



MPC MEETING

WEDNESDAY FEBRUARY 20, 2019

12:30 P.M.

**TOWN HALL
BASEMENT MEETING ROOM**



**TOWN OF REDCLIFF
MUNICIPAL PLANNING COMMISSION**
WEDNESDAY FEBRUARY 20, 2019 – 12:30 PM

AGENDA

Pg.	Agenda Item
	1. <u>CALL TO ORDER</u>
	2. <u>ELECTION OF CHAIRMAN & VICE CHAIRMAN FOR 2019</u>
	3. <u>ADOPTION OF AGENDA</u>
	4. <u>PREVIOUS MINUTES</u>
4	A) Minutes of December 19, 2018 meeting
	5. <u>REPORTS TO MPC</u>
7	A) Dates Development Permits advertised in Commentator
	a. December 18, 2018, December 25, 2018, February 5, 2019 & February 12, 2019 (Ads are attached)
	B) Development Permit Applications Approved/Denied by Development Officer since the last MPC meeting:
	a. Development Permit Application 18-DP-068 Dunmore Liquor Ltd. Lots 3-6, Block 84, Plan 755AD (301 Broadway Avenue E) Approved: Fascia Signs
	b. Development Permit Application 18-DP-069 Develco Roof Inspections Lot 3, Block 5, Plan 7911064 (#2 – 204 Saskatchewan Drive NE) Approved: Change of Use – Trade & Contractor Service
	c. Development Permit Application 18-DP-071 New Leaf Cannabis Lot 16, Block 75, Plan 755AD (318 Broadway Avenue E) Approved: Fascia Signs
	d. Development Permit Application 19-DP-001 Aurora Cannabis Enterprises Inc. Lot 17, Block 1, Plan 0610054 (#4 – 1611 Broadway Avenue E) Approved: Change of Use – Office Space



**TOWN OF REDCLIFF
MUNICIPAL PLANNING COMMISSION**
WEDNESDAY FEBRUARY 20, 2019 – 12:30 PM

AGENDA

Pg.	Agenda Item
	<ul style="list-style-type: none">e. Development Permit Application 19-DP-002 U-Haul Canada Ltd. Lot A, Block 6, Plan 7410658 (1901 Highway Avenue E) Approved: Accessory Buildingf. Development Permit Application 19-DP-003 Justin Asham Lot 4, Block 4, Plan 0212632 (335 Redcliff Way SW) Approved: Hot Tubg. Development Permit Application 19-DP-005 Marie Nargellen Dela Paz Lot 24, Block 74, Plan 1117V (10 3 St. SE) Approved: Home Occupation – Food Courierh. Development Permit Application 19-DP-006 Rob Gale Lots 11-12, Block 17, Plan 1117V (417 2 St. SE) Approved: Home Occupation – Property Management
	C) Appeals of Development Decisions received since the last MPC meeting
	<ul style="list-style-type: none">a. No Appeals of Development decisions have been received.
	D) SDAB Decisions rendered since the last MPC meeting
	<ul style="list-style-type: none">a. No SDAB Decisions rendered since the last MPC Meeting.
	E) Council Decisions and Direction related to the Land Use Bylaw since the last MPC meeting
	<ul style="list-style-type: none">a. No Decisions or Directions related to the Land Use Bylaw have been received.
	F) Items Received for Information
	<ul style="list-style-type: none">a. No items received for information have been received.



**TOWN OF REDCLIFF
MUNICIPAL PLANNING COMMISSION**
WEDNESDAY FEBRUARY 20, 2019 – 12:30 PM

AGENDA

Pg.	Agenda Item
6.	<u>LAND USE BYLAW AMENDMENT APPLICATION FOR MPC COMMENT</u>
9	A) Land Use Bylaw Amendment Application Rick Wagenaar Lot 42, Block 92, Plan 0612255 Lot 41, Block 92, Plan 0612255 Lots 7-9, Block 92, Plan 1117V Lots 10-15, Block 92, Plan 1117V Lots 16-17, Block 92, Plan 1117V Lots 18-20, Block 92, Plan 1117V (402 Broadway Avenue W) (404 Broadway Avenue W) (20 5 Street NW) Land Use Bylaw Amendment to change from H – Horticultural District to R1 – Single Family Residential District a. MPC Comments to Council
7.	<u>MUNICIPAL DEVELOPMENT PLAN REVIEW FOR MPC COMMENT</u>
18	A) Municipal Development Plan (MDP) Memo a. Procedure i. Presentation of Planning Specialist ii. MPC Discussion (Note, MPC may go in camera for discussion) iii. Comments of MPC b. MDP Draft (attached as separate document)
8.	<u>ADJOURNMENT</u>

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION
WEDNESDAY DECEMBER 19, 2018 – 12:30 PM
TOWN OF REDCLIFF**

PRESENT: Members: B. Duncan,
L. Leipert, S. Gale,
J. Steinke, B. Vine,
J. Beach

Development Officer B. Stehr
Director of Planning & Engineering J. Johansen
Technical Assistant/Recording Secretary R. Arabsky

ABSENT: Members: N. Stebanuk

1. CALL TO ORDER

B. Duncan called the meeting to order at 12:30 p.m.

2. ADOPTION OF AGENDA

L. Leipert moved that the agenda be adopted as presented. – Carried.

3. PREVIOUS MINUTES

S. Gale moved the minutes of the MPC meeting November 21, 2018 be adopted as presented.
– Carried.

4. REPORTS TO MPC

S. Gale moved to receive for information the following Reports to MPC for the MPC Meeting of December 19, 2018:

A) Dates Development Permits advertised in Commentator

- a. November 27, 2018

B) Development Permit Applications approved/denied by Development Officer.

- a. Development Permit Application 18-DP-066
Todd Herter
Lots 23-24, Block 19, Plan 1117V (406 5 Street SE)
Approved: Permit to Stay

- b. Development Permit Application 18-DP-067
Randy Giesbrecht
Lot 8, Block A, Plan 0412564 (223 Jesmond Bay)
Approved: Home Occupation – Consulting job with Prairie Rose School Division

C) Appeals of Development Decisions received since the last MPC Meeting.

- a. No Appeals of Development decisions have been received.

