

VILLAGE OF HINES
Province of Alberta



**The Village of Hines Creek
Municipal Development Plan**

Bylaw No. 481

November, 1998

The Village of Hines Creek Municipal Development Plan



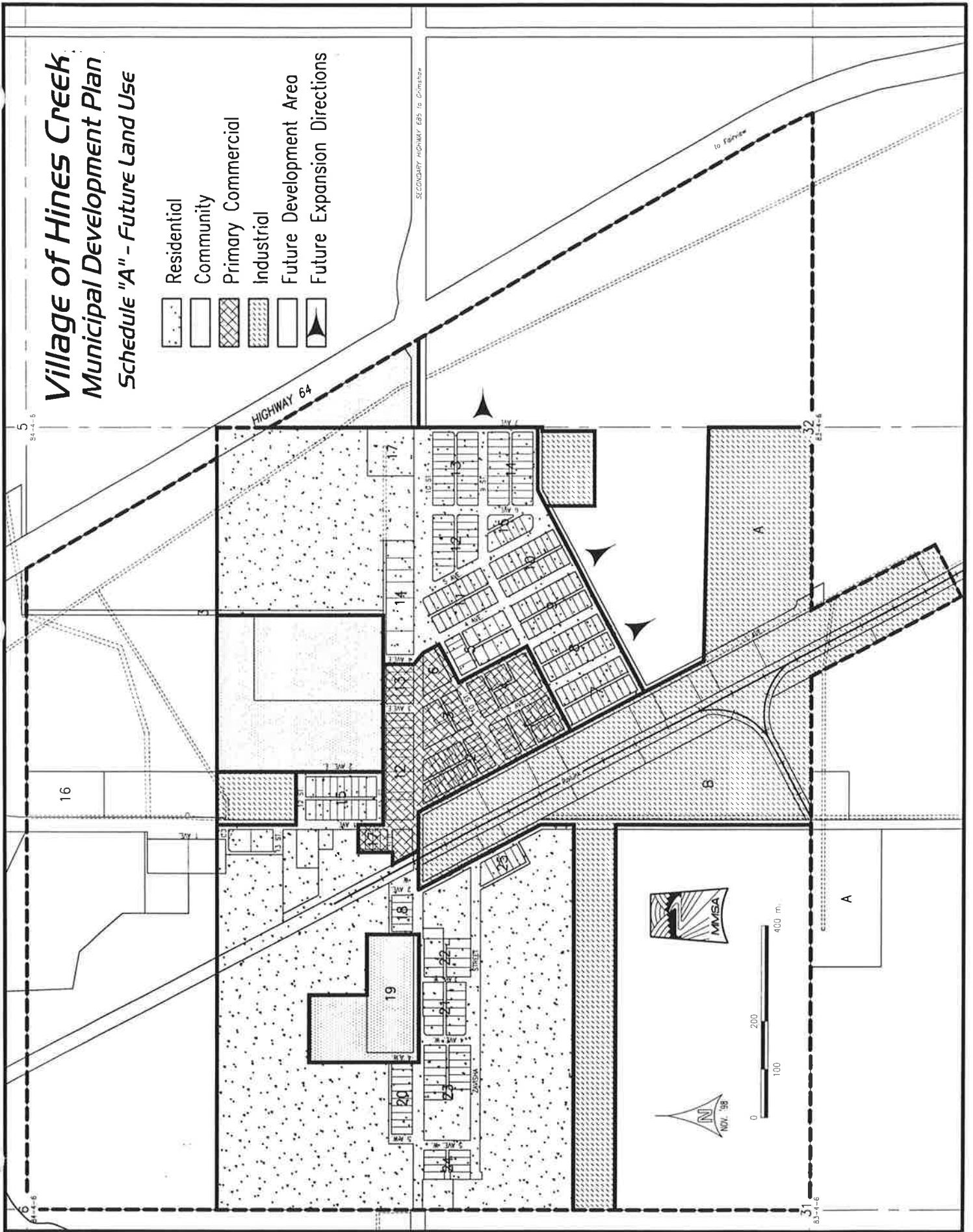
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Village of Hines Creek Municipal Development Plan Schedule "A" - Future Land Use

-  Residential
-  Community
-  Primary Commercial
-  Industrial
-  Future Development Area
-  Future Expansion Directions



The Village of Hines Creek Municipal Development Plan

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1. INTRODUCTION - THE FUTURE OF HINES CREEK

1.1 Purpose Of The Plan:

The purpose of this Municipal Development Plan is to provide a framework for the future planning of the Village of Hines Creek.

