



SPECIAL COUNCIL MEETING

**WEDNESDAY,
NOVEMBER 21, 2018**

7:00 P.M.

**AGENDA FOR THE SPECIAL MEETING OF THE REDCLIFF TOWN COUNCIL
WEDNESDAY, NOVEMBER 21, 2018 – 7:00 P.M.
REDCLIFF TOWN COUNCIL CHAMBERS**

<u>AGENDA ITEM</u>	<u>RECOMMENDATION</u>
1. GENERAL	
A) Call to Order	
B) Adoption of Agenda	Adoption
2. NEW BUSINESS	
A) Draft Municipal Development Plan Review *	For Consideration
3. ADJOURN	

Memo



To: Redcliff Town Council

From: Planning and Engineering Department

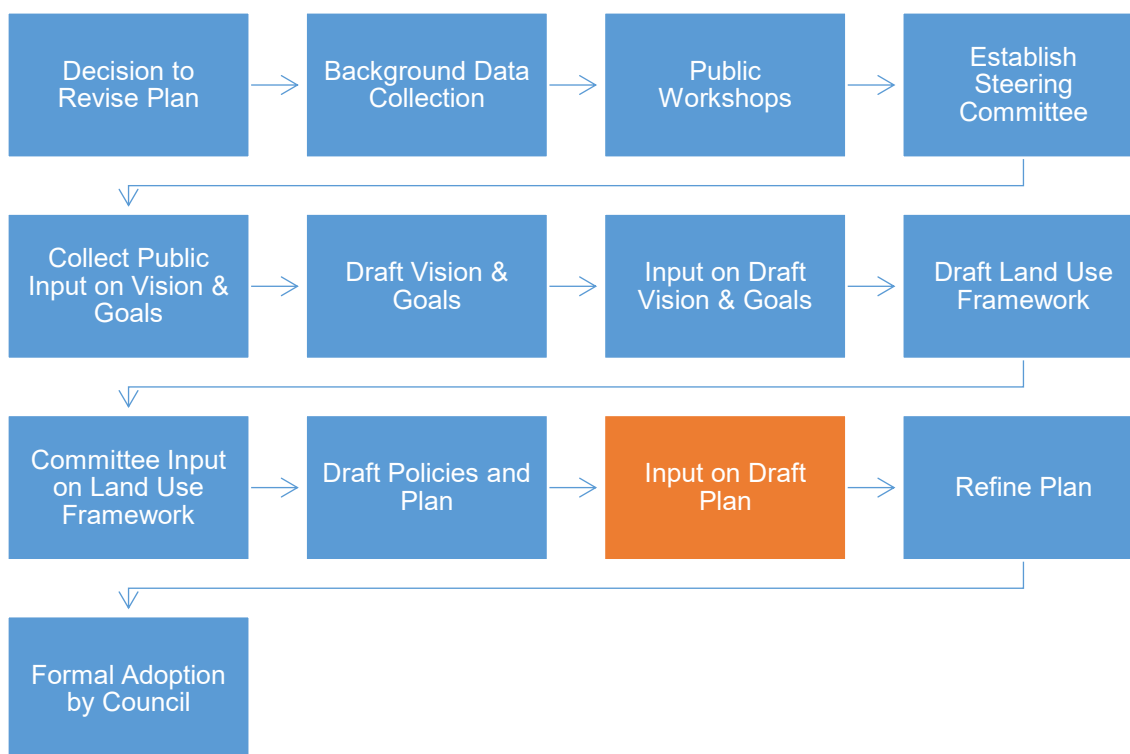
Date: November 21, 2018

Re: Council Review of Draft Municipal Development Plan

BACKGROUND:

The Municipal Development Plan is to be adopted by Council as a bylaw, and has a large role in guiding Council decision-making. It is therefore important for Council to review the draft MDP policies and provide comments and input towards the draft Plan.

The Planning and Engineering Department has been working to update Redcliff's Municipal Development Plan over the past year. The process to update the document is outlined in the graphic below:



MEETING AGENDA:

Review of the draft Municipal Development Plan will proceed as follows:

Item No.	Activity Description	Duration
1.	Small Town Feel - Flyover Video of 9 th Avenue Concept	5 minutes
2.	Review Document Structure	15 minutes
3.	Draft Municipal Development Plan Review	90 minutes
4.	Debrief	10 minutes

ATTACHMENTS:

- a) Draft Municipal Development Plan (current to November 16th, 2018)
- b) MDP Steering Committee October Meeting Minutes



MUNICIPAL DEVELOPMENT PLAN

Town of Redcliff

Adopted XXXXX 2019

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1.0 WHAT IS THE MDP

1.1 Purpose

1.1.1 Why do we have an MDP?

Through the *Municipal Government Act* (MGA), the Province of Alberta requires every municipality to have a Municipal Development Plan (MDP).

The MDP is an important document because it sets forth a vision and action plan for how Redcliff will grow, develop, and redevelop in the future.

1.1.2 Why are we redoing the MDP?

Redcliff's previous Municipal Development Plan was adopted in 2010 and required updating to reflect the current socio-economic context of the Town, incorporate the community's vision, involve citizens more heavily in the process, and improve consistency with other provincial and regional planning documents adopted after the 2010 MDP. For example, the Government of Alberta requires Redcliff's MDP to align with the newest version of the Alberta *Municipal Government Act*, ratified in 2017, and the *South Saskatchewan Regional Plan* (SSRP), adopted in 2014.

1.2 Scope

1.2.1 Timeframe

Redcliff's Municipal Development Plan provides direction for the future development of the Town over the next 40 years. The Town cannot properly plan and prepare for the future unless we know what we want Redcliff to look like in the future. A long term plan looking ahead to 2056 is needed to determine the short term actions we must take now to reach the 2056 vision.

1.2.2 Geographic Reach

All land within Redcliff's current boundary is included in the MDP. Both redevelopment in established areas and new development in greenfield areas will be addressed in this Plan ~~in the hopes of creating an integrated and cohesive Town fabric~~. The MDP also includes a growth management plan which looks ahead to expansion beyond the current boundary. The general MDP policies also apply to future annexed lands not currently within Town boundary.

1.2.3 Direction & Flexibility

The MDP is designed to be specific and detailed in providing guidelines-a framework for how the Town will progress into the future. While the MDP sets direction for the next 40 years, it is to be a flexible, living document and will be subject to review and minor updates over time to reflect the current context of Redcliff.

S. 632 of the Alberta Municipal Government Act (2018)
states:

(3) A municipal development plan

(a) must address

- (i) the future land use within the municipality,
- (ii) the manner of and the proposals for future development in the municipality,
- (iii) the co-ordination of land use, future growth patterns and other infrastructure with adjacent municipalities if there is no intermunicipal development plan with respect to those matters in those municipalities,
- (iv) the provision of the required transportation systems either generally or specifically within the municipality and in relation to adjacent municipalities, and
- (v) the provision of municipal services and facilities either generally or specifically,
- (vi) policies respecting the provision of municipal, school or municipal and school reserves, including but not limited to the need for, amount of and allocation of those reserves and the identification of school requirements in consultation with affected school boards, and
- (vii) policies respecting the protection of agricultural operations.

(b) may address

- (i) proposals for the financing and programming of municipal infrastructure,
- (ii) the co-ordination of municipal programs relating to the physical, social and economic development of the municipality,
- (iii) environmental matters within the municipality,
- (iv) the financial resources of the municipality,
- (v) the economic development of the municipality, and
- (vi) any other matter relating to the physical, social or economic development of the municipality,
- (vii) statements regarding the municipality's development constraints, including the results of any development studies and impact analysis, and goals, objectives, targets, planning policies and corporate strategies

1.3 Role

1.3.1 What does the MDP do?

Redcliff's Municipal Development Plan is a blueprint for the Town reflective of the public, Council, and administration formulated solutions, advice, and recommendations, ~~that was designed by public, council and administration, which~~ aimed to:

- Guide ~~council~~ Council decisions;
- Guide decisions and policy input from Town Boards and Commissions;
- Provide ~~overall~~ development direction in all of Redcliff's neighbourhoods;
- Act as a roadmap for evaluating development proposals against the vision for the community;
- Address the issues of today and look ahead to plan for future issues;
- Balance the needs of all members of the community;
- Foster horizontal and vertical cooperation and consistency with other governments;
- Provide a clear framework for implementing the community vision;
- Guide capital expenditure priorities; and
- Establish criteria to measure success of the Plan.

Note: The MDP does not provide specifics related to subdivision and development. Specifics are provided in the Land Use Bylaw, engineering standards, and other municipal statutory plans, which are guided by the MDP.

Note: MGA S. 637 Effect of plans
The adoption by a council of a statutory plan does not require the municipality to undertake any of the projects referred to in it.

The MDP also plays a role in:

- Attracting business to Redcliff; and
- Acting as a foundation to support community initiatives.

1.4 MDP Organization

Redcliff's MDP is broken into the following main parts:

What is the MDP (introduction and contextual information)

How we did it (the process followed to update the MDP, including public consultation)

How it fits in (the hierarchy of planning documents in Redcliff)

Where we were (background information on the current state of the Town)

Where we are going (vision statement)

How we will get there (overall goal and neighbourhood specific policies)

Ensuring the vision (implementation, monitoring and evaluation framework)

1.5 How to Use the MDP

1.5.1 How do I know which Policies to Consider?

Policies in the Municipal Development Plan are divided into two main sections: goals and neighbourhoods. The Goal-goal section policies are general and apply to all of Redcliff. The Neighbourhood policies only apply to land within that a specific neighbourhood's boundary. Any development or initiative must consider all applicable general policies under the goal section and specific policies from the neighbourhood it is located in.

Neighbourhoods are not meant to divide Redcliff and create boundaries; rather, they are used to create planning policies which happen to be unique to only specific areas of the Town. For example, river

flooding only affects the River Valley, so a flood setback policy only exists for the River Valley Neighbourhood.

1.5.2 What is the Intent of the Policies?

The Plan's vision may not be fully realized unless all policies are implemented, and all policies are designed to be achievable through actions in the implementation section of the Plan. However, some policies and associated actions, ~~by nature~~, are more passive than others, and resource and capacity limitations mean not all policies can be prioritized at once.

Redcliff's Municipal Development Plan uses specific words in policies to denote intent and priority. The following table illustrates how specific words are used to define policy intent. Policy intent is colour-coded throughout the MDP document, as indicated in the table below.

Intent	Word	Priority Level
Compulsory requirement, to ensure result	SHALL	High
Actively encouraged, to illustrate ideal expectations	SHOULD	Medium
Passively supported, dependent on context, resources and capacity	MAY	Low

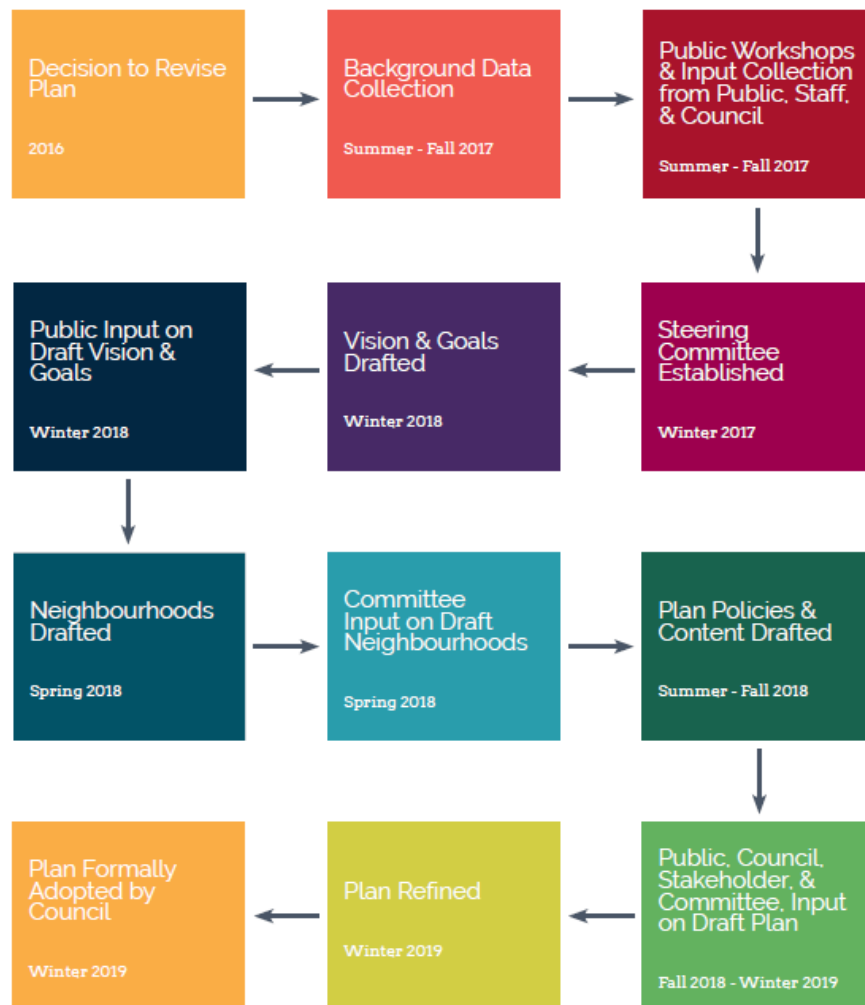
1.5.3 How are the Policies Implemented?

