allows for high accessibility and promotes use by the public. Connectivity is important to consider in coordinating the development of new parks, recreation facilities and open spaces, as well as when maintaining and updating existing resources.

10.4.1 Connected Parks and Open Spaces

The Town should consider incorporating the following elements while developing a community-wide parks and open space system:

- Environmental Reserve areas designated for passive recreation
- Linear parks for passive and active recreational activities
- Playfields on school grounds
- Playgrounds and splash parks
- Trails and pedestrian pathways linking residential areas, parks, and community services and amenities consistent with the Town's Trails Master Plan
- Pipeline and facility right-of-ways as greenways, in consultation with the oil and gas companies operating in the area

- Applying design features that allow for use throughout the year, with particular attention to on site drainage
- Buffers, landscaping and/or boulevards along major streets

The Town should prioritize acquisition and development projects that improve the connectivity of this system where possible.

10.4.2 Residential and Mixed-Use Areas

All residents should be no more than 400 meters from a significant park or recreation opportunity, with the ability to access other opportunities using trails and pedestrian pathways.

10.4.3 Commercial and Industrial Areas

Parks and open spaces in commercial and industrial areas should be managed to maintain sufficient buffers between residential areas and nuisances, and provide important linkages for the Town-wide network. Development of active and passive recreation opportunities in these areas shall consider the impacts of nuisances on safety and enjoyment.

10.4.4 Regional Connections

The Town shall coordinate with the MD of Greenview and the Government of Alberta to maintain connections between the local parks and open space network and regional recreation resources.

10.5 RECREATIONAL FACILITIES

The network of parks and open spaces in the Town will be supported by facilities and programming that provide opportunities for more active and structured forms of recreation. Presenting options for youth and adult sports and community activities can not only build Town spirit and quality of life, but can also provide options to draw regional visitors to the community.

10.5.1 Facilities Assessment

The Town should assess the state of its recreational facilities on a regular basis to inform operation, maintenance, future improvements, and requirements for new construction.

10.5.2 New Facilities

New recreation facilities developed by the Town should preferably be multi-purpose and designed for year-round use. Proposed designs should be established in

collaboration with community groups, sports clubs, and other organizations to ensure the facility meets the needs of potential users.

10.5.3 Neighbourhood Linkages

Town recreational facilities should link with pedestrian walkways and trails where possible to support access from surrounding residential and mixed-use areas.

10.5.4 Use by Non-Residents

The Town should maintain a user fee structure to ensure that non-residents using Town recreation facilities provide financial support for ongoing development and maintenance.

10.5.5 Municipal Campground Management

The Town shall manage and improve the municipal campground as an attractive lodging option for overnight tourists. The use of the campground for temporary worker accommodation shall be strongly discouraged.

A photograph of a town building with a green roof and a large arched window, with a flagpole in the foreground. The building is light-colored with a green roof and a large arched window. A flagpole with a flag is in the foreground. The sky is clear blue.

11 PUBLIC SERVICE LAND USES

Public Service lands include sites for civic and industrial uses, excluding parks, utilities, and recreational facilities. As the Town grows, additional land will be required to expand the amenities and services necessary to support the community. A consistent strategy is needed to reserve the lands required for this development and coordinate development to support new growth.

11.1 GOALS

- Ensure **adequate provision of land and suitable sites** for Public Service uses to support future population growth
- Integrate **new institutional development** with residential, commercial, and recreational uses to promote a **connected, organized community**
- **Minimize land acquisition and development costs** needed to support Town amenities and services

11.2 GENERAL POLICIES

11.2.1 Location of Public Service Areas

Public Service land uses shall generally be directed to the areas identified in Figure 6.1. Land Use Concept.

11.2.2 Intended Uses

Public Service areas accommodate institutional uses such as municipal administration, libraries, emergency and protective services, healthcare, and cultural facilities. These areas are expected to require good transportation access, and provide minimal nuisance to residential and commercial areas.

11.2.3 Public Service Land Supply

The Town shall maintain a sufficient supply of lands to support ongoing requirements in Town capital facilities planning. Identified shortfalls in available land shall be addressed as needed through site acquisition and boundary adjustments.

11.2.4 Coordination with Other Organizations

The Town should coordinate with public and private providers of health, education, social, and cultural services to determine future land requirements for community services. In cases where additional land is required for new facilities, the Town shall coordinate with these organizations to identify potential strategies for site acquisition.

11.2.5 Pedestrian Accessibility

Development in Public Service areas shall be designed to accommodate pedestrian traffic in a safe manner and maintain connections with surrounding uses and the neighbourhood.

11.2.6 Quality Development

Public Service development in the Town shall be of high quality, attractive design. The Town shall consider the creation of design guidelines in Public Service areas as appropriate to maintain and enhance the quality of urban form and design in the community.

11.2.7 Management of Nuisances

Public Service uses shall be managed to ensure that impacts from traffic, parking, and other potential sources of nuisance are minimized through site design and location.



12 URBAN RESERVE AND LAND ADMINISTRATION

The Town has a primary role in coordinating long-term growth management through planning and development approvals. However, the Town also manages short- and long-term supplies of land available for development. Urban Reserve areas are lands designated for future growth in the Land Use Concept which can be released for comprehensive planning and development when needed. The Town also owns a significant amount of land, including land within Urban Reserves, and can release this land into the private land market as required for new development. Proper management of these areas can be essential in ensuring orderly and efficient development in the Town.

12.1 GOALS

- Coordinate short- and long-term land supplies to **meet the projected needs** of the community
- Manage Urban Reserve and Town-owned properties to **promote orderly, efficient development**
- **Maximize the proceeds received** from municipal land sales

12.2 URBAN RESERVE

Urban Reserve areas are lands reserved for the long-term growth of the Town, where detailed planning is not yet required. These areas may accommodate a limited range of temporary uses, including passive recreation, which will not conflict with the future use of these sites at urban densities and intensities.

12.2.1 Intended Uses

Urban Reserve areas within the Town are allocated for future growth needs, and permanent improvements shall not be developed in these areas.

12.2.2 Interim Uses

The Town may allow limited interim land uses in Urban Reserve areas that will not adversely impact future development and use. This may include passive recreation opportunities that do not involve significant site improvements.

12.2.3 Redesignation of Urban Reserves

Redesignation of Urban Reserve areas in the MDP shall require an ASP outlining land uses, general road alignments, and servicing strategies for the area.

12.2.4 Sequential Development

The Town shall not designate new Residential, Commercial, Industrial, and Public Service areas that are separated from other developed areas in the Town by Urban Reserve.

12.3 MUNICIPAL LAND ADMINISTRATION

In addition to Urban Reserve, the Town also controls a significant amount of land that can be transferred to private landowners for development and use. Coordinated land management and disposal strategies can also be a strong tool for the Town in promoting organized and fiscally sustainable forms of development.