The Plan will provide policy direction in terms of the future growth and development of the Village. It will also provide a connection between the Village's economic development and community planning initiatives.

The planning area to be covered by this Plan will include those lands lying within the corporate boundary of the Village on the date of the adoption of the Plan.

1.2 Municipal Government Act:

The Village's Municipal Development Plan has been prepared in accordance to the provisions of the Municipal Government Act, as well as the Provincial Government's Land Use Policies.

This Plan replaces the Village of Hines Creek General Municipal Plan that was adopted in 1982 under the former provincial planning legislation.

Though the Village is not required to adopt a municipal development plan under the provisions of the Municipal Government Act, Council was of the opinion that this type of document would be worthwhile in terms of the future planning of the municipality.

1.3 Goals:

Village Council has established the following goals for the administration and implementation of this Plan:

- A. To enhance the Village's role as a service centre in the Peace Region, especially in relation to the area's agricultural and forestry sectors.
 - B. To cooperate and work with the Municipal District of Clear Hills No. 21 in the future planning of the Hines Creek area.
 - C. To have the Village develop in such a manner that there is a reasonable balance of industrial, commercial and residential assessment, while ensuring that the Village develops in an orderly and effective manner in terms of its future land use planning.
 - D. To ensure that the Village's land use patterns are coordinated with transportation and municipal servicing systems.
 - E. To improve the appearance of the municipality and promote the development of recreation and open spaces.
 - F. To ensure the compatibility of land uses in relation to the future growth of the Village.
 - G. To provide for a variety of housing types and residential accommodation options for people wanting to live in the Village.
 - H. To ensure that the Village's economic development and community initiatives complement each other in a positive manner.
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1.4 Plan Interpretation:

Village Council's intent for this Plan is to provide a general policy direction for the future planning of the municipality. The Plan is not intended to be fixed and/or inflexible in its implementation.

The interpretation of the Plan's policy direction will be subject to the approval of Village Council.

Minor adjustments to the Plan will not require a formal amendment. Changes to the "spirit and intent" of the Plan will require a bylaw to be passed by Village Council in accordance to the provisions of the Municipal Government Act that amends the Plan accordingly.

2. ECONOMIC DEVELOPMENT

2.1 Goal For The Municipality:

To enhance the economic development and the service centre role of the Village of Hines Creek through effective land use planning.

2.2 Policy Directions:

1. The Village will ensure that there is an adequate supply of land in order to accommodate various types of development.
 2. The Village will undertake projects that will maintain, upgrading and further enhance municipal infrastructure systems, including the pavement of roads.
 3. The Village will undertake initiatives aimed at enhancing the appearance of the community, especially in the Central Business District and the highway entrances into the municipality.
 4. The Village will work with the Business Association on economic development initiatives.
 5. The Village will assist with the economic development of the municipality by providing potential investors and/or developers with information to base their decisions on.
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3. LAND USE AND TRANSPORTATION

This section of the Municipal Development Plan will outline the policies for the future land use patterns of the Village, as well as the development of the transportation system.

3.1 Residential:

1. The Village will encourage the development of various types of housing in the municipality, as well as a variety of lot sizes and housing designs.
 2. Residential development will be encouraged to locate in close proximity to schools and community facilities.
 3. The re-development and infilling of residential areas will be permitted and encouraged based on the following considerations:
 - a. compatibility with adjacent properties;
 - b. availability of municipal services;
 - c. access points to road system;
 - d. parking availability; and
 - e. existing vegetation on the subject property.
 4. In considering proposals for multi-unit residential development, the Village shall take the following factors into consideration:
 - a. compatibility with current and future land uses in the area;
 - b. building height;
 - c. availability of municipal services;
 - d. access points to road system; and
 - e. closeness to schools and community facilities.
 5. Multi-unit residential development will be encouraged to locate on collector roads.
 6. In new residential areas, manufactured home development will be allowed only on a pre-planned basis rather than scattered throughout the Village.
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7. Residential - manufactured home subdivisions may include single-wide and/or double-wide manufactured homes and shall be developed in accordance to the following:
 - a. roads shall be constructed of an all-weather, hard compacted surface;
 - b. proper surface drainage;
 - c. parking for all manufactured home units;
 - d. the development of a recreation area;
 - e. connected to the municipal water distribution and sewage collection systems; and
 - f. access to a major road.