~~Policies must have associated actions and an implementation plan in order to be realized. An implementation plan can be found after each goal and each neighbourhood, illustrating the corresponding actions for the policies within that goal or neighbourhood.~~

~~Section 7.1 of the document contains a detailed implementation plan including all policies listed after each goal and neighbourhood section. Section 7.1 also contains a general implementation plan with detailed actions that don't necessarily fit a specific goal or neighbourhood, which need to occur to realize the vision of the Plan.~~

2.0 HOW WE DID IT

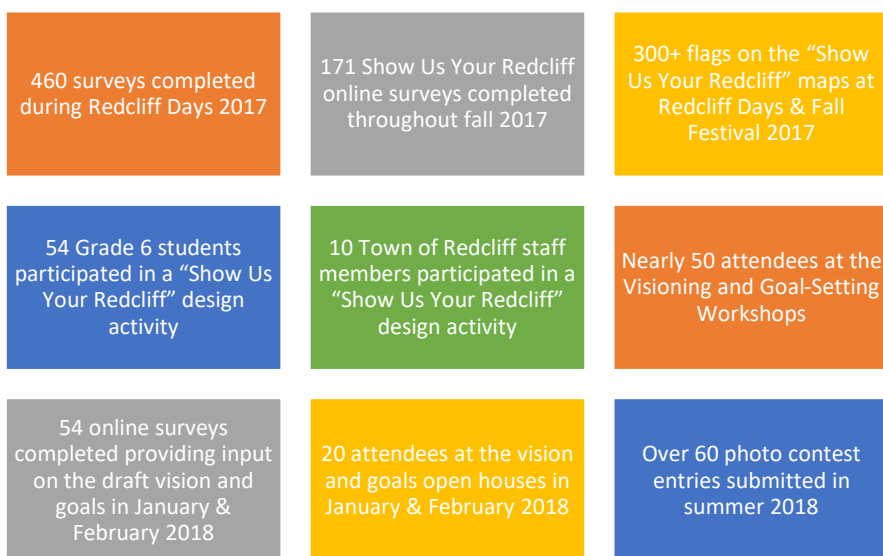
2.1 MDP Update Process



2.2 Public Involvement

Community involvement was at the forefront of developing Redcliff's MDP. The MDP update process involved hours of public consultation with Town Council, Administration, and the [publiccommunity](#). An MDP Steering Committee composed of representatives from the public, Council, Municipal Planning Commission, [the](#) School Board, and [StaffAdministration](#), was also established to provide detailed input on the MDP on a monthly basis.

Feedback collected for the MDP included:



Main themes which arose from public consultation included:

- Downtown, Main Street, and the River Valley were identified as the "hearts" of the community, the places most important to residents
- Residents love and want to keep Redcliff's "small town feel"
- Attracting more businesses, industry, and retail to Redcliff is paramount
- The negative stigma surrounding Redcliff must be eliminated
- Public facilities, amenities, and infrastructure should be upgraded to meet current and future needs
- Redcliff will experience steady ~~has a great opportunity for gradual~~ growth due to affordability, current recreational and community facilities, and a friendly atmosphere ~~—building on our strengths and resolving our weaknesses will make Redcliff even better in the future~~

Town staff reviewed all the feedback collected through public consultation. While it was not possible to incorporate every piece of feedback into the final MDP, the Town sought to balance the needs and wants of the community and incorporate public ideas wherever possible into the vision, goals, and policies.

The MDP Steering Committee reviewed and was asked for guidance, advice, and suggestions on the vision, goals, neighbourhoods, and policies. The Steering Committee also chose photo contest winners which best represented Redcliff to be featured in the final document, and defined the guiding principle – Small Town Feel.

2.3 Guiding Principle

When we asked people what they love about Redcliff, the number one response we heard was "small town feel." W~~But~~ what does "small town feel" mean? What does "small town feel" look like? How can we maintain and create "small town feel" as Redcliff moves into the future?

The MDP Steering Committee tackled these questions ~~at one of their meetings~~, and ~~came up with~~ developed the following guidelines for what small town feel looks like and means for Redcliff. The guidelines ~~ideas~~ presented below are meant to guide future development and redevelopment in Redcliff. The ideas are also linked to MDP policies. **This symbol ‡ next to an MDP objective or policy means it directly relates to the idea-guiding principle of creating-fostering small town feel in Redcliff.**

~~Fostering small town feel is the guiding principle of the MDP.~~ While every MDP policy does not directly relate to small town feel (i.e. infrastructure provision), decision makers should consider and assess all development proposals and capital projects through the lens of small town feel to determine if they align with the community vision's guiding principle.

Small Town Feel in Redcliff means...

- The community is clean and inviting;
- People are trustworthy and friendly, you know your neighbours and everyone is familiar;
- The community is for all ages;
- You can easily walk anywhere with wide sidewalks on all streets and signage;
- Beautification and greenery in public spaces eliminates starkness;
- The streetscape is inviting with features like trees, benches, lampposts, and art;
- Streets are safe, calm, ~~narrow~~, and not too busy;
- Downtown is the primary shopping area, with plenty of local stores;
- Buildings are not cookie cutter, and have a variety of shape, age, and colour;
- You can get all basic goods and services within Town (doctor, groceries);
- ~~The~~ **A strong** school system fosters pride and contributes to a sense of community;
- Residential neighbourhoods have open space, yards, trees, and vegetation;
- Buildings do not appear 'crammed' or 'stacked' together;
- The design of chain retail stores takes into account human-scale development ~~standards~~, shared parking, and ~~parking lots in the back with~~ storefronts closer to the street;
- Industrial areas are **buffered from incompatible uses, and clustered together or** located on the periphery of Town;
- Apartments and condo buildings are located in strategic areas above downtown stores, and as a buffer between commercial and single detached homes; and
- Buildings are not higher than 3 – 4 storeys, and their size does not overpower the surrounding community.

Small Town Feel is created by...

The look and design of the Town, which influences people's behaviour. Clean, inviting streets and open spaces draw people outside to meet each other, interact, and visit. The look and layout of the Town nurtures a familiarity and connection to the community, encouraging friendliness and a neighbourly atmosphere;

The people. A small population makes it easier to become familiar with every place and every person.

3.0 HOW IT FITS IN

Common goals help ensure success and reaffirm Redcliff's future direction. If every planning document had different goals and values, or the MDP conflicted with provincial and regional planning documents, it would be difficult for any plan to be implemented. The provincial government established a hierarchy of planning documents to prevent conflicts, requiring lower level documents to have consistency with higher level documents.

The Alberta *Municipal Government Act* requires municipalities to have an MDP. The MGA outlines required and optional content for the MDP, and describes the MDP adoption and amendment processes.

In 2008, Alberta created the *Land Use Framework* (LUF) to sustainably manage land and resources in response to immense growth in the province during the early 2000s. The LUF divides the province into seven planning regions based on major watershed boundaries. Redcliff falls under the *South Saskatchewan Regional Plan (SSRP)*, adopted in 2014. Redcliff's MDP must be consistent with the *South Saskatchewan Regional Plan*. **This symbol * next to an MDP policy means it directly relates to an SSRP policy.**

In 2010, Redcliff jointly adopted the *Tri-Area Intermunicipal Development Plan* (IDP) with the City of Medicine Hat and Cypress County. The IDP outlines how the three municipalities will grow together in the future, ensuring each has enough land to accommodate future growth. Redcliff's Municipal Development Plan must be consistent with the IDP.

Redcliff's current and future Area Structure Plans, Area Redevelopment Plans, and Land Use Bylaw must be consistent with Redcliff's MDP.



4.0 WHERE WE ARE

4.1 History

Redcliff was originally First Nations territory of the Cree, Assiniboine, Gros Ventre, Blood, and Peigan people. Europeans first settled the Redcliff area was first settled by Europeans in the 1880s. Near the turn of the 20th Century many industrialists, manufacturers, and investors were attracted to the resource-rich area. Redcliff became known as the 'Smokeless Pittsburgh of the West' due to abundant oil and natural gas reserves and proximity to the railroad. Manufacturing of brick, glass, shoes, cigars, and furniture occurred during the boom years in the early 1900s.

Growing industrial activity led to a population surge in the first years of the 20th Century. Redcliff was first incorporated as a Village in 1910, and became a Town in 1912. Today, Redcliff is famous for local food production and maintains a population approaching 6,000, small town character, and strong oil and gas and horticulture economy. population approaching 6,000, and small town charm.

4.2 Geography & Namesake

Redcliff is located in the Grasslands Region of southeastern Alberta, and it is also part of the Canadian Badlands. The Badlands region consists of unique coulee landscapes and hoodoo rock formations. It is this landscape and the red shale outcroppings seen in the river valley that gave the Town its namesake, Redcliff. after the red shale outcroppings seen in the river valley.

4.3 MDP Origins

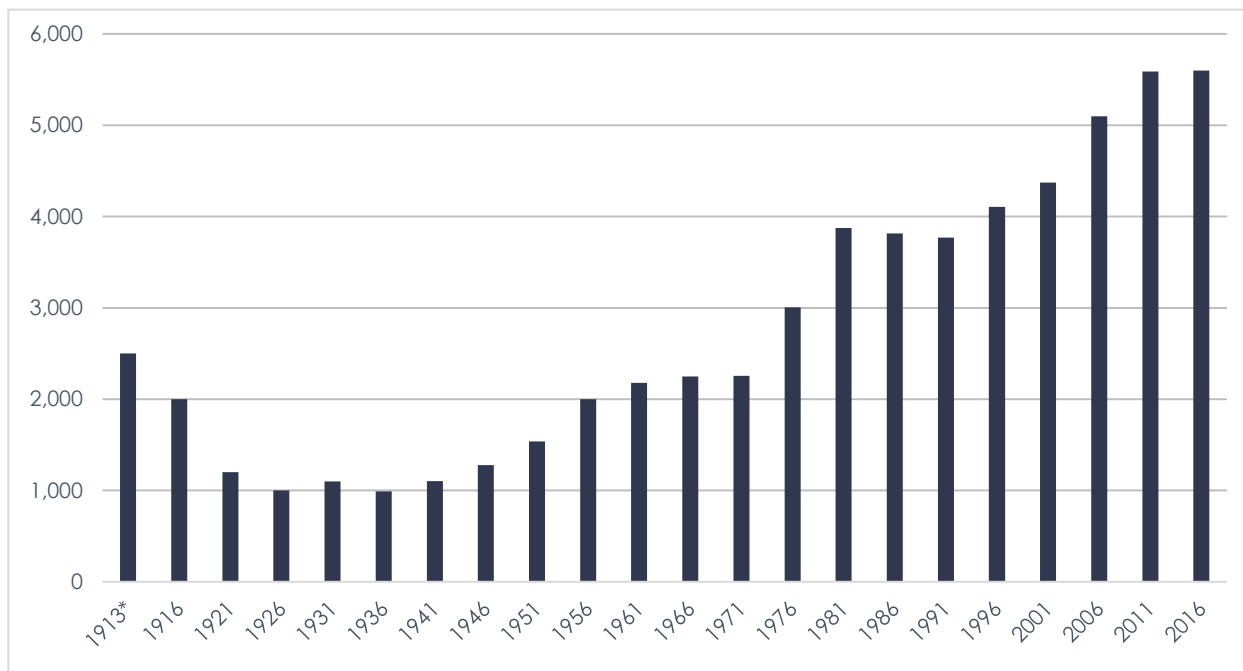
The first plan for Redcliff's growth and development was the 1976 Redcliff Engineering and Development Study, followed by the 1982 Redcliff General Plan. Redcliff's first Municipal Development Plan, adopted in 1996, built on the foundations of these two documents; it was later revised in 2000 and 2010.