12.3.1 Municipal Land as a Public Resource

The Town recognizes that lands held for future development are an important civic resource and shall manage them to provide the greatest public good for the residents of Fox Creek.

12.3.2 Developable Land Holdings Inventory

The Town shall maintain an inventory of all municipally-owned properties that may be released for sale to the public. This inventory should include land use designations and planned servicing to support development.

12.3.3 Land Sales Program

The Town shall maintain a program for the servicing, marketing, and sales of residential, commercial and industrial land and lots. This program shall be coordinated to support an adequate supply of land for new development.

12.3.4 Consideration of Fiscal Impacts

The Town shall consider the full fiscal impacts of land sale, development, and use when coordinating the land sales program.

12.3.5 Pricing and Cost Recovery

The Town shall price land and lots for disposal to the public at market prices established by an accredited property appraiser. This price should allow for full cost recovery of all site preparation and servicing costs incurred by the Town.

12.3.6 Sequential Development

The Town shall preferentially dispose of land and lots located within or adjacent to existing developed areas through the land sales program.

12.3.7 Notification of Land Disposal

The Town shall notify the MD of Greenview prior to municipally-owned land and lots within the IDP Planning Area being offered for sale.

12.3.8 Management of Surplus Municipal and School Reserves

Municipal and School Reserves designated as surplus lands shall be assessed to determine if they can address shortfalls in available land for recreation amenities, community services, attainable workforce housing, or seniors housing. If a shortfall can be addressed efficiently, the Town shall redesignate these Reserve Lands as Community Services Reserve for future municipal use or transfer these properties to a non-profit organization for development. Otherwise, this land may be redesignated for private development and sold by the Town.



13 INFRASTRUCTURE AND UTILITIES

Well-managed infrastructure and public utilities in the Town are essential to supporting growth and maintaining a high quality of services in the community. Key systems such as potable water, sanitary sewer, stormwater management, and solid waste management are maintained by the Town, while other franchise utilities such as electricity and telecommunications are managed by private entities. All of these systems must be managed to ensure that they can continue to support existing neighbourhoods, and can be extended to new growth areas.

13.1 GOALS

- Ensure that **sufficient infrastructure capacity and facilities** are available to accommodate projected growth in the Town
- Maintain **high quality potable water** in sufficient quantities to serve the community and new developments in an efficient and economical manner
- Ensure the Town sanitary sewer system collects, treats, and discharges effluent in a manner that **minimizes negative impacts** to the environment
- **Control peak stormwater flows and stormwater quality** to minimize impacts to surface water bodies and reduce the risk of flooding.
- **Reduce the amount of solid waste** going into landfills
- Ensure that franchise utilities are maintained and operated to **address consumer needs and preferences** in a safe and efficient manner

13.2 GENERAL POLICIES

13.2.1 Capacity Provision

The Town should provide sufficient capacity to accommodate projected population and business needs. Utility services shall be extended in a logical and economically practical manner to support land development which has regard for available capacity in the overall system or portions of the system.

13.2.2 Master Plan Updates

The Town shall update master plans for infrastructure systems at regular intervals to address the changing needs of the community. These updates should incorporate surveys of utility use, projections of future population and demand, and potential strategies for demand-side management to extend capacity.

13.2.3 Maintenance and Rehabilitation

The Town shall adopt and implement a maintenance and rehabilitation plan to ensure that infrastructure systems are maintained to current standards. This should include consideration of products and technologies that provide cost-effective improvements in efficiency and reductions of environmental impacts.

13.3 PUBLIC UTILITY LAND USE

Public Utility land use areas are locations where facilities supporting municipal infrastructure systems are sited. Unlike other designations for municipal lands, these sites are typically associated with activities that can cause nuisances and impact other land uses.

13.3.1 Location of Public Utility Land Use

Public Utility development shall generally be located as shown in Figure 6.1: Future Land Use Concept.

13.3.2 Public Utility Land Use

The Town shall maintain a sufficient supply of lands to support projected needs for infrastructure, as defined in master plans. In cases where additional lands are required, the Town shall consider land acquisition and boundary adjustments to meet these needs.

13.3.3 Public Utilities and ASPs/ARPs/Subdivisions

All ASPs, ARPs, and subdivision plans shall clearly identify locations for Public Utility land uses and required easements in consultation with relevant Town departments and shall consider current master plans for infrastructure systems.

13.3.4 Provisions for Public Utilities

The Town shall require a portion of a parcel from the landowner at the time of subdivision to support servicing of the subdivision with public utilities and roads. Altogether, these lands shall not exceed 30% of the total area of the land, less the land taken as Environmental Reserve or an environmental easement. Delineation and use of these Reserves shall be restricted to land required for servicing of development in the subdivision.

13.3.5 Quality Development

The development of facilities for public utilities in the Town shall be of high quality, attractive design. The Town may establish landscaping and design requirements through design guidelines to mitigate any visual impacts on surrounding areas.

13.3.6 Buffers

The Town shall ensure that adequate buffers exist between Public Utilities uses and other areas to minimize the impacts of nuisances and other conflicts.

13.3.7 Pedestrian Accessibility

Development in Public Utility areas shall be designed to facilitate pedestrian linkages in the community where safe and practical, potentially through allocated buffer areas.

13.4 POTABLE WATER INFRASTRUCTURE

Providing clean, reliable drinking water is one of the most important infrastructure services in the Town. Planning for, extending, and maintaining potable water infrastructure is required not only to accommodate new development, but also to support existing land uses. The Town will meet all federal and provincial guidelines and standards in the treatment of potable water, and develop plans, programs, and initiatives based on consultation with stakeholders and assessments of full lifecycle costing of capital investments.

13.4.1 Coordination of a Municipal Water Model

The Town shall maintain a Water Model as the basis for plans and projects for the municipal water distribution system. This Model shall be developed in a consistent format with clear documentation of data input requirements.

13.4.2 Future Expansion of Facilities

No development shall take place near the existing water treatment plant and reservoirs that may impact their operation or the ability of the Town to expand the reservoir in the future.

13.4.3 Water Servicing

The Town shall require developers to provide water servicing plans as part of the Area Structure Plan (ASP) and subdivision approval processes. The Town may also require plans for changes to the sanitary sewer system in the ARP process if significant changes to servicing requirements are expected. Proposed water servicing should be confirmed and incorporated into the Town Water Model.

13.5 SANITARY SEWER INFRASTRUCTURE

The proper disposal of wastewater in the sanitary sewer system is a key infrastructure service required for the Town. This system must consider the management of wastewater from a range of uses, and must meet federal and provincial standards for proper disposal of treated effluent.