 8. Manufactured homes (single-wide and double-wide) may be located in areas of the village zoned for manufactured home subdivisions or manufactured home parks under the Village of Hines Creek Land Use Bylaw. In other areas, the following factors shall be taken into consideration by the Village:
 - a. Appearance of the manufactured home in relation to the general character of the area;
 - b. Future planning of the area in terms of residential development; and
 - c. The siting of the manufactured home on the subject property.

 9. As a way to separate a residential - mobile home subdivision from incompatible land uses, the Village may require a buffer of some kind.

 9. In all cases, the impact of new residential development on the character and appearance of an existing residential area shall be considered as part of the Village's review of such a proposal.
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3.2 Commercial:

1. The Village will encourage the development of commercial land uses in the municipality, including the re-development and infilling of commercial properties.
2. The Village will encourage the development of primary commercial uses in the Central Business District, including retail outlets, professional offices and personal service businesses.
3. The Central Business District will be encouraged to be made as attractive as possible by such means as tree planting, street cleaning and sign control.
4. Highway and secondary commercial uses will be directed to locate along the Highway and in designated industrial areas on sites fronting collector roads respectively. Development of this nature will be based on the following considerations:
 - a. safe and effective access points to the highway are provided, including the possible use of service roads;
 - b. lights and signs are placed in such a manner as not to interfere with the traffic movement; and
 - c. appearance of development.

3.3 Industrial:

1. Industrial development will be directed to locations that are designated as Industrial in accordance to the Future Land Use Plan.
2. The development of land for industrial purposes shall include:
 - a. the provision of suitable access to the road system, including the possible use of service roads;
 - b. adequate parking and loading facilities;

- c. an internal road system that allows for the easy movement of large vehicles; and
 - d. buffers between industrial development and adjacent areas, where required by the Village.
3. The Village will encourage the use of land adjacent to the rail-line for industrial uses that require access to the rail transportation system, as outlined on the Future Land Use Plan.

3.4 Community:

1. Community development shall include facilities such as schools, parks, community halls, recreation complexes and similar uses.
2. Where possible, the Village will concentrate the development of major recreation and culture facilities in the area currently used for community development.
3. Community facilities will be developed in locations that provide safe and effective access to residential areas.
4. Residential uses associated with community use may be allowed to occur provided there is room for the future expansion of the community use.
5. Open space areas may be provided as "buffer" areas along river valleys, highway routes, railway lines, and as links to schools and community uses.

3.5 Transportation:

1. The Future Land Use Plan will indicate the location of the following:
 - a. highways;
 - b. collector roads; and
 - c. minor roads.
-

2. The minimum carriageway widths for roads in the Village shall be developed in accordance to the Village's standards and based on the purpose of the road, with special consideration being given to roads that provide access to commercial and/or industrial development.
3. When reviewing proposals, the Village may require the following as a condition of subdivision and/or development related to the construction of the Village's road system:
 - a. the provision of a service road, especially for development located along Highway No. 64 and Highway No. 685;
 - b. compacted surface construction, preferably pavement;
 - c. curb and gutter; and
 - d. sidewalks.
4. Where required, pedestrian crossing facilities will be put in place, especially for pedestrian crossings on the highway system.

3.6 Future Village Expansion:

1. The future expansion of the Village will generally conform to the directions outlined on the Future Land Use Plan.
 2. Prior to the development of a future expansion area, the Village may require the preparation of an area structure plan to provide for the detailed planning of the area.
 3. Where land is required to be annexed into the Village in order to accommodate the expansion of the municipality, the Village will work with the Municipal District of Clear Hills No. 21 on the preparation of an annexation application.
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4. MUNICIPAL RESERVES

4.1 Goal For The Municipality:

To use municipal reserve allocations effectively in terms of their use for park, recreation and/or school purposes, as well as in relation to their location within the municipality.

4.2 Policy Statements:

1. The Village will allocate municipal reserve in accordance to the provisions of the Municipal Government Act and shall base the municipal reserve allocation on ten percent (10%) of the land to be developed.
 2. In residential areas, the Village will usually require municipal reserve in the form of land to be used for parks, recreation and/or school purposes.
 3. In commercial and industrial areas, the Village will usually require municipal reserve in the form of money-in-lieu, unless land is required to provide a buffer between incompatible land uses.
 4. The Village will work with the School Divisions to determine future school land and location needs in relation to the allocation of municipal and/or school reserve.
 5. If required to protect an environmentally sensitive area, the Village may require land to be designated as "environmental reserve" under the provisions of the Municipal Government Act.
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5. IMPLEMENTATION AND MONITORING

5.1 Implementation Of Plan:

The Village of Hines Creek Land Use Bylaw will be the primary method used by the municipality to implement the Municipal Development Plan.