4.4 Population

Understanding how the population of a community is changing can be used to predict the types and numbers of housing units a community will need, and how much land should be on hand to accommodate a future population.

Note: For details on how the population forecast was determined, and additional population growth scenarios and projections, refer to the [Population Study](#)

Redcliff's population has grown steadily over the years, largely influenced by growth periods resulting in with an upwards of 25% population increase per census period (5 years). A booming economy caused significant was the reason behind large growth periods in the early 1900s, 1970s, and early 2000s, while slow economic times brought stagnant population growth and even decline.



The forecasted Redcliff's population forecast for the next ~40 years is shown below. Under the population forecast, Redcliff is predicted to have 7,273 residents in 2036, and 8,782 residents in 2056.



4.5 Economy

Trades, transport and equipment operator occupations have employed a large portion of the population over the last 20 years, while mining, quarrying and oil and gas extraction, healthcare, construction, and retail are the largest industries where Redcliff residents are employed.

*Industry refers to the type of firm where a person works, while **occupation** refers to one's specific set of tasks. A single occupation therefore is often present across many industries. For example, accountants may work for an accounting firm, government, resource extraction business, or many other kinds of industries (Wyoming Department of Employment 2016).*

Tourism, agri-food, and agriculture are expected to lead economic growth in the future. This projected shift to occupation and industry trends is a result of an increased proportion of the population attaining

postsecondary certificates, diplomas or degrees, and a ~~A steady increase observed in the proportion of the population attaining college and university degrees and certificates, and need to diversify the economy from oil and gas, may mean shifting occupation and industry trends and a chance for Redcliff to attract new business.~~ ~~Tourism, agri food, and agriculture are expected to lead economic growth in the future.~~ Attracting new and diverse industry may be an opportunity for Redcliff to increase its non-residential assessment base, provide employment opportunities directly in Town, and stimulate subdivision and land development.

4.6 Land

~~The Town annexed 610 hectares of lands from Cypress County in 2009, while redevelopment in certain neighbourhoods is occurring and expected to continue in Redcliff.~~ Currently Redcliff includes XX ha within its municipal boundaries. The Town historically has expanded at #acres per year, most recently acquiring 610 hectares of land from Cypress County in 2009. Redcliff has a sufficient land supply to accommodate residential, commercial, and industrial growth over the majority of the ~40 year time horizon of this Plan, as redevelopment in certain neighbourhoods is occurring and expected to continue. Additional land is forecasted to be required near the end of this Plan's lifespan to ensure a 30-50 year land supply; land may need to be acquired sooner ~~may be required to accommodate growth~~ if a higher population projection is realized. Redcliff will continue to annex land in accordance with the IDP to accommodate forecasted population growth.

5.0 WHERE WE ARE GOING

~~This section of the plan describes the overall direction for Redcliff through the vision statement.~~

5.1 Vision

The vision is the overarching, general direction for the future development of Redcliff. It paints a picture of the ideal future state of Redcliff we should strive to achieve. The vision forms the basis of the MDP that the rest of the document will work towards making a reality. The vision ~~needs to provide~~ strategic direction to Council, ~~but should and~~ reflects the aspirations of the community. The strategic vision provides direction to decision-makers, is found on this page, while the resident and visitor statements following pages interpret the ideas in the strategic vision into the perspective of a resident and visitor describing Redcliff in the future. The resident and visitor vision statements tell a story of the ideal future for Redcliff in a way that is familiar.

The resident and visitor vision statements were created from feedback collected in summer and fall 2017 through surveys and a series of vision-setting workshops with the public, students, Council, and Town staff. The vision statements reflect main ideas heard during consultation sessions, pertaining to what residents themselves picture Redcliff to be, and what residents want visitors to experience in the Town.

5.1.1 Strategic Vision Statement

In the year 2056 Redcliff is celebrated for its small town feel, family oriented atmosphere, and inclusiveness. Redcliff has grown steadily to a population nearing 9,000, remaining independent of, but cooperating with its municipal neighbours.

The coulees and river valley are protected to allow current and future generations to enjoy the precious landscape and wildlife. Abundant outdoor activities and a rich history attract tourists to Redcliff.

Pride in the community is demonstrated through cultural events, and can be seen by walking along the clean, tree-lined streets where neighbours and friends gather. Public facilities are well-maintained, and a recreation hub is a major gathering space in the community.

Sustainable infrastructure catalyzes both residential and commercial growth. A low cost of living, multiple housing options, and incentives for businesses have increased industry and business diversity. Residents are able to work and shop in their community. Broadway remains the heart of the local business district, with additional retail opportunities in Eastside and throughout the Town.

Ease of getting around by either walking, cycling or driving, attractive historical buildings, an energetic downtown, and investments in green technology make Redcliff a desirable community.

5.1.2 Resident Vision Statement

Redcliff is my home, it is a wonderful place to live and I am proud of it. The Town has grown to almost 9,000 residents by welcoming people from all walks of life and all over the world. The small town feeling has been preserved and pride in the community is displayed in well maintained properties. Redcliff is a great place to raise a family; kids safely play outside and I know my neighbours. Town spirit runs high, with many citizens involved in the community.

It's easy and convenient to walk and bike just about anywhere in Redcliff because of the accessible and interconnected street system, abundant sidewalks, accommodations for cycling, and calm residential streets. My family and I often bike to recreation centres, especially during summer. A historic park at the former I-XL brick plant site is a popular gathering place for family and friends, and celebrates our rich history, while a nearby school enables kids of all ages to attend school in Town.

The trails, coulees, and river valley have always been one of my favourite places in Town. Protection of the natural areas and plentiful trails means my children and future grandchildren are able to enjoy the area just as much as I do.

Just as I was able to afford a small apartment in Redcliff when I first moved out on my own, I have peace of mind knowing I will be able to remain in Redcliff when I am older because of the multiple housing options, low cost of living, support services available in the community, and amenities for seniors.

Cooperation with neighbouring municipalities has led to strong regional connections and more options for travelling to and accessing amenities in Cypress County and the City of Medicine Hat. Redcliff has embraced new technology and opportunities to create a community that is financially sustainable with well-maintained and efficiently operating roads, sidewalks, parks, public spaces, and recreation facilities. In the past, concerns with infrastructure limited growth. Today the issue no longer exists and the Town continues to grow with infrastructure supporting growth. Investments in transportation, warehousing, and green technology spurred by infrastructure enhancements have enabled myself and many people I know to work in Redcliff.

Downtown has remained the heart of the local shops and business; I often wander the street on weekends running errands, and enjoy bumping into friends or catching community events. A diverse retail shopping area in Eastside boasts stores where I can buy additional items I used to have to leave Town for. The convenience of being able to do most of my shopping in Redcliff shows how we've grown and become more self-sufficient.

5.1.3 Visitor Vision Statement

We are driving along the Trans-Canada Highway when a sign for the amenities in the Town of Redcliff catches our eye. The Town looks clean and inviting, we decide to make a rest stop. Driving through the canopy of trees along Broadway Avenue conveys a small town charm. The shops and streets are welcoming and full of life, we park and wander around.

We spend time in shops and stores downtown, and stop to sit on a bench in one of Redcliff's many parks to people watch. We wander through the quaint residential streets, dotted with historic homes. Redcliff is peaceful and friendly, I could see myself living here. We visit the museum and learn about the boom years of Redcliff during the early 1900s. The museum recommends additional places to see in Town. We end our outing with a serene evening walk on the Town's trails that run atop of the coulees and wind down to the river valley, taking in a beautiful view of the coulees and South Saskatchewan River.

As we make our way out of Redcliff, we discuss planning a trip over summer and staying at one of the several overnight accommodations available in Town. We are looking forward to mountain biking in the coulees, swimming at the pool, playing a round at the golf course, and catching one of the community festivals. Our pit stop in Redcliff turned into discovering a hidden gem in the prairies.

6.0 HOW WE WILL GET THERE

~~This section of the plan describes the more detailed policies that will help achieve the vision. Included are the overarching goals for Redcliff, which apply to the entire Town, and the neighbourhood policies for specific areas of Redcliff.~~

KEY	
SHALL	Compulsory requirement, to ensure result
SHOULD	Actively encouraged, to illustrate ideal expectations
MAY	Passively supported, dependent on context, resources and capacity
*	SSRP related policy
‡	Small Town Feel related policy

6.1 Goals

The ~~following~~ goals act as 'mini vision statements' for ~~the future of Redcliff for more~~ specific topic areas in the MDP document. These ~~topic areas will~~ apply to the entire Town of Redcliff. The goal statements build from the vision ~~statements~~, adding further detail and direction based on feedback heard during public consultation and from the MDP Steering Committee.

6.1.1 Community

Redcliff is a community full of spirit that celebrates diversity and fosters inclusion. Our rich history is honoured in our public spaces, where residents gather and attend Town events year-round, made possible by our strong volunteer community. Safe and attractive streets and buildings ~~draw~~ bring people together, preserve our heritage, promote multiple uses, and perpetuate small town charm.

Objective 1: Increase community pride by promoting beautification of Redcliff

~~Policy 1‡:~~ The Town ~~shall encourage~~ ould ~~the creation~~ create ~~of~~ inviting public spaces through initiatives such as:

- pop-up parks or events in vacant lots
- treed boulevards
- commissioned murals

Policy 2~~4~~: The Town **shall** ~~create building and neighbourhood design~~ guidelines that promote social interaction ~~through building and neighbourhood design~~

Policy 3: The Town **shall** provide bylaw enforcement with tools and resources to proactively enforce unsightly property regulations

Policy 4~~1~~: The Town ~~shall promote Crime Prevention Through Environmental Design practices as a~~ means of enhancing security and safety to foster community pride

Policy 5~~4~~: The Town **shall** ~~encourage~~ ould beautification ~~beautify~~ of parking lots

Policy 6~~5~~: The Town **should** evaluate the need for public art initiatives and a public art committee

Policy 7~~6~~: The Town **should** establish a community clean-up initiative and tool library to encourage property clean-up

Policy 8~~7~~: The Town **may** establish community-led ~~lane-way~~ greening and beautification efforts on both private and public property

Objective 2: Increase community involvement and event attendance

Policy 9~~8~~: The Town **shall** advertise community events via the Town website, all official Town social media accounts, and local news outlets

Policy 10~~9~~: The Town **should** encourage and support community-led events and initiatives by building the capacity of and helping grow community groups who align with the vision and goals of the Town MDP

Policy 10~~4~~: the Town **should** partner with community groups and organizations who align with the vision and goals of the Town MDP to apply for grant funding

Objective 3: Preserve and promote Redcliff's cultural and built heritage

Policy 12~~11~~: The Town **shall** create an inventory of historical buildings, resources, trees, and culturally significant places in collaboration with the Redcliff Museum

Policy 13~~12~~: The Town **shall** create initiatives to bring greater recognition to historic resources ~~homes~~ in Redcliff (i.e. municipal historic resources, expand rock monuments, plaques, self-guided walking tour, mobile phone application).

Policy 14~~13~~: The Town **shall** actively work with property owners and the Province to register properties to the provincial historical registry

Policy 15~~14~~: The Town **shall** create policies and bylaws to protect valuable municipal historic resources, ensuring they are saved from demolition

Policy 16~~15~~: The Town **should** encourage building and public space design complementing the Town's brick manufacturing history

Policy 17~~16~~: The Town **should** create incentives for property owners to refurbish historic properties

Policy 18~~17~~: The Town **should** consider naming new subdivisions, streets, and parks to reflect the history of Redcliff

6.1.2 Economy & Tourism

Redcliff is a place where businesses seek to locate and people desire to visit, thanks to an open for business mindset, and a proactive approach to attract new industry, and skilled workers. Residents can easily access a diverse range of retail shopping uses Downtown, in Eastside, along Mitchell St. and

South Railway Dr., and in neighbourhood stores. Redcliff is a destination for those who want to experience and explore the badlands landscape ~~and small town charm~~.