D) SDAB Decisions rendered since the last MPC Meeting.

- a. No SDAB Decisions rendered since the last MPC Meeting.

E) Council Decisions and Direction related to the Land Use Bylaw since the last MPC.

- a. No Decisions or Directions related to the Land Use Bylaw have been received

F) Items Received for Information

- a. No items received for information have been received.

- Carried.

5. DEVELOPMENT APPLICATIONS FOR MPC APPROVAL

- A)** Development Permit Application 18-DP-070
Green Peace Hempire
Lot 28, Block 80, Plan 0613199 (#3, 631 South Railway Drive NE)
Cannabis Retail Store

L. Leipert stated he had a pecuniary interest and recused himself from discussion and voting.
Mr. Leipert left the room at 12:31 p.m.

J. Beach moved that Development Permit Application 18-DP-070 for a Retail Cannabis Store [Lot 28, Block 80, Plan 0613199 (#3, 631 South Railway Drive NE)] be Approved with the following conditions:

1. Any exterior lighting above what is currently in place shall comply with Section 65 **Lighting** of the Town's Land Use Bylaw;
2. The Applicant shall apply and receive a Building Permit from the Town for all interior renovations;
3. Development Officer to receive a copy of the retail license issued by the Alberta Gaming, Liquor, and Cannabis Commission;
4. The Development Permit is valid for five (5) years;
5. The Town will issue a permit in year four (4) if in the opinion of the Development Authority that the Retail Cannabis Store is not causing undesirable impacts on the Town;
6. Where the Town finds that the conditions of the Development Permit have **not** been met or that the use is causing undesirable impacts to the Town, the Town will issue a notice to the Applicant six (6) months in advance of the expiring permit, that the Town will not be automatically renewing the use and Development Permit. The notice to the applicant must include:
 - i. The reasons the permit is not being renewed,

- ii. The date of the permit expiring, and
 - iii. That if the Applicant wishes to continue the use the Applicant must make a new Development Permit application.
7. If the Town fails to issue a Development Permit or if the Town fails to issue a Notice, the Town will automatically issue a new Development Permit for five (5) years from when the Development Permit should have been issued.
 8. Development Permits, including use, will be cancelled if and when the retail license is no longer valid with the Alberta Gaming, Liquor, and Cannabis Commission.

- Carried.

L. Leipert rejoined the meeting at 12:33 pm.

6. CONDOMINIUM APPLICATION FOR MPC CONSIDERATION

- A) 2018 CONDO 01 – Bare Land Condominium Re-division
 Brian Munro, Global Raymac Surveys Inc. (AGENT)
 Zion Commercial (Medicine Hat) Ltd. (OWNER)
 Unit 4, Bare Land Condominium Plan 161 0119 (1502 Dirkson Drive NE)
 Bare Land Condominium Application to create nine units with separate certificates of title

J. Steinke moved that MPC acting as the Subdivision Approving Authority regarding Condominium Application 2018 CONDO 01 [Unit 4, Bare Land Condominium Plan 161 0119 (1502 Dirkson Drive NE)] consent to create nine units with separate certificates of title.

- Carried.

7. ADJOURNMENT

J. Steinke moved adjournment of the meeting at 12:37 p.m. – Carried.

Chairman

Recording Secretary



TOWN OF REDCLIFF DEVELOPMENT PERMITS

NOTICE OF DECISION OF THE MUNICIPAL PLANNING COMMISSION

Discretionary Uses:

Development
Permit Application # Details

18-DP-071 Lot 16, Block 75, Plan 755AD
(318 Broadway Ave. E)

APPROVED: Fascia Sign

Persons claiming to be affected by a Development Permit for a Discretionary Use may appeal to the Subdivision and Development Appeal Board by submitting a \$150.00 fee, and written notice stating reasons for the Appeal to the Town Manager within twenty one (21) days after this notice is published.

Brian Stehr
Development Officer



TOWN OF REDCLIFF DEVELOPMENT PERMITS

NOTICE OF DECISION OF THE MUNICIPAL PLANNING COMMISSION

Discretionary Uses:

Development
Permit Application # Details

18-DP-071 Lot 28, Block 80, Plan 0613199
(#3 - 631 S. Railway Drive NE)

APPROVED: Retail Cannabis Store

Persons claiming to be affected by a Development Permit for a Discretionary Use may appeal to the Subdivision and Development Appeal Board by submitting a \$150.00 fee, and written notice stating reasons for the Appeal to the Town Manager within twenty one (21) days after this notice is published.

Brian Stehr
Development Officer



**TOWN OF REDCLIFF
DEVELOPMENT PERMITS**

NOTICE OF DECISION OF THE DEVELOPMENT OFFICER

Discretionary Uses:

Development
Permit Application # Details

19-DP-001	Lot 17, Block 1, Plan 0246200 (1611 Broadway Avenue E) APPROVED: Change of Use – Office Space
19-DP-002	Lot A, Block 6, Plan 7410658 (1901 Highway Avenue E) APPROVED: Accessory Building
19-DP-003	Lot 4, Block 4, Plan 0212632 (335 Redcliff Way SW) APPROVED: Hot Tub

Persons claiming to be affected by a Development Permit for a Discretionary Use may appeal to the Subdivision and Development Appeal Board by submitting a \$150.00 fee, and written notice stating reasons for the Appeal to the Town Manager within twenty one (21) days after this notice is published.

Brian Stehr
Development Officer

**TOWN OF REDCLIFF
DEVELOPMENT PERMITS**

NOTICE OF DECISION OF THE DEVELOPMENT OFFICER

Discretionary Uses:

Development
Permit Application # Details

19-DP-005	Lot 24, Block 74, Plan 1117V (#10 3 Street SE) APPROVED: Home Occupation – Office Use only
19-DP-006	Lot 11-12, Block 17, Plan 1117V (417 2 Street SE) APPROVED: Home Occupation – Office Use only

Persons claiming to be affected by a Development Permit for a Discretionary Use may appeal to the Subdivision and Development Appeal Board by submitting a \$150.00 fee, and written notice stating reasons for the Appeal to the Town Manager within twenty one (21) days after this notice is published.