The Municipal Development Plan will also be implemented through the use of other planning processes related to such things as infrastructure, economic development and recreation.

In all private development areas, the developer will be responsible for providing the required municipal services, roads and utilities. Village Council may enter into a developer's agreement with the developer in order to address the provision of required infrastructure.

5.2 Environmental Assessment:

Prior to the development of land within the municipality, the Village may require a developer to undertake an environmental assessment of the subject property.

5.3 Inter-Municipal Planning:

The Village realizes the importance of working on a basis of communication and cooperation with its municipal neighbour, the Municipal District of Clear Hills No. 21. This is especially true in relation to the future planning of the rural-urban area around the Village.

The Village wants to ensure that its transportation and municipal servicing systems are coordinated with the ones developed by the Municipal District.

When a proposal to develop land within the Village may have an affect the Municipal District, the Village will request the Municipal District to provide comments on it. This will include proposals that may affect land located along the boundary between the Village and the Municipal District. The proposal could relate to the future planning, zoning, subdivision and/or development of property within the Village.

In relation to section 11 of the Subdivision Regulation, the Village will provide comments to the Municipal District's Subdivision Authority on applications for subdivision for country residential development proposals within the rural-urban area. When commenting on applications for subdivision for country residential development, the Village shall take the following into consideration:

1. The location of the subject property in relation to the future growth of the Village;
2. Impacts on the road system in the area; and
3. How municipal reserve is proposed to be allocated for the subdivision of the subject property. In areas that may be required for future urban development, the Village may request the Municipal District to defer the allocation of municipal reserve.

Where the Village proposes to annex land into the Village from the Municipal District, the process to develop the annexation application will be based on consultation between the two municipalities. Prior to submitting an annexation application to the Municipal Government Board, every attempt will be made to have the Village and the Municipal District agree on the proposal.

5.4 Subdivision Of Land:

1. The Village will not recommend the approval of an application for subdivision unless the proposal conforms to the spirit and intent of this Municipal Development Plan.
2. Prior to the approval of an application for subdivision, the Village may require the developer to prepare an area structure plan as a way to provide for the detailed future planning of the subject property.

5.5 Monitoring And Review:

The Village will monitor the implementation and administration of this Municipal Development Plan on an on-going basis.

The Village will review its Municipal Development Plan on an annual basis, with a major review of the Plan being undertaken once every five years.

VILLAGE OF Hines Creek
Province of Alberta

BYLAW No. 481

A BYLAW OF THE VILLAGE OF Hines Creek, IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF ENACTING THE VILLAGE OF Hines Creek MUNICIPAL DEVELOPMENT PLAN.

WHEREAS, the Council of the Village of Hines Creek has deemed it desirable to adopt a Municipal Development Plan as a way to provide for policy direction for the future planning and development of the municipality;

AND WHEREAS, the Council of the Village of Hines Creek wanted to review and update the Village of Hines Creek General Municipal Plan in accordance to the provisions of the Province of Alberta Municipal Government Act;

AND WHEREAS, the Province of Alberta Municipal Government Act provides for the adoption of a Municipal Development Plan by a municipality.


NOW THEREFORE, the Council of the Village of Hines Creek, in the Province of Alberta, duly assembled, hereby enacts as follows:

1. That this Bylaw, with the following attachments, shall be known as the "Village of Hines Creek Municipal Development Plan".
 2. That this Bylaw hereby repeals the former Village of Hines Creek General Municipal Plan Bylaw No. 323.
 3. That this Bylaw shall take effect on the date of its final passing thereof.
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READ a first time this 20th day of October, 1998.



Mayor



Municipal Manager - Barb Lund

READ a second time this 8th day of December, 1998.

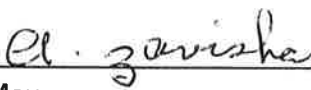


Mayor



Municipal Manager - Barb Lund

READ a third time and finally passed this 8th day of December, 1998.



Mayor



Municipal Manager - Barb Lund