Objective 1*: Actively work to increase business and development investment and diversity

Policy 1: The Town **shall** expand partnerships with economic development organizations to attract business investment to Redcliff

Policy 2: The Town **shall** review and complete business attraction and retention strategies outlined in the 2017 Redcliff Business and Tourism Plan

Policy 3: The Town **shall** create an Economic Development Officer position at the Town

Policy 4: The Town **shall** review the effectiveness of the role of the Town as a land developer

~~Policy 5: The Town **shall** attract businesses and industries which employ skilled workers and provide residents with the opportunity to work in Town~~

Policy 6: the Town **shall** market business and development opportunities in Redcliff ~~by increasing the advertising presence for Town-owned land~~

Policy 7: The Town **shall** create land parcels in greenfield areas that meet market demand for development in terms of size and servicing

Objective 2: Attract tourism to Redcliff

Policy 8: The Town ~~**shall**~~ **should** partner with economic development organizations and nearby municipalities to market tourism in the area

Policy 9: the Town **shall** expand and improve recreational assets which already attract visitors (i.e. coulee trail system, river access)

Policy 10: The Town ~~**should**~~ **shall** encourage development of a variety of overnight accommodation facilities

Policy 11: The Town **should** create an integrated ~~and multilingual~~ way-finding system in _____ parks and the downtown ~~highlighting, in multiple languages, to~~ points of interest

Way-finding could be incorporated into a mobile phone application for visitors to use

Policy 12: The Town **may** consider developing a dedicated tourist centre

6.1.3 Facilities, Services, & Infrastructure

Redcliff is self-sufficient in providing an exceptional level of service to residents and business owners, contributing to a high quality of life. Redcliff's public buildings and facilities are accessible and inviting for all. Our infrastructure, designed with life cycle costs and environmental impact in mind, catalyzes business and industrial investment in ~~the~~ Town.

Objective 1: Establish and promote Redcliff as an independent municipality by improving infrastructure

Policy 1: The Town **shall** create and implement an asset management system

Policy 2: The Town **shall** upgrade the sanitary sewer system to meet peak flow demands

Policy 3: The Town **should** explore opportunities to become self-sufficient in providing wastewater treatment services

Policy 4: The Town **may** explore the feasibility of green energy and district energy systems, both on the Town-wide and neighbourhood levels

Green Energy comes from natural sources such as sun, wind, tides, and geothermal. These sources are naturally replenished.

District Energy systems centralize the production of heating or cooling for a neighbourhood or community

Objective 2: Public buildings and facilities are inviting and accessible

Policy 5: The Town **shall** ensure all public buildings and facilities are designed to promote socialization, fostering small town feel

Universal Accessibility: buildings, products or environments are accessible to all people, regardless of age, disability or other factors.

Policy 6: The Town **shall** ensure all new Town facilities are universally accessible

Policy 7: The Town **shall** renovate all existing Town facilities to become universally accessible

Policy 8: The Town **should** structure user fees for municipal facilities to ensure affordability for all income levels

Objective 3: Improve upon and expand Town facilities and services

Policy 9: The Town **shall** create and implement a Facilities Master Plan to identify and fulfill community needs

Policy 10*: The Town **shall** appropriately locate and plan facilities and amenities to meet future demand, with particular consideration to walkability and access to the existing community

Policy 11: The Town **shall** develop community amenities and facilities that can be used year-round

Policy 12: the Town **shall** evaluate the need for and feasibility of a community centre

A **Community Centre** acts as a multi-use building containing many community services, such as a library, pool, and community hall, all under one roof.

6.1.4 Food & Agriculture

Residents in Redcliff have access to healthy, affordable, diet and culturally appropriate food options through **neighbourhood retail**, community and private gardens, greenhouses, and farmer's markets. Efficient land-use planning preserves **high-quality** agricultural land and encourages sustainable agricultural development for future generations.

Objective 1: Land use planning ensures land is developed to its highest and best use, minimizing the impact on **high-quality agricultural lands **outside the Town boundary****

Policy 1: The Town **shall** ensure land within the existing Town boundary is developed and redeveloped efficiently to prolong the need to potentially annex agricultural land in the future

Policy 2*: The Town **shall** **discourage leapfrog development by** ~~collaborate with Cypress County to~~ ensuring **greenfield** land ~~identified for future annexation~~ is not developed prematurely **for urban expansion**, to minimize **fragmentation and** potential impact ~~on~~, disturbance to, and destruction of, ~~high-quality~~ agricultural land

Policy 3*: The Town **shall** direct ~~greenfield~~ development **on the fringe** away from ~~high-quality~~ agricultural land **outside the Town boundary wherever possible, and identify, protect, and buffer agricultural areas from the potential negative effects of adjacent development**

Policy 4*: The Town ~~shall~~ identify, protect, and buffer high quality agricultural areas from negative effects of adjacent development

Objective 2: Increase access to and knowledge of locally produced food

Policy 5: The Town ~~should create~~ ~~all~~ encourage community gardens

Policy 6: The Town **should** establish edible parks and an edible urban forest

Policy 7: The Town **should** review the feasibility of an urban bee initiative

Policy 8: The Town **should** promote the existing local food production industry

Policy 9: The Town **should** cooperate with schools and community groups to educate the public about how food is grown

Policy 10: The Town **should** encourage and support the establishment of community farmer's markets

Policy 11: The Town **may** cooperate with growers to provide for horticultural development in industrial lands north of the Highway

Edible parks or urban forests are rows of fruit-bearing trees or shrubs in public areas which are open for the public to harvest and eat at their leisure **see Lethbridge

6.1.5 Governance & Leadership

Redcliff has a clear long-term strategic direction ~~and~~ ~~with~~ an engaged, proactive, and accountable Council. Town Hall is accessible and welcoming to residents and visitors. Residents play an active role in decision-making through various boards, committees, and events. The Town actively reaches out to the community and embraces new technology as a communication tool to increase transparency and promote alternative ways for the community to learn about, engage with, and participate in government.

Objective 1: Council and administration decision-making is consistent, rational, and in the community interest

Policy 1: Council decisions **shall** be based on the community's vision and needs

Policy 2: Council decision-making processes **shall** follow all Town plan and policy guiding documents

Policy 3: Council **shall** commit to plans and policies by having achievable goals and establishing implementation and monitoring frameworks

Policy 4: Administration **shall** follow Council's direction, and adhere to Town plans, policies, and guiding documents when implementing Council decisions

Objective 2: Increase citizen engagement and participation in local government

Policy 5: The Town's public participation policy **shall** include a variety of engagement methods aimed at increasing public participation by reaching and involving all members of the community

Policy 6: The Town **shall** increase its use of new communication methods and technologies, such as social media and online platforms, as a means of connecting with the public

Policy 7*: The Town **shall** implement public education campaigns on Town initiatives and ideas to actively increase community knowledge and engagement

Objective 3*: Funding streams are reliable to allow realization of Plan goals

Policy 8: The Town **shall** establish alternative funding sources

Policy 9: The Town **should** allocate administrative resources to applying for grant funding

6.1.6 Housing

Redcliff creates desirable communities by encouraging a variety of housing types to that accommodate different lifestyle choices, socioeconomic levels, and needs, in order to create desirable communities. Regardless of whether people own or rent their home, housing in Redcliff is affordable, and caters to different age groups so residents can comfortably live their entire lives within the Town. ~~Residential neighborhoods, especially those in and around downtown, promote healthy lifestyles by encouraging walking and cycling.~~

~~Objective 1: Residential neighbourhoods perpetuate small-town feel~~

~~Policy 11: The Town shall develop grid street systems in residential neighbourhoods whenever possible to promote walking and cycling~~

~~Policy 21: The Town shall encourage residential developments that forego front drive garages in favour of rear lane access to connect residents to the street~~

~~Policy 31: The Town shall encourage medium and high density housing developments to be street oriented~~

Objective 2: Ensure neighbourhoods have a range of housing choice for all demographics by increasing the percentage of non-single detached dwellings to 30% of households Town-wide ~~Decrease the percentage of single detached dwellings in Redcliff to 70%~~

Policy 41*: The Town **shall** develop and attract investors to develop senior's living accommodations

Policy 52*: The Town **should** encourage, in within proximity to locations of education, recreation, commercial or health uses certain locations, specialized or unique forms of housing, such as tiny homes, **barrier-free or adaptable housing**, senior's living, and resort-style living, provided the housing is in accordance with the guiding principle, vision, and goals of this Plan.

Barrier-free and adaptable housing is constructed for people who may have mobility or other impairments. These types of homes may have features like no stairs and wide doorways.

Policy 63*: The Town **should** promote higher density housing types, such as town houses, that reflect "small town feel," ~~such as town houses~~

Objective 3: Housing in Redcliff is affordable, with a decreasing percentage of total households spending more than 30% of income on housing and shelter

Policy 74: The Town **shall** coordinate with appropriate agencies and other orders of government to meet the need for subsidized housing in Redcliff

Policy 85: The Town **shall** ensure affordable housing is intermixed with regular market housing

Policy 96: The Town **may** establish affordable housing quotas for new site and neighbourhood developments

Strategies for affordable housing could include establishing maximum rents, or having rent aligned to tenant income levels

6.1.7 Intergovernmental Cooperation

Redcliff remains an independent municipality, while collaborating and cooperating with Cypress County and the City of Medicine Hat to meet shared service delivery and growth goals outlined in the Intermunicipal Collaboration Framework (ICF) and Intermunicipal Development Plan (IDP). Redcliff is connected to its municipal neighbours through linked trails, roadways, and public transportation, enabling residents and businesses to access regional amenities. Partnerships between Redcliff and other governments promote shared goals, contributing to economic development and a high quality of life.

Objective 1: Cooperation with other levels of government ensures realization of shared high-level goals

Policy 1: The Town **shall** uphold the vision of *Alberta's Social Policy Framework* to creating an inclusive and welcoming community, where every resident has the opportunity to fulfill their potential and benefit from a thriving social, economic, and cultural life

Policy 2: The Town **shall** effectively incorporate *Alberta's Active Living Policy* in recreational programming so people can enjoy a high quality of life, improved health and wellness, economic benefits and personal fulfillment through recreation, active living, and sport

Policy 3: The Town **shall** ensure *Alberta's Pathway to Growth Tourism Framework* is effectively implemented to enhance tourism experiences in the Canadian Badlands

Policy 4: The Town **shall** ensure cooperation with the province of *Alberta on Destination Management Strategies* to help guide tourism development

Policy 5: The Town **shall** follow *Alberta's Clean Air Strategy* to create and maintain air quality management initiatives which support healthy ecosystems and economic growth without compromising air quality

Policy 6: The Town **shall** support *Alberta's Water for Life Action Plan* by accelerating actions which manage and safeguard water resources

Policy 7*: The Town **shall** use Alberta Environment's *Stepping Back From the Water* as a guideline for creating a minimum standard when establishing setbacks from the South Saskatchewan River

Policy 8*: The Town **shall** use *Alberta's Efficient Use of Land Implementation Tools Compendium* as a guideline for efficient land development to implement Strategy 5 of the South Saskatchewan Regional Plan

Policy 9: The Town **shall** use the *Alberta Wetland Policy* to make informed wetland management decisions which minimize the loss and degradation of wetlands

Policy 10: The Town **shall** uphold the *Canadian Biodiversity Strategy* by conserving biodiversity, using biological resources sustainably, and sharing the benefits from the use of genetic resources fairly

Objective 2*: Collaboration with municipal neighbours addresses common planning issues and ensures efficient land use in the region and on fringe areas, through implementation of the IDP

Policy ~~10~~11*: The Town **shall** follow and adhere to the goals, policies, processes and land use concepts of the IDP by coordinating with neighbouring municipalities

Policy ~~11~~12*: The Town **shall** work with municipal neighbours to identify significant land uses in the region, anticipate future growth and needs, and ensure infrastructure and servicing supports development

Policy ~~12~~13*: The Town **should** pursue joint cooperative agreements that contribute to intermunicipal planning

Objective 3*: Cooperation with municipal neighbours ensures enhanced service delivery for regional residents

Policy ~~13~~14: The Town **shall** uphold the agreements set out in the Intermunicipal Collaboration Framework

Policy ~~14~~15: The Town **should** support and promote regional public transit initiatives

Policy ~~15~~16: The Town **should** explore the feasibility of a regional trail connecting Redcliff to Medicine Hat for cyclists and pedestrians

6.1.8 Land Use

Redcliff's land use pattern creates desirable places that celebrate our identity by perpetuating small town ~~charm~~ feel. The Town layout encourages ~~pairing~~ mixing compatible uses to create unique spaces that promote lively and active communities, while ensuring separation of incompatible uses. Redcliff maintains a long-term land supply by prioritizing infill and redevelopment sites, ~~ensuring a long-term land supply to grow into based on anticipated needs~~, to preserve the natural environment and prime agricultural land, and ~~promote vibrant and active communities~~. Residential neighborhoods, especially those in and around downtown, promote healthy lifestyles by encouraging walking and cycling.