Figure 13.1. Potable Water Infrastructure

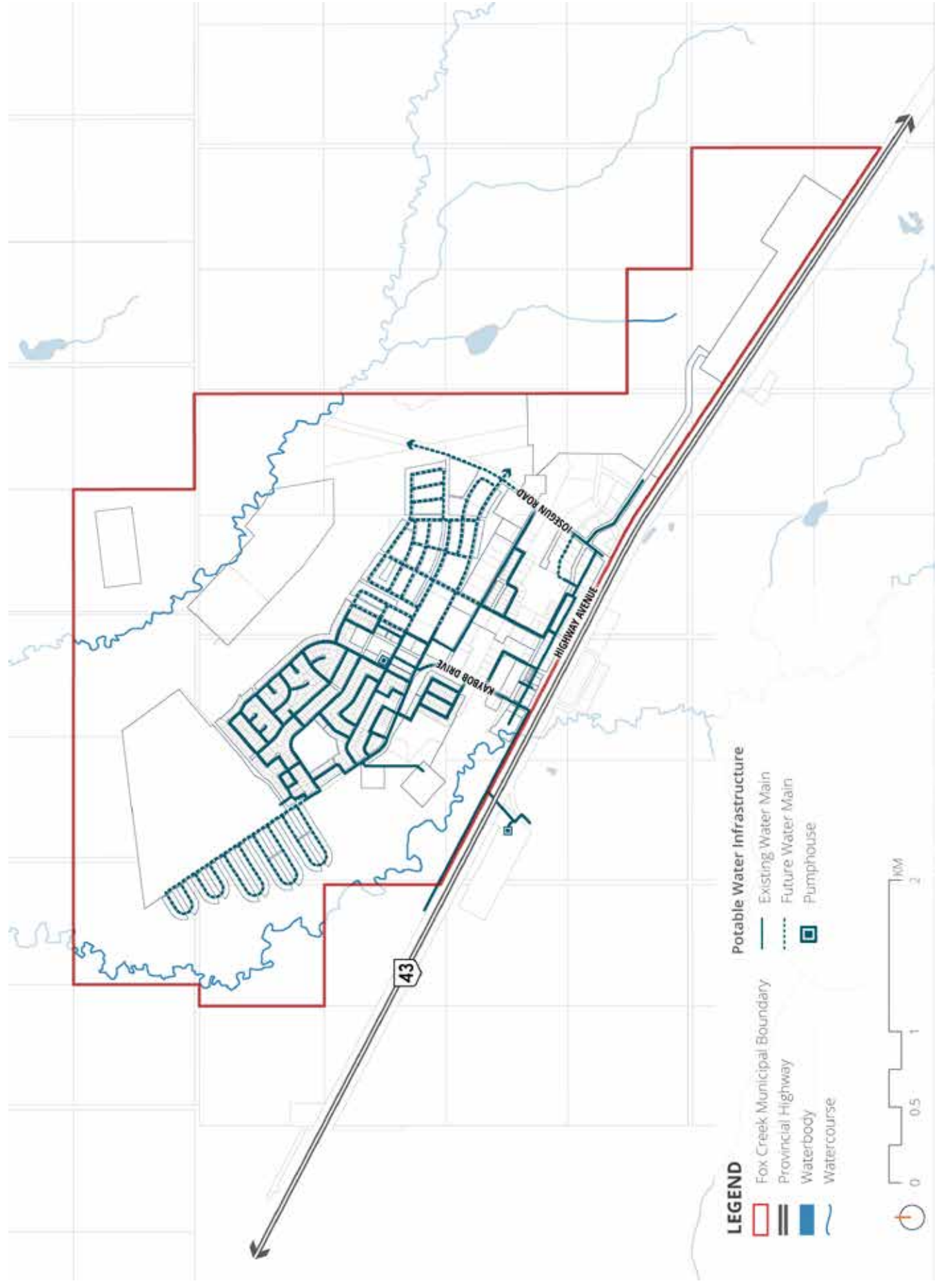
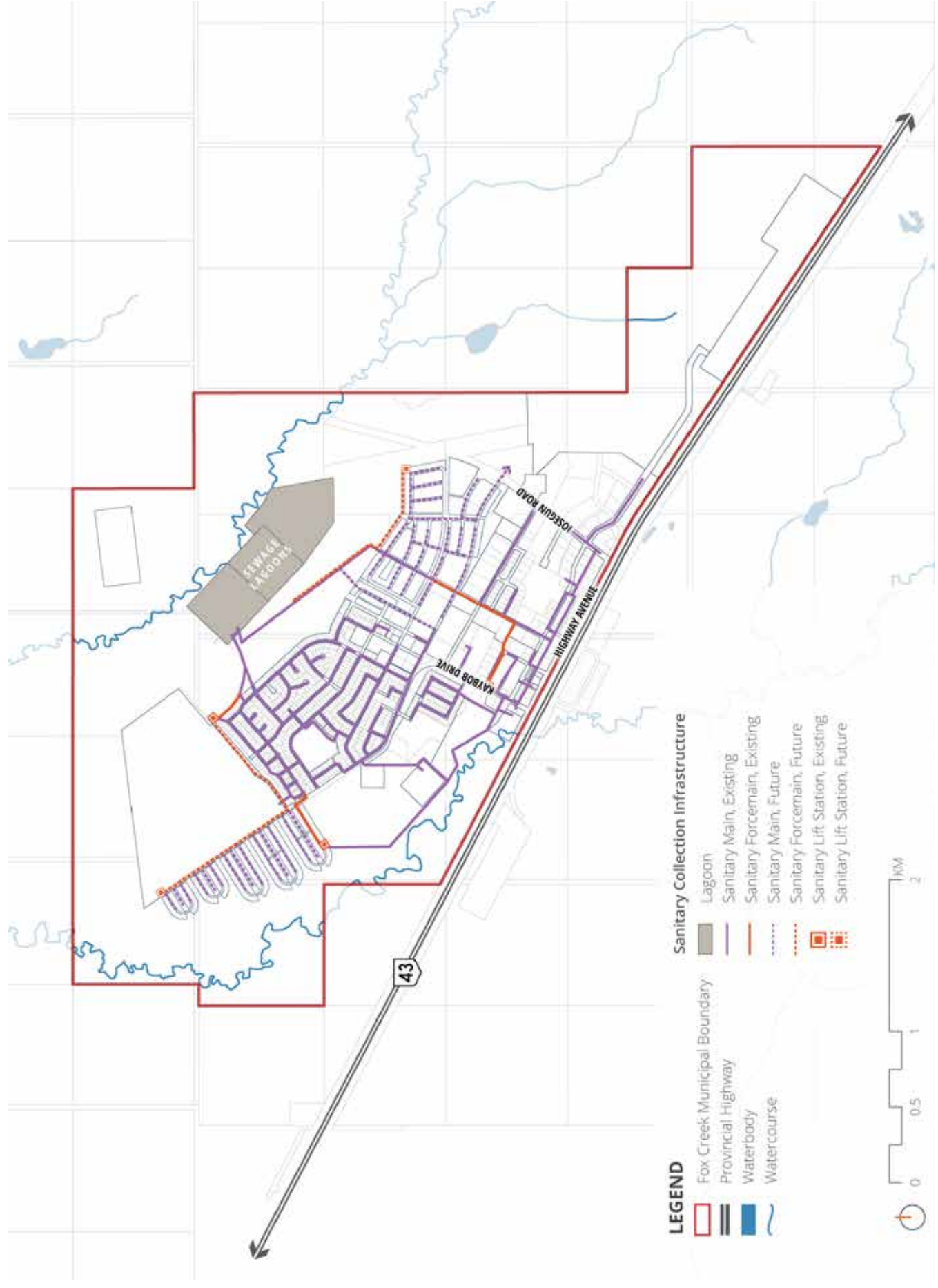


Figure 13.2. Sanitary Collection Infrastructure



13.5.1 Compliance with Sanitary Sewer Plans

The Town shall maintain a Sanitary Sewer Model as the basis for plans and improvements to the municipal sanitary sewer system. This Model shall be developed in a consistent format with clear documentation of data input requirements.