Brian Stehr
Development Officer



APPLICATION FOR LAND USE AMENDMENT

Owner of Site:

Name:

Rick Wagenaar

Address:

402 Broadway Ave NW

Postal Code:

T0J 2P0

Agent of Owner:

Name:

Address:

Postal Code:

Telephone Number

403 952 3171

Existing Land Use Zoning:

Horticulture.

Proposed Land Use Zoning:

R1

Municipal Address of Site:

#6-5th st NW.

Legal Land Description

Lot 7-20

Block 92

Plan 1117U

Enclosures and Attachments:

41-42

92

0612255

- a) Copy of Certificate of Title for Effected lands.
- b) Evidence that Agent is authorized by Owner.
- c) Statement of reasons in support of application.
- d) Vicinity map of an appropriate scale indicating the location of the parcel and its relationship to the existing land uses and developments within 60 m of the parcel boundaries.
- e) Where application is for a district change to DC - Direct control district a statement explaining why particular control is needed to be exercised over the parcel and why another district is not appropriate.
- f) Fee, as established by resolution of Town Council, which shall include a standard application fee plus the cost of advertising for the public hearing.

The Municipal Manager in consultation with the Redcliff Planning Board may:

- (a) Refuse to accept an application to amend this Bylaw if the information required by subsection (30) has not been supplied, or
- (b) Consider the application complete without all of the information required by subsection (30), if, in his opinion, a decision can be properly made with the information supplied.

OWNER'S AND/OR OWNER'S AGENT SIGNATURE

DATE

Dec 2 / 18

Preview

S		
LINC	SHORT LEGAL	TITLE NUMBER
0031 766 967	0612255;92;41	161 003 392 +1

LEGAL DESCRIPTION
 PLAN 0612255
 BLOCK 92
 LOT 41
 EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
 ATS REFERENCE: 4;6;13;17;SW

MUNICIPALITY: TOWN OF REDCLIFF

REFERENCE NUMBER: 111 185 341

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION

161 003 392	06/01/2016	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

SUNNY ACRES LAND AND DEVELOPMENT LTD.
 OF BOX 1222
 MEDICINE HAT
 ALBERTA T1A 7H3

[Close](#)

Preview

S		
LINC	SHORT LEGAL	TITLE NUMBER
0020 619 912	1117V;92;18-20	161 097 290 +3

LEGAL DESCRIPTION
 PLAN 1117V
 BLOCK 92
 LOTS 18 TO 20 INCLUSIVE
 EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
 ATS REFERENCE: 4;6;13

MUNICIPALITY: TOWN OF REDCLIFF

REFERENCE NUMBER: 161 097 187 +3

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
161 097 290	25/04/2016	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

SUNQUEST GROWERS LTD.
 OF BOX 287
 REDCLIFF
 ALBERTA T0J 2P0

[Close](#)

Preview

S				
LINC	SHORT LEGAL	TITLE NUMBER		
0020 619 904	1117V;92;16,17	161 097 290 +2		
LEGAL DESCRIPTION				
PLAN 1117V				
BLOCK 92				
LOTS 16 AND 17				
EXCEPTING THEREOUT ALL MINES AND MINERALS				
ESTATE: FEE SIMPLE				
ATS REFERENCE: 4;6;13				
MUNICIPALITY: TOWN OF REDCLIFF				
REFERENCE NUMBER: 161 097 187 +2				

	REGISTERED OWNER(S)			
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION

161 097 290	25/04/2016	TRANSFER OF LAND		SEE INSTRUMENT
OWNERS				
SUNQUEST GROWERS LTD.				
OF BOX 287				
REDCLIFF				
ALBERTA T0J 2P0				

[Close](#)

Preview

S		
LINC	SHORT LEGAL	TITLE NUMBER
0020 586 154	1117V;92;10-15	161 097 290 +1
LEGAL DESCRIPTION		
PLAN 1117V		
BLOCK 92		
LOTS 10 TO 15 INCLUSIVE		
EXCEPTING THEREOUT ALL MINES AND MINERALS		
ESTATE: FEE SIMPLE		
ATS REFERENCE: 4;6;13		
MUNICIPALITY: TOWN OF REDCLIFF		
REFERENCE NUMBER: 161 097 187 +1		

	REGISTERED OWNER(S)	
REGISTRATION	DATE(DMY)	DOCUMENT TYPE
		VALUE
		CONSIDERATION

161 097 290	25/04/2016	TRANSFER OF LAND
		SEE INSTRUMENT
OWNERS		
SUNQUEST GROWERS LTD.		
OF BOX 287		
REDCLIFF		
ALBERTA T0J 2P0		

[Close](#)

Preview

S		
LINC	SHORT LEGAL	TITLE NUMBER
0020 586 146	1117V;92;7-9	161 097 290

LEGAL DESCRIPTION
 PLAN 1117V
 BLOCK 92
 LOTS 7 TO 9 INCLUSIVE
 EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
 ATS REFERENCE: 4;6;13

MUNICIPALITY: TOWN OF REDCLIFF

REFERENCE NUMBER: 161 097 187

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION

161 097 290	25/04/2016	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

SUNQUEST GROWERS LTD.
 OF BOX 287
 REDCLIFF
 ALBERTA T0J 2P0

[Close](#)

Preview

S		
LINC	SHORT LEGAL	TITLE NUMBER
0031 766 975	0612255;92;42	061 261 443 +1

LEGAL DESCRIPTION
 PLAN 0612255
 BLOCK 92
 LOT 42
 EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
 ATS REFERENCE: 4;6;13;17;SW

MUNICIPALITY: TOWN OF REDCLIFF

REFERENCE NUMBER: 941 253 609
 061 261 360

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION

061 261 443	29/06/2006	PLAN OF SURVEY - NEW TITLE		
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OWNERS