Objective 1: Redcliff actively plans for future growth and development

Policy 1: The Town **shall** evaluate future community needs based on population needs and projected growth, as outlined in this plan, to ensure proper planning and budgeting

Policy 2: The Town **shall** cooperate with landowners and developers to ensure an adequate supply of serviced land is available

~~Policy 3: The Town **shall** ensure any land in the vicinity of a sour gas facility or pipeline meets the minimum setback requirements of the Alberta Energy Regulator~~

Policy 43: The Town **should** follow the priority growth sequence outlined in Section 7.1 of this Plan

Policy 54: The Town **should** acquire and retain suitable land in advance of development demand to maintain a 30 – 50 year land supply

Objective 2*: Redcliff develops land efficiently to minimize conflicts and the impact on agricultural and natural landscapes

~~Policy 35: The Town **shall** ensure any land in the vicinity of a sour gas facility or pipeline meets the minimum setback requirements of the Alberta Energy Regulator~~

Policy 6: The Town **should support** ~~all encourage~~ development of brownfield land and serviced infill land before greenfield ~~land~~

Policy 7*: The Town **shall** minimize land use conflicts by designating compatible land uses ahead of future development to provide an appropriate mix of land uses

Policy 8: The Town **shall** consider development if it is contiguous with existing development and required services can be efficiently provided to serve the development

Policy 9: The Town **should create** ~~all encourage~~ higher density developments and mixed uses ~~where appropriate~~ in and near downtown, and along major corridors

Policy 10*: The Town **shall** ensure industrial developments are separated and buffered from other uses to prevent land use conflict

Policy 11*: Proper noise attenuation from highways, ~~arterial roads,~~ and/or railway traffic **shall** form part of any residential development adjacent to traffic corridors as required by a noise attenuation study

Policy 12: The Town **may** establish development incentives for infill and brownfield properties

Objective 3: Land development in Redcliff is aesthetically pleasing, projecting a small town feel

Policy 13~~4~~: The Town ~~shall develop~~ **plan** grid street systems in residential neighbourhoods whenever possible to promote walking and cycling

Policy 214~~4~~: The Town ~~should create all encourage~~ residential developments that forego front-drive garages in favour of rear-lane access to connect residents to the street

Policy 315~~4~~: The Town ~~shall encourage~~ **support street oriented** medium and high density housing developments ~~to be street oriented~~

*Medium-Density housing takes the form of a tri-plex or four-plex, and has a maximum density of **X** units/ha. High density housing, in the Redcliff context, takes the form of condo buildings or apartments 3 storeys high or less, with a maximum density of **40** units/ha.*

Policy 1316~~4~~: The Town **shall** **create design guidelines that** promote building form, building scale, site layout, and neighbourhood design that facilitates a high degree of walkability and social interaction possibilities

Policy 4417: The Town **shall** expect development to be in accordance ~~—~~ with Town standards

Policy 4518: The Town ~~should all~~ **create standards for the** ~~encourage~~ design, landscaping, and screening of storage areas in new and redeveloped commercial and industrial sites ~~that conforms to Town standards~~

Policy 19~~4~~: The Town **should** support Crime Prevention Through Environmental Design practices as a means of enhancing security and safety to foster community pride

Policy 16: The Town ~~may explore the use of trees and vegetation to create wind barriers and shade~~

Objective 4: Area Structure Plans, Area Redevelopment Plans, and the Land Use Bylaw compliment the vision and goals of this Plan

Policy 4720: Area Structure Plans **shall** be prepared prior to the redistricting and subdivision of a greenfield area

Policy 2418: The Town **shall** update the Land Use Bylaw to meet the future vision for Redcliff set out in this Plan

Policy 4922: Area Structure Plans and Area Redevelopment Plans **should** follow the neighbourhood boundaries identified in this Plan

Policy 2023: Residential Area Structure Plans and Area Redevelopment Plans **should** include commercial sites which service the immediate surrounding neighbourhood, but do not adversely affect residential uses

Objective 5*: Redcliff plans for future school sites in cooperation with the local School Board(s)

Policy 2424~~4~~: The Town **shall** ensure Area Structure Plans are created and updated in coordination with the local School Board(s) to plan for future school site allocation

Policy 2225: The Town **shall** ensure, when land is subdivided, that reserve land or money in lieu is dedicated to meet present and future needs for school sites

6.1.9 Natural Environment

Redcliff's natural spaces are a treasured example of the badlands landscape. Natural areas throughout the Town ~~have expanded protection, and~~ are restored, maintained, and enhanced. Water, air, land, and waste are managed to minimize **any** impact on the environment. The coulees and South Saskatchewan River Valley are formally protected and recognized as a significant feature of the Town. Residents and visitors are stewards of the environment who appreciate and benefit from the intrinsic value of nature and have access to abundant outdoor recreational activities.

Objective 1: Land, air, and water resources are protected and maintained

Policy 1: The Town **shall** develop and implement solid waste reduction programs

Policy 2*: The Town **shall** develop and implement water conservation initiatives, recognizing the fragility of the water supply in the South Saskatchewan River

Policy 3*: The Town recognizes the ecological value of aquatic habitats, water quality, and water features, and **shall** ~~encourage and promote their~~ protect them from degradation, in, taking into account the entire watershed

Policy 4*: The Town **shall** develop landscaping guidelines and **should** provide incentives to encourage landscaping that minimizes water use

Policy 5: The Town **shall** develop and implement climate change mitigation and adaptation strategies

*Mitigation refers to reducing GHG emissions, while **Adaptation** refers to adjusting how we plan our community based on climate change effects*

Policy 6: The Town **shall** strictly enforce littering bylaws

Policy 7: The Town **should** create public education campaigns regarding waste generation and water consumption

Policy 8: The Town **should** ensure garbage receptacles and recycling bins are present in public spaces

Objective 2: The intrinsic value of landscapes, natural spaces, ecosystems, and biodiversity is preserved

Policy 9*: The Town **shall** undertake mapping and analysis to identify lands to be dedicated as Environmental Reserve and/or Conservation Reserve

Policy 10: The Town **shall** ensure significant environmental and cultural sites in the natural landscape are protected

Policy 11: The Town **shall** actively discourage redevelopment of dedicated park, open space, and natural land to — other uses

***Dedicated reserve** land includes parks and open spaces*

Policy 12: The Town **should** create a demonstration garden to showcase local plant species unique to the prairies

Objective 3: Neighbourhoods and developments are planned to complement and mirror ecosystem function

Policy 13: The Town ~~**should** all encourage the~~ design ~~of more~~ energy efficient buildings and neighbourhoods which take into account:

- shorter road lengths
- reduced rights of way
- energy efficiency
- renewable energy
- xeriscaping
- solar orientation

Policy 14*: The Town **shall** create and implement an Urban Forest Master Plan ~~which encourages tree lined boulevards~~

Policy 15*: The Town **shall** require developers to complete front yard landscaping and provide and implement a tree-planting plan

Policy 16: The Town ~~and developers~~ **shall** design new stormwater management ponds to mimic the appearance and function of natural wetlands, and act as open spaces for public use

Policy 17: The Town **should** encourage developers to consider options for generating renewable energy and green energy for both individual sites and entire neighbourhoods

Policy 18: The Town **may** consider creating guidelines for developers to installing electric vehicle charging stations in public parking areas

Policy 19: The Town **may** explore the use of trees and vegetation to create wind barriers and shade

6.1.10 Parks, Recreation, & Public Spaces

Redcliff's parks and public spaces are a focal point for the community, allowing and promote ease of access for all residents to ~~easily access and~~ take part in a variety of activities. Parks often host community events and festivals, connecting residents of the Town. Redcliff's trails, ~~with views of the river valley,~~ provide an impressive setting for walking and biking, with views of the river valley. A unique mix of parks and public spaces in all neighbourhoods provides the opportunity for a variety of active and passive uses. ~~to sit quietly and read, walk your dog, play baseball, or attend an outdoor event.~~

Objective 1: All residences in Redcliff are within 400m of neighbourhood park amenities

Policy 1: The Town **shall** develop new park amenities in vacant greenspaces in residential areas

Policy 2: The Town **shall** ensure all park areas are classified appropriately in the Land Use Bylaw

Objective 2: Redcliff's parks and public spaces are safe and accessible

Policy 3: The Town ~~shall~~ **should** develop public space lighting standards to ensure ~~install~~ appropriate lighting in parks and public spaces

Policy 4: The Town **shall** consider the needs of people with impairments when planning and developing park amenities

Policy 5: The Town **shall** ensure parks are accessible for walking and biking by establishing safe street crossings and sidewalks

Policy 6: the Town **shall** examine where comfort amenities are needed, and provide for them accordingly in parks and public spaces

Comfort amenities could include public washrooms, places to sit, and water fountains

Policy 7: the Town **may** consider lowering the speed limit in park and playground zones

Objective 3: Parks and public spaces are well-maintained and expanded when needed

Policy 8: The Town **shall** update the 2016 Parks Master Plan to align with the vision and goals of this Plan, and continue to upgrade existing park amenities in accordance with the 2016 Parks Master Plan

Policy 9: The Town **shall** expand the walking and mountain biking trail network

Policy 10: The Town **shall** expand off-leash areas and create a permanent, designated dog park(s)

Objective 4: New, Unique, and all-age park amenities are developed

Policy 11: The Town **shall** develop sheltered and semi-sheltered public spaces in parks to provide seasonal protection from the elements and encourage greater use of park areas

Sheltered spaces could come in the form of trees, shade sails, pergolas, or gazebos

Policy 12: The Town **should** consider creating ~~developing~~ the following park and recreational amenities:

- skate park
- all ages playground(s)
- frisbee golf course

- outdoor workout equipment
- fish pond
- campground
- community kitchen(s)

Policy 13: The Town **may** consider the feasibility of allowing small businesses, such as an outdoor café, to operate in parks and public spaces

6.1.11 Streets & Mobility

Redcliff's connected network of streets, sidewalks, and trails allow people and goods to move safely and efficiently ~~in all modes of transportation, whether in a vehicle, on foot, or on wheels~~. Residents and visitors of all ages and abilities can easily access and navigate ~~the around Town via, through interesting~~ walking and cycling routes that provide small rest areas and shelter ~~along the way~~. Our road network minimizes travel distances, accommodates current and ~~future planned~~ traffic flows, and provides easy access to the Town from the Trans-Canada Highway and other major routes.

Objective 1: Redcliff's streets provide a safe and convenient way for all people to get around and participate in community life

Policy 1~~7~~: The Town **shall** introduce traffic calming measures such as roundabouts and corner bump-outs to increase safety

Policy 2~~7~~: The Town **shall** install curb ramps at all intersections

Policy 3~~7~~: The Town **shall** evaluate all intersections for pedestrian safety, redesigning and upgrading intersections as needed, crosswalks, and tactile cues at busy intersections to create safer street crossing environments

Policy 3~~7~~: the Town **shall** consider the lighting of pedestrian areas when designing and installing road lighting

Policy 4: The Town ~~shall~~ **may** consider reducing the general speed limit within Redcliff

Policy 5~~7~~: The Town **may** implement a pilot "rest stop" program which places benches, small shelters, bike racks, and water fountains on streets for those who need a break while walking or cycling

Policy 6~~7~~: The Town **may** implement pilot "play street" and pedestrian only street projects

***Play streets** close a street to vehicle access and open streets as places for kids (and adults!) to play and socialize*

Objective 2: ~~Increased~~ **Pedestrian and cyclist trips ~~made within Redcliff are increasing~~, and ~~decreased~~ single-occupant passenger vehicle trips ~~are made within the Town are decreasing~~**

Policy 7~~7~~: The Town ~~shall~~ encourage pedestrian and bicycle trips to the downtown core over vehicle traffic

Policy 8~~7~~: The Town **shall** ~~encourage and promote an~~ increase ~~the~~ proportion of pedestrian trips by:

- expanding the sidewalk system, ~~especially to include sidewalks all avenues~~
- expanding the trail system
- creating wide, separated sidewalks on major streets

Policy 9~~8~~: The Town **shall** ~~encourage and promote an~~ increase ~~the~~ proportion of cycling trips by:

- creating bike paths on major roads
- providing bike racks at all Town-owned and operated facilities
- pilot-testing a bike share program

Policy ~~409~~⁴¹⁰: The Town **shall** expand the trail system to ensure parks and public spaces are well connected to each other