13.5.2 Sanitary Sewer Servicing

The Town shall require developers to provide detailed sanitary sewer plans as part of the ASP and subdivision approval processes. The Town may also require plans for changes to the sanitary sewer system in the ARP process if significant changes to servicing requirements are expected. Proposed sewer servicing should be confirmed and incorporated into the Town Sanitary Sewer Model.

13.5.3 Sanitary Treatment

Town wastewater is treated at a lagoon site located directly north of the main town site, and effluent may be discharged once per year as per Alberta Environment and Parks (AEP) Standards. The Town, in consultation with AEP, shall identify and expand these treatment facilities to support growth as required.

13.6 STORMWATER INFRASTRUCTURE

Managing the drainage and release of water from rain and snowmelt is important to ensure that flooding does not impact residents and businesses in the Town, and that erosion and sedimentation do not affect local surface water resources. Sustainable approaches to managing stormwater in the Town will involve not only engineered solutions such as drains and culverts, but also maintaining wetlands and designing new developments to manage stormwater on-site.

13.6.1 Stormwater Management Concept

The Town shall ensure that stormwater management systems are adequate to accommodate current and future events and that adequate retention and treatment can be provided to meet provincial and federal standards.

13.6.2 Stormwater Drainage Management Plan

The Town shall undertake a comprehensive Stormwater Drainage Master Plan as the basis for the future planning and improvements to the Town stormwater drainage management system.

13.6.3 Stormwater Servicing

Developers shall be required to provide detailed stormwater management plans as part of the subdivision approval process and ASP process. The Town may also

require preparation of detailed stormwater management plans in the ARP process if significant changes to stormwater drainage patterns are expected.

13.6.4 Stormwater Management Systems

The Town shall develop stormwater management systems to meet predevelopment discharge flows into existing Town systems.

13.6.5 Retention Pond Capacity

The Town should review and implement measures to enhance the capacity of the municipal stormwater retention pond.

13.6.6 Low Impact Development

The Town should encourage developers to use Low Impact Development strategies for reducing unnecessary stormwater runoff into the Town stormwater drainage system.

13.7 SOLID WASTE MANAGEMENT

Solid waste in the Town is managed through garbage pickup services and disposal at the Fox Creek Landfill / Transfer Station, with private waste management companies also providing services for solid waste collection and disposal. To ensure these services can continue to be provided into the future without the expense of building new facilities, policies should be implemented to extend the useful life of the landfill.

13.7.1 Municipal Solid Waste

The Fox Creek Landfill shall be used for municipal solid waste only. Industrial waste shall not be accepted.

13.7.2 Source Segregation

The Town should promote source segregation of solid waste for appropriate treatment, storage optimization, transportation, and recycling.

13.7.3 Reduction and Recycling

The Town shall continue to operate and maintain the Transfer Site for transferable or smaller recyclable items such as domestic garbage, electronics, paint, grass, and leaves.

13.7.4 Public Education

The Town should launch a public education campaign to inform residents of the benefits and importance of waste reduction and diversion for the waste collection system.

13.7.5 Limits on Residential Solid Waste

The Town should implement a limit on the amount of waste allowed per household on collection day to extend the capacity of the Town Landfill.

13.7.6 Commercial and Industrial Waste Reduction

The Town should work closely with commercial and industrial businesses to advance zero-waste concepts and other waste reduction approaches to extend the capacity of the Fox Creek Landfill.

13.8 FRANCHISE UTILITIES

In addition to municipal utilities, the Town is also responsible for coordinating other shallow utilities provided by external organizations. These utilities, including gas, electric, and telecommunications are managed through franchise agreements, and should be organized to ensure that they are delivered safely and efficiently, and support new growth.

13.8.1 Reserves and Easements

The Town shall require developers, in consultation with utility providers, to identify Public Utility Lots and easements for franchise utilities to be considered in the subdivision approval process.

13.8.2 Provision after Subdivision Approval

Should an easement be required after the Legal Plan of Survey showing Subdivision has been approved and registered, the Town shall require the utility company requesting the easement to be responsible for all costs associated with acquiring the easement. The utility company must complete a Legal Plan of Survey to the satisfaction of the Town.



14 TRANSPORTATION

In addition to public utilities, the Town transportation network is a critical infrastructure system in the community. This includes not only the road network used for auto and truck access, but also the sidewalks and paths that provide for other mobility options, such as walking and cycling.

Ensuring that transportation networks can provide direct routes for local and regional access can be key to the success of local businesses. Residential areas should be designed to mitigate the negative impacts of heavy traffic, and to allow for easy access to work locations and other important destinations. Maintaining and improving these levels of service in existing areas and extending the network to new areas of development requires comprehensive and coordinated planning.

14.1 GOALS

- Maintain and enhance the **efficiency and effectiveness of the transportation system** for the safe movement of people and goods to, from, and within the Town
- **Safely accommodate all users** of the transportation network in planning for new and upgraded infrastructure
- **Promote active transportation options** for accessing destinations within the Town and for certain destinations outside the Town

14.2 ROADWAYS

The road network plays an important role in shaping and planning the urban environment of the Town. The Town shall strive to maintain the integrity of the transportation network within the town, and provide efficient and safe routes for all users.

14.2.1 Road Network Concept

The Road Network Concept shall be as generally illustrated in Figure 14.1. The Road Network Concept shall be used by the Town as a guide for future road development. The Town may add other roads to the Concept as required through amendments to this MDP.