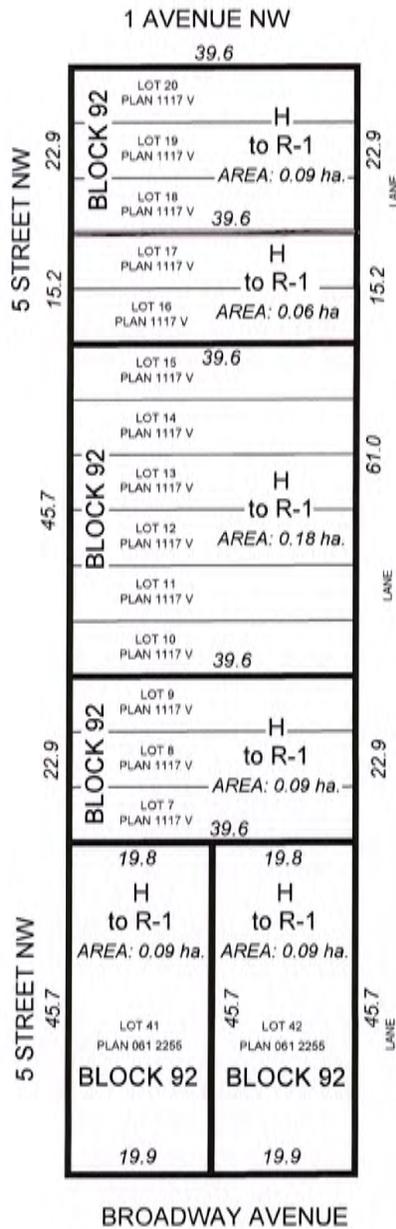
RICK WAGENAAR

AND
 KAREN WAGENAAR
 BOTH OF:
 BOX 287
 REDCLIFF
 ALBERTA T0J 2P0
 AS JOINT TENANTS

[Close](#)

SCHEDULE 'A'

LAND USE BYLAW AMENDMENT



LEGAL DESCRIPTION:
 LOTS 7 TO 9 INCLUSIVE, LOTS 10 TO 15 INCLUSIVE,
 LOTS 16 AND 17, LOTS 18 TO 20 INCLUSIVE,
 BLOCK 92, PLAN 1117V
 AND
 LOTS 41 AND 42, BLOCK 92, PLAN 061 2255

PROPOSED REDESIGNATION:
 H - HORTICULTURAL DISTRICT
 TO
 R1 - SINGLE FAMILY RESIDENTIAL DISTRICT



Benchmark Geomatics Inc.
 Unit 102, Westside Common
 #2201 Box Springs Boulevard NW
 Medicine Hat, AB T1C 0C8
 Phone (403)527-3970 Fax (403)527-3908

FILE NO. 18080411
SCALE: 1:1000
DATE: JAN.7/19
DRAWN BY: CLF
CHECKED BY: AJT

MUNICIPAL PLANNING COMMISSION

Planning & Engineering Report

January 8, 2019

Applicant:	Rick Wagenaar
Owner:	Sunquest Growers Inc. / Rick Wagenaar
Property Address:	402 Broadway Avenue W 404 Broadway Avenue W 20 5 Street NW
Legal Address:	Lot 42, Block 92, Plan 0612255 Lot 41, Block 92, Plan 0612255 Lot 7-9, Block 92, Plan 1117V Lot 10-15, Block 92, Plan 1117V Lot 16-17, Block 92, Plan 1117V Lot 18-20, Block 92, Plan 1117V
Land Use:	H – Horticultural District
Development Officer:	Brian Stehr

BACKGROUND

On October 16, 2018 the Subdivision and Development Appeal Board granted the Applicant approval to construct an accessory building at 20 Street NE.

One of the conditions of approval was to rezone the property to a Land Use district under which the use is allowed and is consistent with the Municipal Development Plan.

The applicant has applied to rezone the aforementioned properties from a H – Horticultural District to a R-1 Single Family Residential District.

The Municipal Development Plan refers to this area as the Northend Transition Area and states:

It is expected that the Northend Transition Area will continue to redevelop with residential uses becoming more prominent in the future. Although the residential conversion will occur the area will remain attractive to horticultural and light industrial uses. This plan allows for and continues on the tradition where land uses (horticultural, residential, and light industrial) are interspersed. Although the mixed uses will provide a unique area additional redevelopment considerations are required to mitigate potential land use conflicts.

R-1 Single Family Residential District is in harmony with the neighbourhood and surrounding properties and is consistent with the Town's Municipal Development Plan.

Memo



To: Municipal Planning Commission
From: Planning & Engineering Department
Date: January 16th, 2019
Re: Town of Redcliff Draft Municipal Development Plan (MDP)

Redcliff's Municipal Development Plan (MDP) update has been in progress for the past year and a half. The Planning & Engineering Department developed the MDP update in consultation with the public and with feedback and guidance from the MDP Steering Committee, on which MPC had one representative. The draft MDP update is complete and currently circulating to stakeholders and the public for comment.

The MDP's purpose is to guide the future development of Redcliff, and therefore the MDP will play a key role in guiding MPC decisions.

The draft MDP update is being brought to MPC for comment and discussion. MPC may provide comments during this meeting, or delay comments until the regular February meeting. All MPC comments will be forwarded to Council prior to the public hearing, tentatively scheduled for March 11th. MPC Members may also provide comments as private citizens independent of any comments made by MPC. All MPC members are encouraged to attend the Public Open House on January 16th, 2019.

An estimated timeline for the next steps of the MDP process is as follows:

Item	Date
MDP Public Open House	January 16 th , 2019
MDP Circulation for Public Comment	Now – January 31 st , 2019
MDP First Reading	February 11 th , 2019
MDP Mandatory Public Hearing and Second/Third Reading	March 11 th , 2019



our path forward

Redcliff's Municipal Development Plan





Town of Redcliff Municipal Development Plan

Prepared By: Town of Redcliff Planning and Engineering Department

Adopted: XXXX

Acknowledgements



Redcliff's Municipal Development Plan could not have been completed without the guidance, ideas, and dedication from members of the Municipal Development Plan Steering Committee: Tonya Mori, Wendy Harty, Emily Stock, William Crozier, Dwight Kilpatrick, Bruce Vine, Kim Dalton, Derrin Thibault, and Arlos Crofts.

Additionally, the Planning and Engineering Department Team would like to thank Town Council for their work and support throughout the planning process, and the public and Town staff for their input and feedback on the project.

Front and back cover page photos by: Sarah Craats



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Photo By: Wendy Harty

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 Revisiting the MDP?