Objective 3: Redcliff's transportation network enables efficient travel

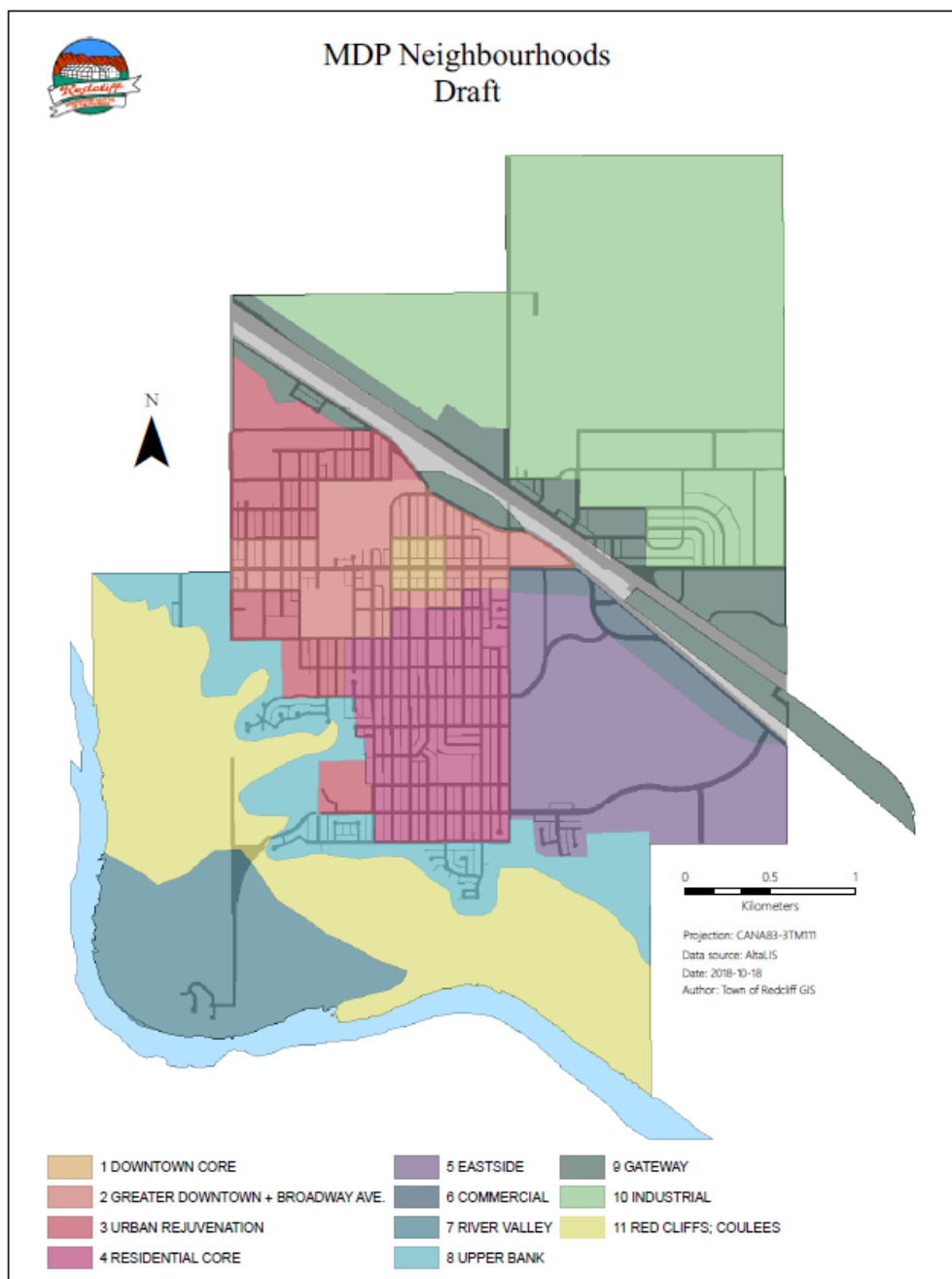
Policy ~~41~~⁴²~~10~~¹¹: The Town **shall** design road systems to minimize travel distances and provide easy navigation

Policy ~~42~~⁴³~~11~~¹²: The Town **shall** ensure Trans-Canada Highway access for residents and businesses

Policy ~~43~~⁴⁴~~12~~¹³: The Town **should** advocate for public transit services for Redcliff

Policy ~~44~~⁴⁵~~13~~¹⁴: The Town **may** support railway access and development where appropriate

6.2 Neighbourhood Specific Policies



6.2.1 Downtown Core

Current State: Identified as one of the hearts of the community for local business, the Downtown Core includes the commercial areas along Broadway Avenue and Third Street. Buildings are an eclectic blend of styles and ages with, several having commercial on the ground floor and residences above.

Opportunities: ~~There are opportunities to improve the~~ Downtown Core could be improved by filling developing vacant buildings and lots, encouraging development of mixed use properties, enhancing the look of Downtown to reflect a small town feel, which foster making it a pedestrian friendly community gathering place, and sustaining small businesses.

Future State: The Downtown Core is still recognized as a heart of the community. Local businesses thrive off a greater number of people drawn to the Downtown due to availability of more residential units, and a focus on beautifying downtown, and promoting walking and cycling.

Policy 1: The Town **shall** develop a Downtown Core Area Redevelopment Plan

Policy 2 ~~1~~: The Town **shall** recognize the Downtown Core as a high priority residential growth area, and increase the population density by promoting and enabling multi-unit residential development

Policy 3: The Town **shall** encourage ~~expansion of~~ local commercial activity in the Downtown Core by promoting it as a high priority growth area

Policy 4~~1~~: The Town **shall** encourage create pop-up parks and temporary uses on vacant land

Policy 5~~1~~: The Town **shall** encourage support architectural elements which create eclectic, complimentary, welcoming, human-scale storefronts and honour the Town's brick history

Policy 6~~1~~: The Town **shall** establish programs to actively pursue beautification and vitalization of the Downtown Core and its buildings

Policy 7~~1~~: The Town **shall** incentivize development of vacant and underutilized land and buildings

Policy 8: The Town **shall** review and update the Land Use Bylaw to ensure downtown parking regulations do not prohibit development

Policy 9: The Town **should** evaluate the need for a Business Revitalization Zone in the Downtown Core

Policy 10: The Town **should** explore the feasibility of creating additional Town-owned parking through creation of a Downtown Parking Plan

Policy ~~11~~10: The Town **should** ensure civic buildings and cultural hubs are located in the Downtown Core

6.2.2 Greater Downtown & Broadway Avenue

Current State: The areas surrounding downtown serve as popular gathering and retail places with the cultural and recreation al hub on Main Street, identified as one of the hearts of the community, and shopping areas near the intersection of Mitchell St. and Broadway Ave. Redcliff's Greater Downtown contains a large mixture of residential, recreational, commercial, and industrial uses, including a large industrial site (former Dominion Glass factory).

Opportunities: There are opportunities for densification and potential redevelopment of all land typesuses. Succession planning for the former Dominion Glass site should be considered if manufacturing activity on the site stops during the life of this Plan.

Future State: Greater Downtown & Broadway Avenue has retained a mix of uses, emphasizing the and recreational and cultural hubs. Vacant lands develop into commercial uses and higher density housing. More residences in the neighbourhood allow for easy access to the recreational hub on Main Street and Downtown Core.

Policy 1: The Town **shall** recognize the Greater Downtown & Broadway Avenue neighbourhood as a high priority commercial and residential growth area and increase the population density by supporting redevelopment and infill development

~~encourage and promote redevelopment and infill development in the Greater Downtown & Broadway Avenue neighbourhood as a high priority commercial and residential growth area~~

Street-oriented housing has front doors and entryways facing a public street, contrasted with site-oriented housing where front entryways face inner courtyards or private streets

Policy 2: The Town **shall** ~~create~~ **encourage** street-oriented medium to high density housing, with a maximum height of 3 storeys, and ~~an~~ minimum ideal overall density of 40 25 units/ha in the Downtown Core

Policy 3: The Town **shall** update the Land Use Bylaw to reflect the need for higher density residential and senior's or multi-family housing along Broadway Avenue West

Policy 4: The Town **should** ensure recreational, civic, and cultural hubs and a large mix of uses remain in the Greater Downtown and Broadway Avenue neighbourhood

Policy 5: If manufacturing activity ceases at the former Dominion Glass site, or the Town is approached by the landowner, the Town **should** encourage creation of an Area Redevelopment Plan and potential changes to this Plan's neighbourhood boundaries

6.2.3 Urban Rejuvenation

Current State: Redcliff's Urban Rejuvenation neighbourhood contains small-scale greenhouses and horticultural lands, interspersed with residential development. The neighbourhood includes areas within the historic landfill setback boundary, the Public Works Yard, and vacant horticultural properties. The neighbourhood has been transitioning to accommodate a greater amount of residences as older, smaller, greenhouses are redeveloped.

Opportunities: Vacant land and older greenhouses present opportunities for development and redevelopment to residential buildings and neighbourhood amenities.

Future State: The Urban Rejuvenation neighbourhood continues to transition to a greater proportion of residential use, while maintaining a mixture of uses, including horticulture and neighbourhood commercial.

Policy 1: The Town **shall** ~~recognize~~ ~~encourage and promote~~ the Urban Rejuvenation neighbourhood as a high priority residential growth area by supporting redevelopment and infill of land ~~in the Urban Rejuvenation neighbourhood as a high priority residential growth area~~

Policy 2: The Town **shall** plan for and accommodate the gradual phase-out of horticultural uses long-term

Policy 3: The Town **shall** update the Land Use Bylaw to ensure zoning districts align with the intent of the Urban Rejuvenation neighbourhood by permitting a mix of uses

Policy 4: The Town **shall** provide more parks and open space for the increasing amount of residences [JZ1] by developing amenities on the NW greenspace and in a central neighbourhood location

Policy 5: The Town **shall** establish and require buffers and separation distances between uses to minimize conflicting land uses in the Urban Rejuvenation neighbourhood [JZ2]

Policy 6: The Town **shall** beautify the road to the cemetery by planting trees

Policy 7: The Town **should** encourage a mix of recreational, open space, residential, ~~and~~ ~~and horticultural~~ neighbourhood commercial ~~uses~~ along the coulees near the historic landfill site, ensuring compliance with landfill setback distances

Policy 8: The Town **should** plan for relocation of the Public Works Shop and Yard to an industrial area, and redevelopment of the existing site

Policy 9: The Town **may** consider specialized or unique forms of housing in the Urban Rejuvenation neighbourhood

6.2.4 Residential Core

Current State: The Residential Core contains predominantly single detached homes in a grid street pattern, following the early 20th Century plan for Redcliff. Homes in this area primarily range in construction date from the early 1900s to the 1980s, with a few newly built properties.

Opportunities: The Residential Core has opportunity for redevelopment following the pattern of the current single-detached unit neighbourhood.

Future State: Redcliff's Residential Core maintains its character with predominantly single detached homes and quiet, narrow, tree-lined streets.

Policy 1: The Town **shall** recognize the Residential Core as a high priority growth area by promoting and encourage redevelopment of older homes in the Residential Core ~~as a high priority growth area, occurring gradually, driven by the need to replace buildings~~

Policy 2: The Town **shall** recognize ~~encourage and promote~~ low density housing and as the primary use in the Residential Core

Low Density housing takes the form of single-detached homes or duplexes, with an average density of X units/ha

Policy 3: The Town **should** encourage and promote medium density housing and neighbourhood commercial uses along major corridors in the Residential Core ~~where appropriate~~

6.2.5 Eastside

Current State: Eastside consists of mostly undeveloped greenfield land, with one of approximately 20 phases developed, and buildings on several properties. There is a need to ensure small town feel continues into the Eastside development, and that Eastside integrates into the existing Town.

Opportunities: Eastside is a blank slate as a major future residential growth area.

Future State: Eastside is a medium priority residential growth area in Redcliff for accommodating future population growth. Low density housing is most prevalent, while medium and high density residential developments are located on, or have good access to, major corridors. A grid street pattern and continued street names from older developments create continuity in the areas on either side of Mitchell Street.

Policy 1: The Town **shall** update the Eastside Area Structure Plan to be consistent with this Plan

Policy 2: The Town **shall** rebrand Eastside to reflect the history ~~or~~ and geography of Redcliff

Policy 3: the Town **shall** work with the local school board(s) to create a school site(s) in Eastside

Policy 4: The Town **shall** ensure medium and higher density housing is developed along major corridors, and is street orientated

Policy 5: The Town **should establish** ~~all encourage and promote~~ a variety of building sizes, styles, and types

Policy 6: The Town **shall** design and create ~~encourage and promote~~ a variety of park and open spaces within the Eastside neighbourhood

Policy 7: The Town **shall** ensure transportation and beautification infrastructure is in place as part of the infrastructure, ~~including completed sidewalks and planted trees~~

Policy 8: The Town **shall** require parks and open spaces to be constructed at the same time as infrastructure completed as part of the infrastructure for residential and commercial development

Policy 9*: The Town **shall** prioritize active transportation by creating a bike paths along all major corridors

Policy 10: The Town **shall** develop a community park and gathering space on the site of the former I-XL Brick Plant

6.2.6 Commercial

Current State: Redcliff's Commercial neighbourhood is located adjacent to Saamis Drive, a major corridor between Redcliff and Medicine Hat, and north of the Eastside Residential neighbourhood. The neighbourhood is currently undeveloped.