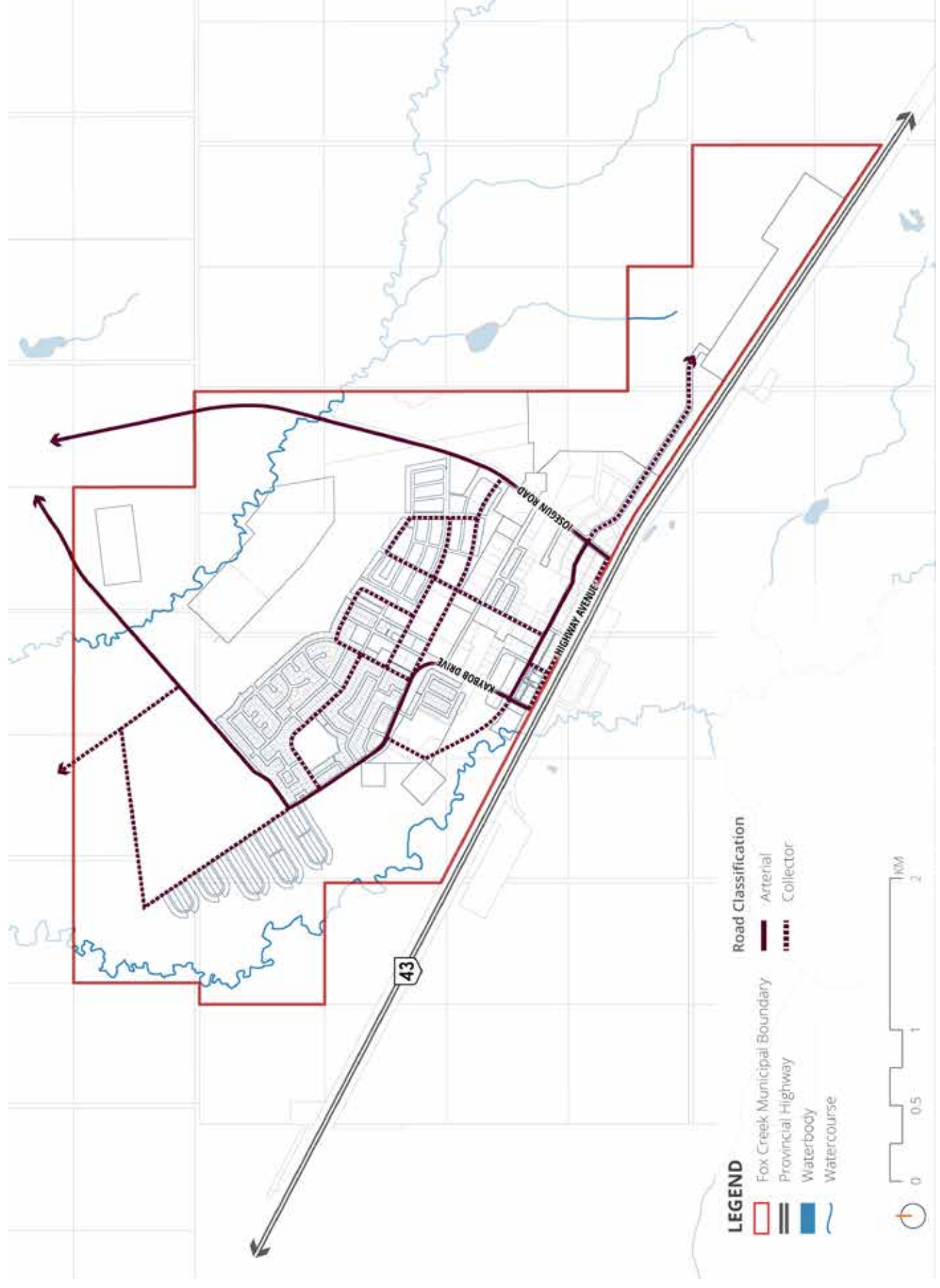
14.2.2 Roadway Classification

The Town shall adopt the following hierarchy of roads:

- **Freeways**, which accommodate traffic passing through Fox Creek
- **Arterial roads**, which serve as the primary link between freeways and neighbourhoods and other major sections of the Town, and which usually carry relatively large volumes of traffic
- **Collector roads**, which link arterial roads with local roads and allow for the circulation of traffic within different areas of the town
- **Local roads**, which provide direct, low-speed access to individual destinations

These designations shall be used in the Town Road Network Concept.

Figure 14.1. Transportation Infrastructure



14.2.3 Road Design Standards

The Town shall require all roadways to be designed in compliance to municipal standards to ensure sufficient right-of-way provision.

14.2.4 Road Connectivity

Design of new development within Residential areas shall provide a high degree of road connectivity to allow for shorter travel distances between destinations and a dispersal and flow of traffic on suitable roads.

14.2.5 Intergovernmental Coordination

The Town shall coordinate with Alberta Transportation and the MD of Greenview to support a safe and efficient regional transportation network. Transportation plans developed by the Town shall be provided to both organizations for comment prior to approval, and the Town shall seek to consult on transportation projects by these organizations that may have an impact on the community.

14.3 HIGHWAY 43 MANAGEMENT

Highway 43 is an important regional transportation corridor, and it links the Town with nearby communities. The role of the highway as an important connector and driver of economic activity in the local economy must be supported through effective coordination of transportation and land uses. The impacts of highway traffic on land uses within the Town must also be managed to minimize negative effects.

14.3.1 Highway Access

Direct access to Highway 43 shall not be allowed. Service roads or other alternative access shall be required for any highway development which is to be located adjacent to Highway 43.

14.3.2 Intersections and Access Points

Traffic intersections or site access points, other than those associated with highway-related roads, shall be no closer than 60 meters (197 feet) from the edge of the highway pavement.

14.3.3 Municipal Reserve Buffers

The Town may require Municipal Reserve for new development close to Highway 43 to provide green buffers that reduce visual impacts.

14.3.4 Design Guidelines

The Town may provide design guidelines for development and redevelopment projects close to Highway 43. These guidelines should ensure that landscaping and design features can reduce visual impacts while maintaining required visibility of uses from the highway.

14.3.5 Landscaping Projects

The Town may undertake special landscaping projects along Highway 43 in partnership with Alberta Transportation to improve entrances to the Town and provide for an attractive roadside environment.

14.4 COMPLETE STREETS AND WALKABILITY

The broader transportation network in the Town should strive to serve all residents and visitors. This requires that residents and visitors can access destinations within the Town not only by car, but also by other forms of active transportation like walking and cycling. Planning for “complete streets” that accommodate these different modes of travel can improve the liveability of the community, and provide mobility options for residents such as youth and seniors that may not have access to auto transportation.

14.4.1 Multimodal Access

The Town shall make accommodations for active transportation such as walking and cycling with complete streets through the design, construction, maintenance, operation, and upgrading of the road network.

14.4.2 Priority Areas

The development of complete streets shall be a priority in Residential, Downtown Mixed-Use Commercial, and Public Service areas, as well as in areas with active-use parks and recreation facilities.

14.4.3 Traffic Calming

Traffic calming measures shall be used to minimize vehicular collisions, particularly at major pedestrian and bicycle intersections, and to increase safety in areas with high pedestrian traffic. This should be a priority in Residential, Downtown Mixed-Use Commercial, and Public Service areas, as well as in areas with active-use parks and recreation facilities.

14.4.4 Sidewalks and New Development

The Town shall require sidewalks in the design of new development and redevelopment projects in Residential, Downtown Mixed-Use Commercial, and Public Service areas.