Redcliff's previous MDP, adopted in 2010, required updating to reflect the current social and 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 MGA, ratified in 2017, and the *South Saskatchewan Regional Plan* (SSRP), adopted in 2014.

1.2 Scope

S. 632 of the Alberta Municipal Government Act 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.
-

1.2.1 Timeframe

Redcliff's MDP 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 is necessary to determine short-term actions we must take now to reach the 2056 Redcliff vision.

1.2.2 Geographic Reach

All land within Redcliff's current boundary is included in the MDP. The MDP addresses both redevelopment in established areas and new development in greenfield areas. The MDP includes a growth management plan that focuses on redevelopment and growth within the current boundary, while also looking ahead to potential expansion beyond the current boundary. The general MDP goal policies would also apply to future annexed lands not currently within Town boundary.

1.2.3 Direction & Flexibility

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

1.3 Role

1.3.1 What Does the MDP do?

Redcliff's MDP is a blueprint for the Town reflecting public, Council, and administration formulated solutions, advice, and recommendations, which aims to:

- Guide Council decisions;
- Guide decisions and policy input from Town Boards and Commissions;
- Provide 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 MDP.

The MDP also plays a role in:

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

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.

MGA S. 637 Effect of Plans: The existence of an MDP does not require the municipality to undertake any of the projects referred to in it.

1.4 Organization

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

1 What is the MDP

- introduction and contextual information

2 How We Did it

- the process followed to update the MDP, including public consultation

3 How it Fits in

- the hierarchy of planning documents in Redcliff

4 Where We Are

- background information on the current state of the Town

5 Where We're Going

- vision statement

6 How We'll Get There

- general goal policies and neighbourhood specific policies

7 Ensuring the Vision

- implementation, growth management, monitoring and evaluation framework

1.5 How to Use the MDP

1.5.1 How Do I Know Which Policies to Consider?

MDP policies are categorized into two main sections: goals and neighbourhoods. The goal section policies are general and apply to all of Redcliff. The neighbourhood policies only apply to land within 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 in which it is located.

The neighbourhoods do not divide Redcliff and create boundaries; rather, they create a framework for planning policies unique to specific areas of the Town. For example, river flooding only affects the River Valley; therefore, a flood setback policy exists uniquely for the River Valley neighbourhood.

1.5.2 What is the Intent of the Policies?

Redcliff’s MDP uses specific words in policies to denote intent. The following table illustrates how specific words are interpreted in the MDP to define policy intent.

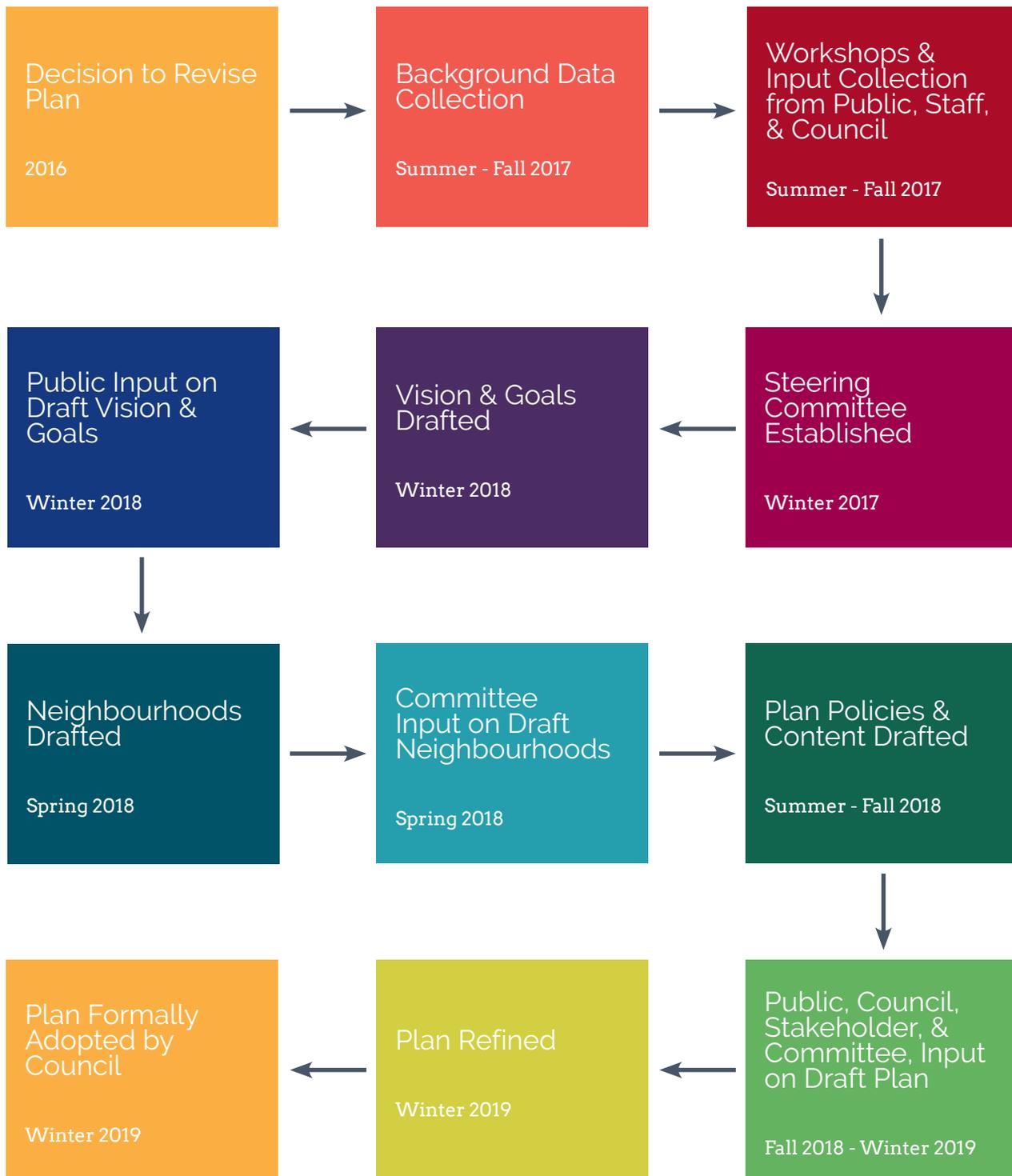
Intent	Word
Compulsory requirement, to ensure result	SHALL
Actively encouraged, to illustrate ideal expectations	SHOULD
Passively supported, dependent on context, resources, and capacity	MAY

Some policies and corresponding actions are more passive than others, and are subject to resource constraints and capacity limitations, which means not all policies can be simultaneously prioritized. Additionally, many policies take time and ongoing effort to implement, and not all “shall” policies can be implemented immediately. The Town recognizes the reality of limited resources, and that the MDP’s vision may not be fully realized unless all policies are implemented. All policies are designed to be achievable over the lifespan of the MDP through the Implementation Framework found in section 7.1.