Opportunities: The Commercial neighbourhood presents an opportunity to expand services and retail types in Redcliff.

Future State: Eastside Commercial is the medium-priority commercial growth area in Redcliff. This neighbourhood is expected to accommodate larger commercial and chain retailers.

Policy 1: The Town **shall** recognize encourage and promote the areas along and adjacent to Saamis Drive as a medium priority commercial growth area by supporting development of commercial and retail buildings along and adjacent to Saamis Drive as a medium priority commercial growth area

Policy 2*: The Town **shall** ensure buildings, rather than parking lots, in new commercial developments are orientated towards the street in new commercial developments

Policy 3*: The Town **shall** update its Land Use Bylaw to allow for shared parking in commercial areas

Policy 4*: The Town **shall should** encourage parking lots in new commercial developments to follow the *City of Toronto Design Guidelines for Greening Surface Parking Lots* ^[J23] (2013)

Toronto's Design Guidelines aim to improve the public realm and enhance pedestrian safety and comfort, increase shade, enhance landscaping, and encourage on-site stormwater management, promoting sustainable use of materials and technologies

6.2.7 River Valley

Current State: The River Valley is one of the hearts of the community. The River Valley consists of River Valley Park, a few large residential lots, and predominantly undeveloped land near the South Saskatchewan River. Portions of the neighbourhood may be undevelopable due to proximity to the South Saskatchewan River and flood risk.

Opportunities: Opportunities for development in the River Valley include residential development and expanded recreational amenities. The River Valley's location relative to the rest of Town affords the opportunity for unique development patterns in the Neighbourhood neighbourhood.

Future State: The River Valley acts as a low residential growth area for Redcliff, accommodating single detached residential dwellings, estate lots, an expanded River Valley Park, and campground.

Policy 1: The Town **shall** work with Redcliff residents and River Valley landowners to create a vision for the River Valley, to be laid out in an Area Structure Plan, prior to development

Policy 2*: The Town **shall** explore opportunities to expand and improve amenities in River Valley Park

Policy 3*: The Town **shall** assess existing developments located within flood hazard areas for long-term opportunities for redevelopment to reduce risk associated with flooding, including human safety, property damage, infrastructure and economic loss.

Policy 4*: The Town **shall** require developments next to the South Saskatchewan River to dedicate an appropriate setback from the River as Environmental Reserve based on the most current data available from Alberta Environment

Policy 5*: The Town **shall** create standards for development near the floodplain or in the flood fringe to mitigate flooding risk to public safety and property damage

Policy 6: The Town **shall** ensure developers have appropriate infrastructure ~~is~~ in place to support new development

Policy 7: The Town **shall** explore developing a new campground in the River Valley

Policy 8: The Town **-shall** explore tiny home recreational rental accommodations in the River Valley

Policy 9: The Town **may** consider collaborating with the City of Medicine Hat on a bridge connecting River Valley Park to Echo Dale Park

6.2.8 Upper Bank

Current State: The Upper Bank contains three residential subdivisions and a stunning trail system overlooking the coulees and river valley, constructed from the 1980s to early 2000s.

Opportunities: There are undeveloped areas of the Upper Bank Neighbourhood that may be suitable for new residential subdivisions along the coulees.

Future State: Redcliff's existing Upper Bank residential neighbourhoods maintain their character of single detached homes, coulee views, and trails.

Policy 1*: The Town **shall** conduct slope studies to determine appropriate setbacks from the coulees and South Saskatchewan River

Policy 2: The Town **shall** ensure appropriate setbacks from the historic landfill, gas wells, environmentally sensitive areas, historical resources, telecommunications towers, and historical mines, are established

Policy 3: The Town **shouldn't** encourage development of vacant horticultural parcels near the coulees/historic landfill site to include both residential and recreational uses

Policy 4: The Town **shall** review and update the Westside Area Structure Plan to meet the future vision of the Upper Bank neighbourhood set in this Plan

Policy 5: The Town **shall** design new developments in the Upper Bank Neighbourhood to compliment and extend the existing trail system, to be constructed at the same time as ~~s-part-of~~ the infrastructure ~~of the development~~

Policy 6: The Town **shall** set aside land for cemetery expansion

6.2.9 Gateway

Current State: The Gateway neighbourhood consists of a mix of commercial and industrial uses, with relatively few catering to travelers. The Trans-Canada Highway functionally splits the community in half.

Opportunities: There are opportunities in the Gateway neighbourhood to create developments that better cater to travelers, provide diversity of services to residents, attract businesses requiring high-visibility, and improve pedestrian, bicycle, and automobile connectivity.

Future State: Redcliff's Gateway neighbourhood is redeveloped as a high priority commercial growth area to include commercial uses for travelers, with incompatible industrial uses being phased out to

create an aesthetically pleasing entrance into Redcliff. Pedestrians and cyclists can navigate through the Gateway neighbourhood and across the Highway safely and efficiently.

Policy 1: The Town **shall** establish a streetscape along the Trans-Canada Highway which depicts a sense of place and community, is aesthetically pleasing, captures a first impression that welcomes travelers, and attracts visitors

Policy 2: The Town **shall** ~~encourage~~ **create** development that serves the travelling public

Policy 3: The Town **shall** ensure development has safe and functional access for vehicles, pedestrians, and cyclists

Policy 4: The Town **shall** ensure development in the Gateway Neighbourhood connects with adjacent industrial developments to promote easy access

Policy 5*: The Town **shall** ~~require~~ **create** ~~adequate buffering and~~ setback distances between highway commercial and adjacent uses

Policy 6*: The Town **shall** work with the Province to determine the future nature and purpose of the TransCanada Highway corridor through Redcliff, striving to minimize potential land use conflicts

Policy 7: The Town **should** consider the impacts of potential Trans-Canada Highway realignment on development in the Gateway Neighbourhood

6.2.10 Industrial

Current State: Industrial land in Redcliff consists of the Lockwood Industrial Park adjacent to the Trans-Canada Highway to the south, and a large tract of vacant land further north.

Opportunities: There is significant opportunity for expansion of industrial development into greenfield land to the north.

Future State: Redcliff's industrial development expands to the northwest, while retaining access to the Trans-Canada Highway.

Policy 1: The Town **shall** ~~ensure~~ ~~promote and encourage~~ an orderly development pattern in the Industrial neighbourhood, with new development adjacent to existing development

Policy 2: The Town **shall** ensure industrial lots retain access to the Trans-Canada Highway

Policy 3: The Town **shall** ensure a variety of industrial lot sizes exist to accommodate different types of industry

Policy 4: The Town **shall** provide for open space by reconfiguring the Dirkson Stormwater Pond to an amenity area with benches and a walking path

Policy 5: The Town **may** explore the potential for solar, wind, or other types of large-scale green energy generation near the Town's northern boundary

Policy 6: The Town **may** explore the possibility of a new rail spur to serve the Industrial neighbourhood

6.2.11 Red Cliffs, Coulees and Natural Areas

Current State: The slopes associated with the South Saskatchewan River are comprised of dramatic elevation changes with numerous finger coulees. The biophysical features include portions of native grassland and unique, significant wildlife habitat. The slopes are extensive, contributing to the character of Redcliff, and are one of the most loved features of the Town.

Opportunities: There are opportunities for passive recreational development. Great care must be taken to preserve and protect the natural landscape and habitats for future generations to enjoy.

Future State: Redcliff's coulees and slopes continue to be a focal point enjoyed by residents and visitors alike. These areas are treated with care to ensure human activities leave the landscape and biophysical characteristics intact.

Policy 1: The Town **shall** ensure the living and non-living elements of the coulee ecosystem are preserved and protected

Policy 2: The Town **shall** define, locate, and work to protect historical resources found within the coulee and cliff landscapes

Policy 3: The Town **shall** create opportunities for ~~promote~~ passive and unobtrusive recreation activities within the coulees, which may contribute to ecosystem preservation

Policy 4*: The Town **shall** limit development on and near coulee slopes to preserve their intrinsic value and striking landscape

Policy 5: The Town **shall** ensure compliance with provincial and federal legislation when conducting activities in and near coulee natural areas and ecosystems

7.0 ENSURING THE VISION

7.1 Growth Management Strategy

Redcliff's Growth Management strategy was developed to ensure efficient use of land, based on the following principles:

- Ensure orderly development and redevelopment of areas that optimizes the value of public development and efficient land use principles by using ~~Utilize the minimum amount of land necessary for new development and building at a higher density than current practices*~~
- Minimize, wherever possible, the costs of providing and servicing land for residential development
- Reduce the rate at which land is converted from an undeveloped state into permanent, built environment by prioritizing contiguous growth which anticipates and responds to population growth*
- ~~○ Utilize the minimum amount of land necessary for new development and build at a higher density than current practices*~~
- Increase the proportion of new development that takes place within already developed or disturbed lands either through infill, redevelopment and/or shared use, relative to new development that takes place on previously undeveloped lands*
- Plan, design and locate new development in a manner that best utilizes infrastructure and minimizes the need for new or expanded infrastructure*
- Reclaim and/or convert previously developed lands that are no longer required in a progressive and timely manner*
- Provide decision makers, land users and individuals the information they need to make decisions and choices that support efficient land use*

7.1.2 Priority Growth Areas

Redcliff's priority growth areas are based on the MDP neighbourhoods. The growth strategy denotes whether a neighbourhood is a residential, commercial, or industrial growth area, and whether it is a high, medium, or low growth priority.

Policy 1: The Town **shall** review the Off-Site Levy bylaw to include incentives for development in the high priority (A) growth areas

Policy 2: The Town **shall** rely on the high cost of development in the low priority (C) growth areas to encourage development in priority B greenfield areas over priority C greenfield areas

Note: medium and low priority growth areas may change if landowner or developer motivation leads to infrastructure and services in currently unserved areas.

Note: not all areas in Redcliff are identified on the maps as priority growth areas. Some land is designated as park and natural environment, or contains new development which will not be redeveloped for many years.

Note: neighbourhood growth defined as residential, commercial, and industrial defines the primary use of each neighbourhood, and does not mean other uses are not present at all. For example, neighbourhood 4 is indicated as a high priority residential growth area, but is not indicated as a high priority commercial growth area, though commercial developments may still be present.

PRIORITY	HIGH <u>(A)</u>	MEDIUM <u>(B)</u>	LOW <u>(C)</u>
RESIDENTIAL	redevelopment and infill development in neighbourhoods 1-4	new growth in neighbourhood 5	new growth in neighbourhoods 7 and 8
COMMERCIAL	redevelopment and infill development in neighbourhoods 1, 2, 9	new growth in neighbourhood 6	new growth in the NW area of neighbourhood 9
INDUSTRIAL	redevelopment and infill development in currently developed areas of neighbourhood 10	new growth in neighbourhood 10, in accordance with the Northside Area Structure Plan	new growth further NW in neighbourhood 10, outside of the Northside ASP boundary

7.1.3 Annexation

It is not anticipated Redcliff will need to *develop* land beyond its current boundary in a 50 year time frame, unless very high population growth occurs. However, Redcliff may need to *annex* land over the time period of the MDP and IDP to ensure a 30-50 year land supply.

Policy 1: The Town **shall** annex land in accordance with the IDP Future Land Use Map, policies, and processes

Policy 2: The Town **should** consider annexing *Urban Reserve- Redcliff* land in phases, as land is needed

Policy 3: The Town **should** create a quantitative threshold, based on the percentage of the area of undeveloped land remaining for residential or industrial/commercial land, to trigger the annexation process for the *Urban Reserve – Redcliff* area

7.2 Implementation Framework

The success of any plan depends on the degree to which efforts are made to implement and integrate the plan's directions into decision making and action.

Policy 1: This Plan **shall** be implemented through direct action arising from the policies, amendments to existing Area Structure Plans, the Land Use Bylaw, and through the preparation of new local plans, studies, and initiatives as required, as outlined in the below implementation framework (to add)

7.3 Progress Reporting

Progress reporting is necessary to ensure Redcliff's Municipal Development Plan stays on track to realize the community's vision. Minor amendments to MDP policies and the implementation strategy may arise out of the Progress Reports.