Sidewalks shall be strongly encouraged in other Commercial and Business Industrial areas, and other pedestrian-supportive design elements shall be strongly encouraged in all areas. The design of sidewalks shall consider connections to neighbouring uses and other pedestrian routes.

14.4.5 Sidewalks and Existing Development

The Town shall support and strongly encourage land owners to develop sidewalks and other pedestrian-supportive improvements on properties with existing development. This shall be focused on sites which present major gaps or obstacles in the pedestrian network.

14.4.6 Integration with the Parks and Open Space Network

The Town shall coordinate planning for parks, trails, and open spaces with planning for complete streets, sidewalks, and multimodal access. The Town shall promote connections between these systems to promote access to recreation resources and other destinations within the Town.

14.4.7 Project Planning

The Town should develop a workplan for projects in the short-, medium- and long-term to provide for complete streets and multimodal access. These may include:

- Improving the connection between the Kaybob pathway and nearby recreation centres
- Providing easy pedestrian access to Town community service facilities from seniors housing developments
- Ensuring that the downtown sidewalk network is complete
- Providing for a comprehensive network that gives all residents safe and direct access to the downtown and major recreation facilities.



15 COMMUNITY AND EMERGENCY SERVICES

The Town provides a broad range of community and emergency services to preserve and improve the safety and well-being of residents and visitors. These services are an essential part of building social capital, assisting fellow residents in times of need, and preparing for emergencies.

15.1 GOALS

- Promote social services to **help and support families and members of the community** in times of need
- Promote local social infrastructure for **community cohesion and inclusion**
- Support **protective and emergency services** to meet community needs, demographic changes, and population growth
- Provide for **emergency response planning** to promote the resilience of the community in case of disasters
- Support **volunteerism and public participation** in the social life of the Town

15.2 GENERAL POLICIES

15.2.1 Family and Community Support Services

The Town shall meet and exceed the requirements for providing support services outlined in the *Family and Community Support Services Act*.

15.2.2 Emergency Management

The Town shall meet and exceed the requirements for emergency planning, programming, and management outlined in the *Emergency Management Act*.

15.2.3 Securing Land for Community and Emergency Services

The Town shall evaluate the land requirements for providing necessary community and emergency services given current population projections and estimated needs for economic activities, and coordinate those requirements with the retention and acquisition of Public Service areas.

15.3 COMMUNITY SERVICES

The social cohesion of the Town benefits from the time residents spend volunteering as part of recreation and cultural groups, community organizations, youth programs, and support services. The Town should support the time and effort spent by members of the community to build social capital in these areas.

Additionally, the Town should have an active role in supporting individuals and families in need from the community. Providing strong services can help to address social issues in a proactive way to improve outcomes for all.

15.3.1 Community Services Consultation

Public consultation should be regularly undertaken to assess community needs and the allocation of resources for community services. This should be coordinated in partnership with community stakeholders and service providers.

15.3.2 FCSS Grant Program

The Town should maintain the Family and Community Support Services (FCSS) Grant Program to provide assistance to community organizations that offer social programs to the community.

15.3.3 Use of School Facilities

The Town should support the continued use of school buildings and grounds for non-profit recreation, cultural, and educational programming during non-school hours. The Town should coordinate with the School District to ensure that these facilities shall be available for these uses.

15.3.4 Library

The Town shall support library services and related cultural resources and services for the community. Requirements for facilities should be coordinated with Town library staff and community stakeholders.

15.3.5 Health Care Services

The Town should support initiatives to maintain and improve the quality of local health care services and facilities.

15.3.6 Gathering Places Program

The Town shall promote the use of gathering places and public spaces for social, recreational, and cultural programming.

15.3.7 Supporting Volunteerism

The Town should continue to support volunteers in operating community programs and facilities, and consider creating a Volunteer Attraction and Retention Program to recognize and promote community volunteerism.

15.3.8 Promoting Culture

The Town shall support the use of Town facilities for displays of local art and culture.

15.4 EMERGENCY AND PROTECTIVE SERVICES

Emergency and protective services are integral to ensuring the health and safety of residents and visitors to the Town. Maintaining a high level of preparedness can improve the resiliency of the community and ensure that emergencies and disasters are handled to minimize the impacts to property and life.

15.4.1 Municipal Emergency Management Plan

The Town shall maintain a municipal emergency management plan in partnership with the RCMP and other community stakeholders. This plan, coordinated under the provincial *Emergency Management Act*, shall outline roles within the community for emergency preparedness and response, and provide contingency planning for specific hazards that could pose a risk to the Town.

15.4.2 Fire Protection and Emergency Services

The Town shall provide emergency services, including fire protection services, at a level that is necessary and sufficient to provide protection of life and property within the community. This can include:

- Supporting the Town Fire and Rescue Department to provide emergency services that meet the Alberta Occupational Health & Safety Code and the Alberta Code of Practice for Firefighters
- Ensuring that response times can be maintained and improved throughout the Town, including in areas of new development
- Collaborating with Alberta Health Services to ensure that dispatch services are provided to the Town

15.4.3 Policing

The Town shall continue to support local policing services provided by the local detachment of the Royal Canadian Mounted Police (RCMP). The Town shall coordinate with the RCMP regarding future capacity for law enforcement required to support projected growth.

15.4.4 Service Needs for ASPs/ARPs

The Town shall review ASPs and ARPs to ensure that sufficient emergency and protective services can be provided for the area.

15.4.5 Fire Breaks

The Town shall pursue strategies to protect the community from wildfires. These should include:

- Working cooperatively with industry and government agencies to establish and maintain Town firebreaks
- Locating firebreaks beyond the limits of development to provide a buffer between the Town and any wildfires that originate outside of its corporate boundaries;
- Striving to reduce the potential for fires originating within the Town
- Encouraging the siting and design of parks and open spaces to allow these areas to serve as a buffer against wildfire



16 REGIONAL COOPERATION

With respect to planning and development, the Town has significant common interests with other governments that have jurisdiction in the area. In particular, the MD of Greenview coordinates rural growth and development and the Government of Alberta holds crown lands in the areas surrounding the Town. The management of activities on both sides of the Town boundary are essential to minimize land use conflicts, coordinate shared infrastructure and services, and provide for common strategies to deal with challenges in the area.

Additionally, across the broader region there are other municipal partners as well as non-profit and private sector organizations with common interests in economic development, service delivery, and infrastructure coordination. Partnerships with these organizations can be useful in providing strategies for areas of common concern.

16.1 GOALS

- Maintain and enhance **relationships** with the MD of Greenview and the Government of Alberta to assist in managing area-wide concerns
- Revise the **Intermunicipal Development Plan** between the Town and the MD of Greenview
- Coordinate **partnerships** with other governments, regional organizations, non-profits, and the private sector in areas of common interest

16.2 INTERMUNICIPAL PLANNING

Intermunicipal planning is essential to provide a framework for joint planning between the Town and the MD of Greenview. This can reduce the potential for incompatible uses between the two jurisdictions, help to protect future growth areas for the Town, and reduce the impacts of urban land uses on rural activities.