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 public. An MDP Steering Committee comprised of representatives from the public, Council, Municipal Planning Commission, the School Board, and Administration was established to provide further detailed input on the MDP.

Feedback collected for the MDP included:

460 surveys completed during Redcliff Days 2017	171 Show Us Your Redcliff online surveys completed throughout fall 2017	Two Council engagement sessions totalling 7 hours of input gathering
300+ flags on the "Show Us Your Redcliff" maps at Redcliff Days & Fall Festival 2017	54 Grade 6 students participating in a "Show Us Your Redcliff" design activity	XXX Responses to the Draft Plan
10 Town of Redcliff staff members participating in a "Show Us Your Redcliff" design activity	Nearly 50 attendees at the Visioning and Goal-Setting Workshops	15 hours of Steering Committee input
54 online surveys providing input on the draft vision and goals in Jan. & Feb. 2018	20 attendees at the Vision and Goals Open Houses in January & February 2018	Over 60 photo contest entries submitted in summer 2018

Main themes identified during public consultation included:

- Downtown, Main Street, and the River Valley are viewed 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
- Eliminate the negative stigma surrounding Redcliff
- Public facilities, amenities, and infrastructure should be upgraded to meet current and future needs
- Redcliff will experience steady growth in the future due to affordability, recreational and community facilities, and a friendly atmosphere

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, as per their mandate, reviewed and provided guidance, advice, and suggestions on the vision, goals, neighbourhoods, and policies. The Steering Committee also defined the guiding principle for the MDP and judged the photo contest by selecting photos that best represented Redcliff to be featured in the final document.



2.3 Guiding Principle

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.



This symbol next to an MDP objective or policy means it directly relates to the idea of creating small town feel in Redcliff.



When we asked people what they love about Redcliff, the number one response we heard was “small town feel.” 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 and developed the following guidelines for what small town feel looks like and means for Redcliff. The guidelines presented below are meant to guide future development and redevelopment in Redcliff. The ideas are also linked to MDP policies.

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 sidewalks on all streets and signage;
- Beautification and greenery in public spaces eliminates starkness;
- The streetscape is inviting with trees, benches, lampposts, and art;
- Streets are safe, calm, and not too busy;
- Downtown is the primary shopping area, with plenty of local stores;
- Buildings are not cookie cutter, and vary in shape, age, and colour;
- You can get all basic goods and services within Town (doctor, groceries);
- 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, shared parking, and 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, along major corridors, 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.



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, implementation would be difficult. The provincial government established a hierarchy of planning documents to prevent conflicts, requiring lower level documents to be consistent 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.

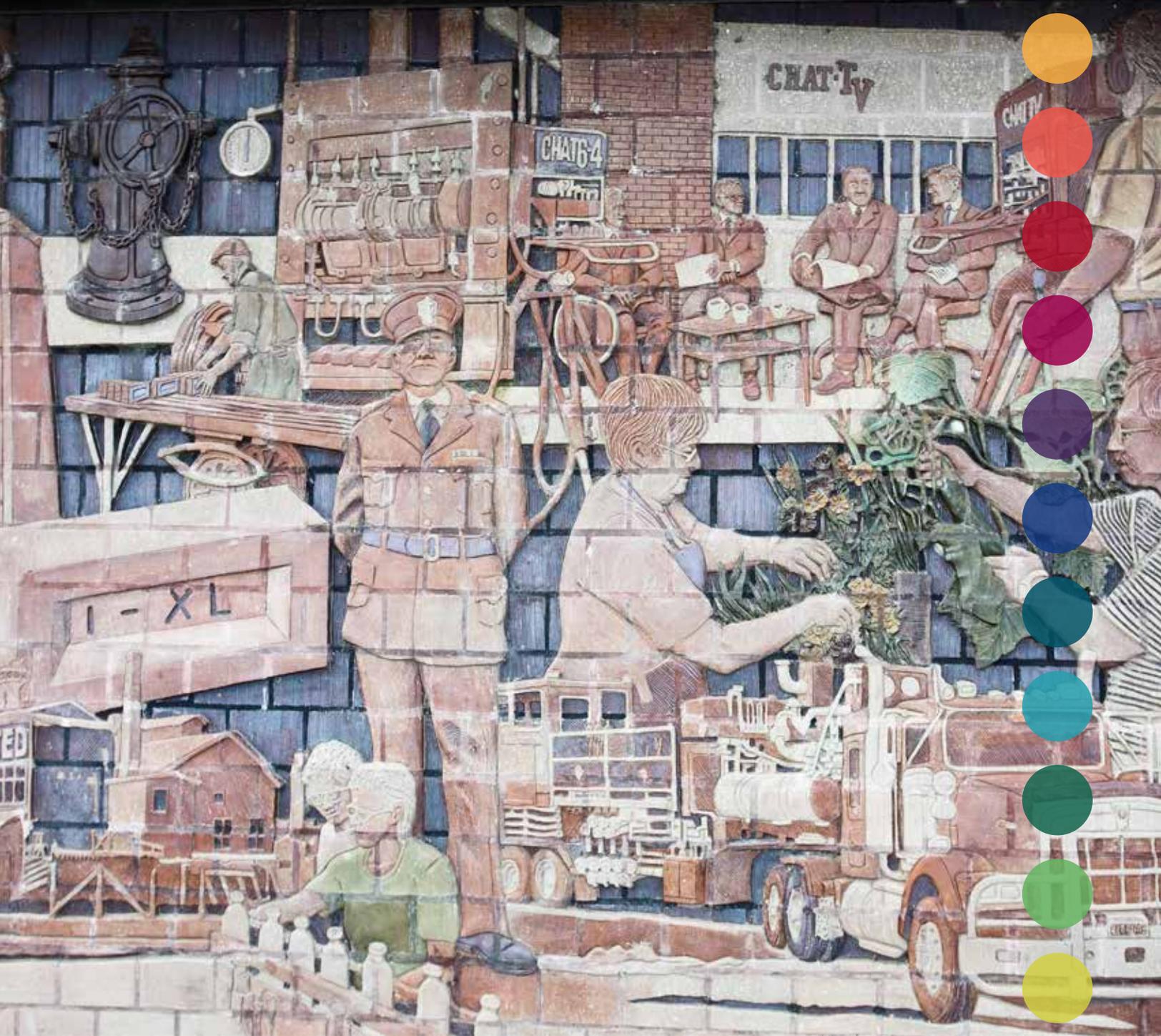
In 2008, Alberta created the *Land Use Framework* (LUF) to sustainably manage land and resources in response to immense growth in the province during the early 2000s. The LUF divides the province into seven planning regions based on major watershed boundaries. Redcliff falls under the *South Saskatchewan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