Policy 1: The Town **shall** prepare a Progress Report on the status and effectiveness of MDP policy implementation every 2 years

Policy 2: The Progress Report **shall** be presented to Council for information and discussion

Policy 3: Each Progress Report **shall:**

1. Include an updated policy implementation status chart (i.e. complete, in progress, on hold);
2. Discuss policy effectiveness;
3. Provide a summary of Town projects, initiatives, and developments in the past two years which have contributed towards achieving the MDP vision and goals; and
4. Make recommendations for policy or implementation changes as necessary.

7.4 Comprehensive Review

Comprehensive Review is necessary to ensure Redcliff's Municipal Development Plan remains relevant to the current state of the Town. Amendments to MDP goals, objectives, policies, and overall content may arise out of a Comprehensive Review. While the MDP sets direction for the next ~40 years based on the community vision, the Plan is considered a living document and should be subject to review to reflect the current context of Redcliff. The intent and direction of the MDP should remain consistent over the life of the Plan; therefore, a Comprehensive Review should not significantly alter the vision and goals unless warranted by a major change in municipal context.

Policy 1: The Town **shall** conduct a Comprehensive Review of the Municipal Development Plan every 10 years

Policy 2: The Comprehensive Review **shall** be presented to Council for information and discussion

Policy 2: Each Comprehensive Review **shall**:

1. Contain an update of the population, economy, and land inventory supporting documents;
2. Consider the current socio-economic, population, and development context of the Town;
3. Evaluate the Town's progress towards achieving the vision and goals;
4. Assess the relevance of the MDP vision and goals; and
5. Take into account previous Progress Report recommendations which may or may not have led to MDP amendments.

7.5 Amendment

Amendments to the Municipal Development Plan may be required from time to time to ensure the document remains relevant.

Policy 1: All amendments to the Municipal Development Plan **shall** follow the procedures outlined in the Municipal Government Act

Policy 2: Amendments to the MDP **shall** be justified based on:

1. Results from a Progress Report or Comprehensive Review;
2. Background information and supporting documents submitted by a landowner, business owner, resident, or their agent; or
3. Alignment with the vision and goals of the Plan, or alignment with the current context of the Town in the case of a proposed amendment to the vision or goals.

Policy 3: MDP amendments **may** be initiated by:

1. The Town;
2. A land owner within Redcliff or their agent; or
3. A resident or business owner in Redcliff or their agent.

8.0 APPENDICES

8.1 Definitions

Town of Redcliff v. Community/Redcliff

8.2 South Saskatchewan Regional Plan Alignment

NOTE: current to May 2018 amended version

SSRP Policy – Community Development, Municipality Expectations	Connected MDP Policy/Section
5.1 All land-use planners and decision-makers responsible for land-use decisions are encouraged to consider the efficient use of land principles in land-use planning and decision-making	6.1.7 Policy 8; 6.1.8; 7.1 Principles
5.2 Build awareness and understanding of the efficient use of land principle and the application of land-use planning tools that reduce the footprint of the built environment, how they might be applied and how their effectiveness would be measured over time with municipalities, land-use decisions-makers and land users, on both public and private lands.	6.1.5 Policy 7; 6.1.7 Policy 8; 6.1.8
8.1 Work together to achieve the shared environmental, economic and social outcomes in the South Saskatchewan Regional Plan and minimize negative environmental cumulative effects.	6.1.7
8.2 Address common planning issues, especially where valued natural features and historic resources are of interests to more than one stakeholder and where the possible effect of development transcends jurisdictional boundaries.	6.1.7 Objective 2
8.3 Coordinate and work with each other in their respective planning activities (such as in the development of plans and policies) and development approval processes to address issues of mutual interest.	6.1.7 Policy 1011
8.4 Work together to anticipate, plan and set aside adequate land with the physical infrastructure and services required to accommodate future population growth and accompanying community development needs.	6.1.7 Policy 124
8.5 Build awareness regarding the application of land-use planning tools that reduce the impact of residential, commercial and industrial developments on the land, including approaches and best practices for promoting the efficient use of private and public lands.	6.1.5 Policy 7; 6.1.8 Objective 2
8.6 Pursue joint use agreements, regional service commissions and any other joint cooperative arrangements that contribute specifically to intermunicipal land-use planning.	6.1.7 Policy 1213
8.7 Consider the value of intermunicipal development planning to address land use on fringe areas, airport vicinity protection plans or other areas of mutual interest.	6.1.7 Objective 2
8.8 Coordinate land-use planning activities with First Nations, irrigation districts, school boards, health authorities and other agencies on areas of mutual interest.	6.1.8 Objective 5
8.11 Provide an appropriate mix of agricultural, residential, commercial, industrial, institutional, public and recreational land uses; developed in an orderly, efficient, compatible, safe and economical manner.	6.1.8 Policy 7
8.12 Contribute to a healthy environment, a healthy economy and a high quality of life.	5.0
8.13 Provide a wide range of economic development opportunities, stimulate local employment growth and promote a healthy and stable economy. Municipalities are also expected to complement regional and provincial economic development initiatives.	6.1.2 Objective 1
8.14 Feature innovative housing designs, range of densities and housing types such as mixed-use, cluster developments, secondary suites, seniors' centres and affordable housing. Provide the opportunity for a variety of residential environments which feature innovative designs and densities and which make efficient use of existing facilities, infrastructure and public transportation.	6.1.6 Policies 41 & 52
8.15 Minimize potential conflict of land uses adjacent to natural resource extraction, manufacturing and other industrial developments.	6.1.8 Policy 10
8.16 Minimize potential conflict of land uses within and adjacent to areas prone to flooding, erosion, subsidence, or wildfire.	6.2.8 Policy 1; 6.2.11 Policy 4
8.17 Complement their municipal financial management strategies, whereby land use decisions contribute to the financial sustainability of the municipality.	5.0; 6.1.5 Objective 3
8.18 Locate school and health facilities, transportation, transit and other amenities appropriately, to meet increased demand from a growing population.	6.1.3 Policy 10
8.19 Identify areas where agricultural activities, including extensive and intensive agricultural and associated activities, should be the primary land use in the region.	6.1.4 Policy 4; 6.1.7 Policy 1112
8.20 Limit the fragmentation of agricultural lands and their premature conversion to other, non-agricultural uses, especially within areas where agriculture has been identified as a primary land use in the region. Municipal planning, policies and tools that promote the efficient use of land should be used where appropriate to support this strategy.	6.1.4 Policies 1 & 2
8.21 Employ appropriate planning tools to direct non-agricultural subdivision and development to areas where such development will not constrain agricultural activities, or to areas of lower-quality agricultural lands.	6.1.4 Policy 3
8.22 Minimize conflicts between intensive agricultural operations and incompatible land uses by using appropriate planning tools, setback distances and other mitigating measures.	6.1.4 Policy 43
8.23 Utilize or incorporate measures which minimize or mitigate possible negative impacts on important water resources or risks to health, public safety and loss to property damage due to hazards associated with water, such as flooding, erosion and subsidence due to bank stability issues, etc., within the scope of their jurisdiction.	6.2.7 Policies 4 & 5; 6.2.8 Policy 1

8.24 Incorporate measures in future land-use planning decisions to mitigate the impact of floods through appropriate flood hazard area management and emergency response planning for floods.	6.2.7 Policies 4 & 5; 6.2.8 Policy 1
8.25 Prohibit unauthorized future use or development of land in the floodway in accordance with the Flood Recovery and Reconstruction Act and the Floodway Development Regulation under development, which will control, regulate or prohibit use or development of land that is located in a floodway and define authorized uses.	6.2.7 Policies 4 & 5; 6.2.8 Policy 1
8.26 Identify and consider, based on available information including information from the Government of Alberta, the values of significant water resources and other water features, such as ravines, valleys, riparian lands, stream corridors, lakeshores, wetlands and unique environmentally significant landscapes, within their boundaries.	6.1.9 Policies 3 & 9
8.27 Determine appropriate land-use patterns in the vicinity of these significant water resources and other water features.	6.2.7 Policies 4 & 5; 6.2.8 Policy 1
8.28 Consider local impacts as well as impacts on the entire watershed.	6.1.9 Policy 3
8.29 Consider a range of approaches to facilitate the conservation, protection or restoration of these water features and the protection of sensitive aquatic habitat and other aquatic resources.	6.1.9 Policies 2 - 4
8.30 Establish appropriate setbacks from waterbodies to maintain water quality, flood water conveyance and storage, bank stability and habitat.	6.1.7; Policy 7 6.2.7 Policy 4
8.31 Assess existing developments located within flood hazard areas for long-term opportunities for redevelopment to reduce risk associated with flooding, including human safety, property damage, infrastructure and economic loss.	6.2.7 Policy 3
8.32 Facilitate public access and enjoyment of water features, to the extent possible.	6.2.7 Policy 2
8.33 Use available guidance, where appropriate, from water and watershed planning initiatives in support of municipal planning.	6.1.7 Policy 7
8.34 Identify significant historic resources to foster their preservation and enhancement for use and enjoyment by present and future generations.	6.1.1 Policy 12 11
8.35 Work toward the designation of Municipal Historic Resources to preserve municipally significant historic places.	6.1.1 Policy 13 12; 6.1.1 Policy 15 14
8.36 Formulate agreements with the Ministry for development referrals to assist in the identification and protection of historic resources within the scope of their jurisdiction.	6.1.1 Policy 14 13
8.37 Identify the location, nature and purpose of key provincial transportation corridors and related facilities.	6.2.9 Policy 6
8.38 Work with the Ministry to minimize negative interactions between the transportation corridors and related facilities identified in accordance with strategy 8.37 above and the surrounding areas and land uses through the establishment of compatible land-use patterns.	6.2.9 Policy 6
8.39 Enter into highway vicinity agreements with the Ministry and employ appropriate setback distances and other mitigating measures relating to noise, air pollution and safety to limit access if subdivision and development is to be approved in the vicinity of the areas identified in accordance with 8.37 above.	6.1.8 Policy 11; 6.2.9 Policy 5



MDP STEERING COMMITTEE MINUTES

DATE: October 24, 2018 4:30pm

LOCATION: Redcliff Town Hall Council Chambers

PRESENT:

Members:

Tonya Mori, Emily Stock, Dwight
Kilpatrick, William Crozier, Derrin
Thibault, Wendy Harty, Arnold Frank

Planning Specialist:

Jordan Zukowski

ABSENT:

Members:

Bruce Vine

Director of Planning & Engineering:

James Johansen

1. GENERAL

A. CALL TO ORDER

W. Harty called the meeting to order at 4:33pm

2. CONSENT AGENDA

A. ADOPTION OF AGENDA

B. PREVIOUS MEETING MINUTES

B. Crozier moved to adopt the consent agenda

- carried

3. FOR COMMENT/DISCUSSION

A. DRAFT DOCUMENT LAYOUT (TO 6.1.6)

- General Comments:

- Change wording of section titles under 1.2 to be less technical
- Consider merging 1.2.3 and 1.2.4 into one section
- Add farmer's market policy to 6.1.4

- Reword 6.1.4 Policy 8
- Add “adaptable housing” to 6.1.6 Policy 5
- Add climate change policy to 6.1.9
- Add definition/explanatory blurbs for the following:
 - Edible urban forest/edible parks
 - Medium and high density housing
 - Adaptable housing, tiny homes, and other unique housing types

B. DRAFT DOCUMENT LAYOUT

- General Comments:
 - Reformat circles on top of photos
 - Ensure final layout contains many photos and blurbs to break up text

C. PUBLIC ENGAGEMENT EVENT

- The Committee produced the following ideas in a brainstorming exercise:
 - Free food draws a crowd (BBQ, hot chocolate)
 - Piggyback off of another event to ensure greater turnout
 - Location is ideally not Town Hall – go to the people
 - Set up information booths/events in popular community gathering places
 - Large online presence (website, social media, survey)
 - Spreading the word:
 - Red sign board
 - Posters in prominent public areas
 - Signs: sandwich board, garage sale style, magnet
 - Newspaper advertisement
 - Utility bill mail out
 - Flyer mail out
 - Radio/newspaper/TV coverage
 - Leveraging of community groups

4. NEXT MEETING

Wednesday, November 28 at 4:30pm in Redcliff Town Hall Council Chambers

5. ADJOURNMENT

T. Mori moved to adjourn the meeting at 5:49pm

- carried