16.2.1 Intermunicipal Development Plan

With cooperation from the MD of Greenview, the Town shall pursue revisions to the current Intermunicipal Development Plan to reflect changes in the planning context and align with the Municipal Development Plans of both communities.

16.2.2 Urban Expansion Planning

The Town shall determine needs for additional land to meet long-term growth needs, and regularly consult with the MD of Greenview regarding potential urban expansion strategies to address these requirements. This consultation shall align with the requirements of the Intermunicipal Development Plan.

16.2.3 Annexation

If the annexation of lands is required to supply land for growth and development, the Town shall consult with the MD of Greenview on potential approaches to determining boundary adjustments. The Town shall endeavour to pursue uncontested annexation applications in partnership with the MD of Greenview whenever possible.

16.2.4 Infrastructure Coordination

The Town should coordinate infrastructure requirements with development in the MD of Greenview where practical. This could include but is not limited to roadways, stormwater management, water, and sanitary sewer. Any extensions of infrastructure should not encourage urban growth in areas designated for rural development.

16.2.5 Highway Commercial Development

The Town should work in partnership with the MD of Greenview to develop a truck stop and supporting highway commercial services in the southeast corner of the Town. An agreement between the Town and the MD of Greenview may be required to identify and develop access and areas for deceleration.

16.2.6 Referrals to Neighbouring Municipalities

The Town shall comply with the Intermunicipal Development Plan (IDP) and provide relevant applications, plans, and bylaws to the MD of Greenview that will affect the IDP referral area.

16.2.7 Intermunicipal Council Committee

The Town should coordinate an Intermunicipal Council Committee with the MD of Greenview with terms of reference determined through the revised Intermunicipal Development Plan.

16.3 REGIONAL COOPERATION

The Town of Fox Creek is committed to work cooperatively with public and private organizations. This is particularly important when looking at ways of providing municipal and community services to residents and businesses in the most cost-efficient and effective manner.

16.3.1 Cooperation with Other Governments

The Town should work with the federal and provincial governments and the MD of Greenview to leverage funding opportunities and ensure that a full range of public services and amenities are provided and maintained for the community.

16.3.2 Regional Partnerships

The Town should work with municipalities, municipal organizations, non-profit organizations, and private sector organizations to promote and coordinate regional economic development and regional service delivery.

16.3.3 Ecological Integrity

The Town shall pursue intergovernmental collaboration and partnerships with private and non-profit organization to protect the natural environment and ecological integrity in the region. This should include:

- Working with the MD of Greenview and Alberta Environment and Parks to maintain the ecological integrity of Fox Creek, its drainage courses, and other natural areas
- Supporting AER and oil and gas companies operating in the area to locate pipelines in common right-of-way where feasible
- Encouraging Alberta Environment and Parks to coordinate timber harvesting in an aesthetic manner where cut blocks cannot be viewed from public roadways
- Supporting efforts made by Alberta Environment and Parks, other government departments, and private organizations to enhance, develop, and promote year-round nature-based recreational activities that are developed and managed in a sustainable way

A photograph of a public meeting or open house. Several people are standing in a room with a drop ceiling and fluorescent lights, looking at large display boards. The boards contain various documents, including maps and text. A yellow balloon is visible in the background. The image is partially obscured by a dark blue overlay at the bottom.

17 ADMINISTRATION AND IMPLEMENTATION

Clear, consistent direction for implementation is needed to achieve the Vision for the Town. Responsibility for the implementation, monitoring, and review of the MDP are with Council (including committees of Council), administration, and the residents of Fox Creek.

17.1 GOALS

- Provide **guidance to Town staff, partners, and other stakeholders** on strategies to implement the MDP
- Coordinate **subordinate plans** to ensure alignment with the policies of the MDP
- Maintain and refine **municipal processes and procedures** to implement the policies of the MDP
- Support **additional plans and studies** to refine MDP policies

17.2 PLAN IMPLEMENTATION

The MDP will be implemented through a variety of means and processes. The approval process of Area Structure Plans (ASPs), Area Redevelopment Plans (ARPs), and Outline Plans may be subject to the availability of resources. Council will determine priorities for funding and phasing of development in accordance with annual and capital budgets. The policies included in this document will also be used to guide other actions of Council to support desired land development and growth.

17.2.1 Plan Adoption

Upon adoption by Bylaw of this Plan, the policies contained within the Plan will be in full force and effect.

17.2.2 Statutory Plan Conformity

All statutory plans adopted by the Town shall conform to the MDP.

17.2.3 Non-Statutory Plan Conformity

All non-statutory plans adopted by the Town shall conform to the MDP.

17.2.4 Municipal Planning Commission

The Fox Creek Planning Commission shall be guided by the goals and policies of the MDP in making development permit decisions and in their recommendations to Council.

17.2.5 Subdivision and Development Appeal Board

The Subdivision and Development Appeal Board (SDAB) shall have regard to the policies of the MDP in making its subdivision and development appeal decisions.

17.2.6 Land Use Planning

The policies of the Land Use Concept shall be refined and implemented through the preparation, adoption, and application of ASPs, ARPs, the Land Use Bylaw, and Outline Plans as required. Phasing of development shall also be in accordance with efficient extension of infrastructure and the Town's capital budget.

17.2.7 Additional Plans, Policies, and Studies

Following the adoption of the MDP, Town Administration should prepare additional plans, policies, and studies to provide more detail to the direction given by the MDP. These may include:

- Economic Development Strategy
- Housing Strategy
- Parking Plan
- Cash-in-Lieu of Lands Policy
- Downtown Stormwater Health Improvement Study
- Inventory of Environmentally Significant Areas
- Recreation Area Structure Plan Update
- Infrastructure Maintenance and Rehabilitation Plan
- Future Provision of Utility Services Cost-Sharing Plan
- Storm Drainage Master Plan
- Waste Reduction and Diversion Public Education Campaign
- Highway 43 Landscaping Plan
- Cost-Sharing Agreement for Road Network Provision
- Short, Medium, and Long-Term Road Network Resource Allocation Plan
- Fox Creek Municipal Airport Plan

The development of these documents shall be subject to budgetary considerations and policy priorities determined by Council.

17.2.8 Budgeting Process

This Plan recommends activities and expenditures by the Town for successful implementation of MDP policies. However, it is not the intention of this plan to commit Town Council to funding decisions. A two-year budget shall be prepared to identify the actions and expenditures that may be taken to implement the policies of this plan. This budget shall be reviewed annually as part of the regular budgeting process and shall follow Council's requirements for public input through Council meetings and any other public engagement process the Council deems necessary.