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 MDP 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.

This symbol next to an MDP objective or policy means it directly relates to an SSRP policy.





4.0 Where We Are

4.1 History & Geography



Redcliff was originally First Nations territory of the Cree, Assiniboine, Gros Venture, Blood, and Peigan people. Europeans settled the Redcliff area in the 1880s. Near the turn of the 20th Century many industrialists, manufacturers, and investors were attracted to the resource-rich area. Redcliff was referred to as the “Smokeless Pittsburgh of the West” due to abundant coal, 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 incorporated as a Village in 1910, and became a Town in 1912. Today, Redcliff is recognized for local food production and maintains a population approaching 6,000, small town character, and strong oil and gas economy.

Redcliff is located in the Grasslands Region of southeastern Alberta, and 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.



4.2 Context

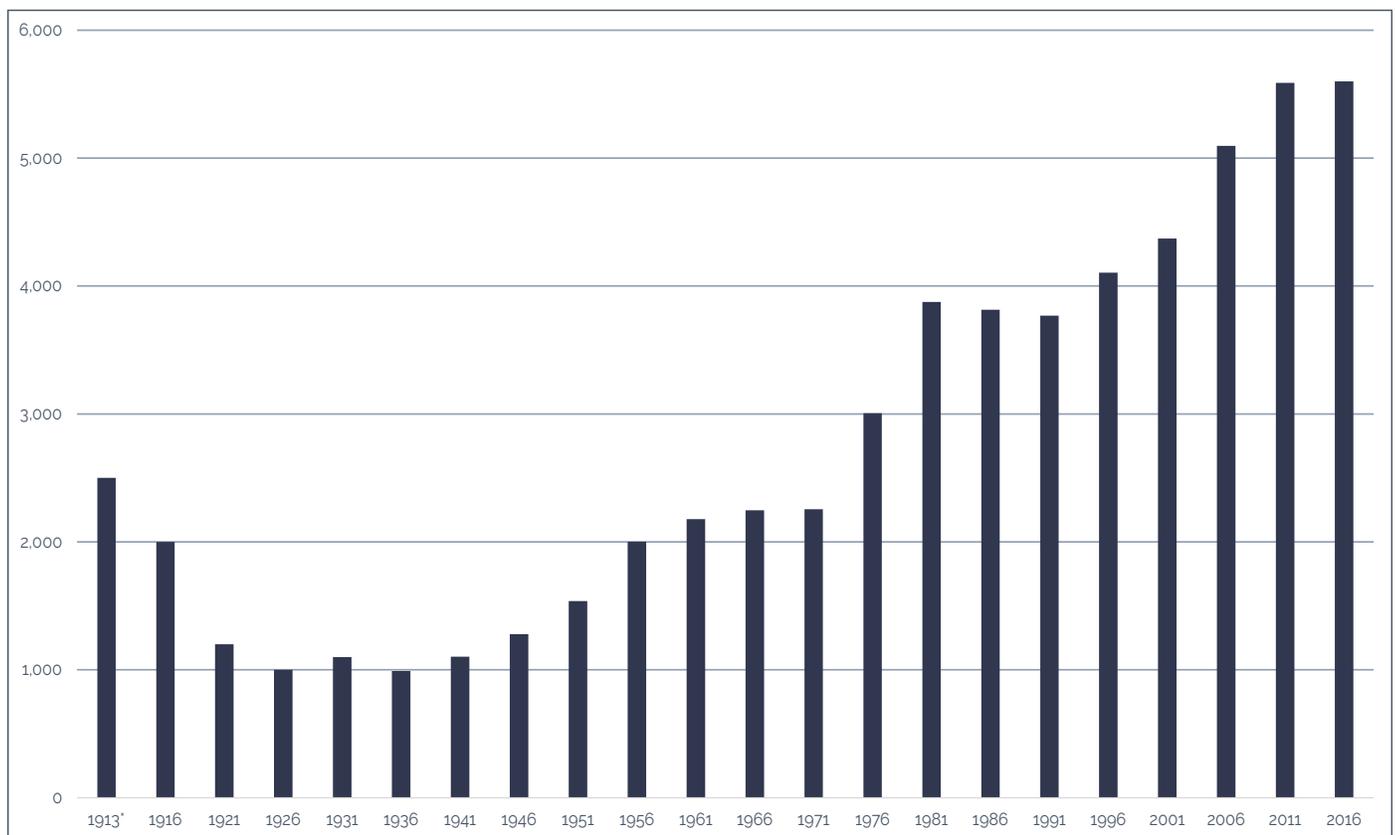
4.2.1 MDP Origins

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 MDP, adopted in 1996, built on the foundations of these two documents; it was later revised in 2000 and 2010.

4.2.2 Population

Redcliff’s population has fluctuated but grown steadily overall. A booming economy caused significant growth periods in the early 1950s, 1970s, and early 2000s, while slow economic times brought stagnant population growth and even decline in the early 20th Century.