17.2.9 Limitations

The MDP may be implemented through direct action arising from the preparation of future ASPs, ARPs, Outline Plans, and/or Land Use Designations through the approval processes under the City's Land Use Bylaw, and through the authority of the SDAB, City Council, and administrative staff. These initiatives may be subject to the availability of resources as determined through the annual budget process.

The Land Use Concept is a framework to guide future land use decisions; it is not intended to be interpreted or amended on a site-specific basis. All information on this map shall be verified by consulting the text of the MDP, relevant statutory plans, and the Land Use Bylaw. This MDP shall not be considered to identify all site conditions and constraints that may impact development at specific locations.

17.3 PLAN INTERPRETATION

As a statutory document enacted by the Town of Fox Creek under the Alberta *Municipal Development Act*, the MDP provides policy guidance and direction for the Town Council and staff in the subject areas included. This section details how the content of this Plan should be considered when implemented by the Town.

17.3.1 Policy Interpretation

This document (including the policies, tables, maps, and figures) constitute the Municipal Development Plan for the Town of Fox Creek. Descriptions, conceptual graphics, and content in appendices are provided for information purposes only and are not legally part of the Plan unless otherwise stated. These elements may be revised without a Plan amendment.

If a policy is accompanied by a descriptive section, the descriptive section is provided for informational purposes to enhance the understanding of the policy. The policy will take precedence if inconsistencies with interpretation arise.

Policies are written using “shall,” “should,” or “may” statements, the interpretation of which is as follows:

- Where “**shall**” is used in a policy, the policy is considered mandatory. Nevertheless, where quantities or numerical standards are contained within mandatory policies, such quantities or standards may be varied so long as the intent of the policy is still achieved and the variation is necessary to address unique circumstances that would render compliance impractical or impossible

- Where “**should**” is used in a policy, the intent is that the policy is strongly encouraged, but can be varied where unique or unforeseen circumstances provide for courses of action that would satisfy the general intent of the policy
- Where “**may**” is used in a policy, it means there is a choice in applying the policy and denotes discretionary compliance or the ability to vary the requirements as presented

Where the policies of this Plan refer to Town Council or the Town, such policies are deemed to also refer to any committee, board or appointed officer which has been delegated decision making and/or approving authority in accordance with the requirements of the Municipal Government Act.

17.3.2 Map Designations

The designations identified on the maps in this Plan are intended to show general land use areas only. These boundaries are subject to minor variation without amendment to this Plan, except for designations with fixed boundaries such as roads, railway lines, watercourses, utility corridors, or where specifically fixed by a corresponding policy in the Plan. For the interpretation of the limits of any boundary, particularly those for environmental features, riparian areas, wetlands or mandatory setback areas, the Town may specify the information required to define such limits. The final interpretation of these geographic limits will be undertaken and/or approved by the Town or other responsible agency.

17.3.3 Transportation and Servicing Corridors

The location of proposed roads and servicing corridors shown in this Plan are based on the most accurate information available at the time of Plan approval. Minor changes to alignments or locations as well as intersection improvements may take place without amendment to this Plan. The Town will have regard to the extent of the change, the impact of the change, and the intent of the existing policies in determining if an amendment is required.

17.3.4 Numerical Figures

All numerical figures, such as statistics, targets, and projections contained within this Plan, are based on the most accurate information available at the time of Plan approval. The numerical figures contained within this Plan be considered as approximate except where the Plan specifically indicates the figures are intended to be fixed and absolute. Amendments to this Plan will not be required to allow any update or any reasonable deviation from any of the numerical figures provided the general intent of the Plan is maintained.

17.3.5 Map Symbols

Symbols appear on maps in the Plan to illustrate the approximate location of features such as mixed-use areas, employment nodes, parks, and infrastructure facilities. They are not intended to represent the exact geographic extent or location of the corresponding designation, feature, or facility. Amendments to this Plan will not be required to change the general location of such symbols, provided the general intent of the Plan is maintained.

17.4 PLAN AMENDMENT AND REVIEW

To ensure planning and development are being guided effectively by the policies in the MDP, this document will be monitored and reviewed regularly. The MDP may be amended or updated as a “living document” to reflect new circumstances, revised goals and objectives of Council, and the changing aspirations of the community. A major review of the MDP should be also undertaken every five years to ensure that the goals, policy directions, processes and actions reflect current growth forecasts, market trends, overall community values, and the City's financial capacity.

17.4.1 Annual Report

The MDP shall be monitored and reviewed regularly through an Annual Report prepared by Town Administration for Council review. This Report shall evaluate the MDP's policies and their effectiveness, as well as recommendations for changes to policy or implementation as necessary.

17.4.2 Five-Year Review

A major MDP review should be undertaken every 5 years. If there are recommendations in an Annual Report that extensive changes are necessary, then a more thorough review may be undertaken before five years have passed.

17.4.3 Amendments to the MDP

Changes to the intent of the MDP shall be carried out through an amendment process in accordance with the Municipal Government Act.

17.4.4 Application for MDP Amendments

The Town or a landowner may initiate an amendment to the MDP. Within the application to amend the MDP, the following shall be addressed:

- The rationale for the proposed amendment;
- The impact of the proposed change on the achievement of the goals and policies of the MDP;

- The effect of the proposed amendment on adjacent land uses;
- The effect of the proposed amendment on city infrastructure and services; and
- A proposal for public and stakeholder consultation, if necessary

17.4.5 Public Engagement Requirements for MDP Amendments

Opportunities for broader public and stakeholder engagement may be necessary for an amendment depending upon the nature of the proposed MDP amendment, potential impacts, and the anticipated level of public interest generated by the change. The administration will assess and determine the appropriate engagement processes for each future MDP amendment.

17.4.6 Additional Information for MDP Amendments

When an MDP amendment may result in significant impacts, the Town may require the submission of additional information with an application to describe the effects of the proposed change, including fiscal impacts, environmental impacts, servicing and infrastructure impacts, and impacts on the local economy, as relevant. The scope of the required information shall be determined through consultation with Town staff and the applicant.

NOW THEREFORE, the Council of the Town of Fox Creek duly assembled and pursuant to the provisions of the said Municipal Government Act and amendments thereto, enacts as follows:

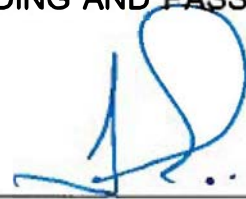
That upon third and final reading of Bylaw 775-2016 – Municipal Development Plan shall come into effect, furthermore upon passing thereof and upon taking effect, Bylaw 536-98 and Bylaw 678-2009 shall be repealed.

BYLAW NO. 775-2016 IS HEREBY GIVEN FIRST READING this 27th day of June, 2016

BYLAW NO. 775-2016 IS HEREBY GIVEN SECOND READING this 25th day of July, 2016

BYLAW NO. 775-2016 IS HEREBY GIVEN THIRD READING AND PASSED this 25th day of July, 2016

July 26/16
Date Signed



Jim Ahn
Mayor



Roy Dell
Chief Administrative Officer