For details on how the population forecast was determined, and additional population growth scenarios and projections, refer to the **Population Study** at www.redcliff.ca.



(Alberta Municipal Affairs 2017, Stats Canada 1996 2007, 2012 2013a, 2013b, 2017, Southeast Alberta Regional Planning Commission 1984)

*first year of available Alberta Municipal Affairs population data

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.



(Stats Canada 2012, 2017)

For details on the economy of Redcliff, refer to the **Economic Study** at www.redcliff.ca.

4.2.3 Economy

Trades, transport, and equipment operator occupations employed a large portion of the population over the last 20 years, while mining, quarrying, and oil and gas extraction, healthcare, construction, and retail were 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 in occupation and industry trends is a result of an increased proportion of the population attaining postsecondary certificates, diplomas or degrees, and a need to diversify the economy from oil and gas. 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.

4.2.4 Land

Redcliff has a sufficient land supply to accommodate development of forecasted residential, commercial, and industrial growth over the ~40 year time horizon of the MDP. Additional land requirements are forecasted near the end of the MDP’s lifespan to ensure a 30-50 year greenfield land supply. Greenfield land may need to be acquired sooner if a higher population projection is realized. Redcliff will continue to annex land in accordance with the IDP to accommodate forecasted population growth.

For details on land in Redcliff, refer to the **Land Inventory** at www.redcliff.ca.

Greenfield land refers to all previously undeveloped land, while **brownfield** land is a previously developed site, usually industrial, where the future land use is affected by real or perceived environmental contamination and/or existing infrastructure.

Land Type	Land Available	Land Required Over MDP Lifespan	Land Remaining After MDP Lifespan	Land Needed in 30 - 50 Years After MDP Lifespan
RESIDENTIAL	~ 165 ha	~ 60 ha	~ 105 ha	100 - 150 ha
COMMERCIAL/ INDUSTRIAL	~ 200 ha	~ 65 ha	~ 135 ha	100 - 125 ha



Photo By: Tammy Harvey

5.0 Where We're Going

The vision is the overarching, general direction for the future 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 provides strategic direction to Council and reflects the aspirations of the community. The strategic vision provides direction to decision-makers, while the resident and visitor statements 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, Redcliff 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 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 remain preserved to allow current and future generations to enjoy the treasured landscape and wildlife. Abundant outdoor activities and a rich history attract tourists to Redcliff.

Pride in the community is manifested through cultural events, and seen by walking along the clean, people-friendly streets where neighbours and friends gather. Public facilities are well-maintained with a recreation hub as 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.

5.2 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.

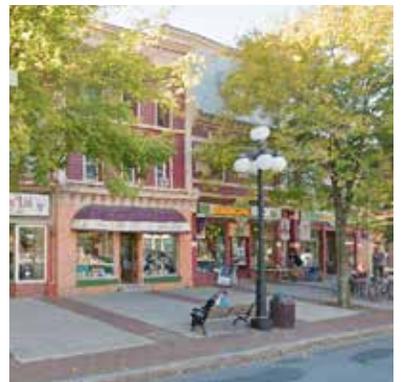
It's easy and convenient to walk and bike just about anywhere in Redcliff because of the accessible and interconnected street system, abundant sidewalks, accommodations for cycling, and calm residential streets. My family and I often bike to recreation centres, especially during summer. A historic park 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 natural areas and plentiful trails mean my children and future grandchildren are able to enjoy the area 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 multiple housing options, a low cost of living, support services 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.



5.3 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 during the early 1900s. The museum recommends additional places to see in Town. We end our outing with a serene evening walk on the trails that run atop 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.



Photo By: Jacky Tam



Photo By: Katy Courty



Photo By: Tammy Harvey

6.0 How We'll Get There

6.1 Goals

The goals act as “mini vision statements” for the future of Redcliff for specific topic areas that apply to the entire Town. The goal statements build from the vision, 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 events year-round, made possible by our strong volunteer community. Safe and attractive streets and buildings 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** create building and neighbourhood design guidelines promoting social interaction

Policy 2: The Town **shall** provide bylaw enforcement with tools and resources, in light of capacity and resource restraints, to proactively enforce unsightly property regulations

Policy 3: The Town **should** create inviting public spaces through initiatives such as:

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

Policy 4: The Town **should** beautify parking lots

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

Policy 6: The Town **should** encourage property clean-up by expanding community clean-up initiatives and establishing a tool library

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

Objective 2: Increase community involvement, citizen capacity, and event attendance

Policy 8: The Town **shall** advertise community events using a variety of Town and local media and news outlets

Policy 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 of the MDP

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



Heritage Park Parking Lot - Calgary, AB





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

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

Policy 12: The Town **shall** create initiatives to bring greater recognition to historic resources in Redcliff

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

Policy 14: The Town **should** create policies and bylaws to protect valuable municipal historic resources, ensuring protection from demolition

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

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

Policy 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, proactive approach to attract new industry, and skilled labour. Residents can easily access a diverse range of retail 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.

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** review the effectiveness of the role of the Town as a land developer

Policy 4: The Town **shall** increase the advertising presence for land in Redcliff to promote business and development opportunities

Policy 5: The Town **shall** create and facilitate creation of land parcels in greenfield areas that meet market demand for development in terms of size and servicing

Policy 6: The Town **should** create an Economic Development Officer position at the Town

Objective 2: Attract tourism to Redcliff

Policy 7: The Town **should** collaborate with economic development organizations and nearby municipalities to market tourism in the area

Policy 8: The Town **should** expand and improve recreational assets that already attract visitors

Policy 9: The Town **should** encourage development of a variety of overnight accommodation facilities

Policy 10: The Town **should** create an integrated and multilingual way-finding system in parks and the downtown highlighting points of interest

Policy 11: The Town **may** consider developing a dedicated tourist centre

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



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.



Green energy comes from naturally replenished sources such as sun, wind, tides, or geothermal. **District energy** systems centralize the production of heating or cooling for a neighbourhood or community.

Universal accessibility is when buildings, products or environments are accessible to all people, regardless of age, disability or other factors.

Community centres act as multi-use buildings containing many community services, such as a library, pool, and community hall, all under one roof.

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

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

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

Policy 7: The Town **should** 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 existing and future communities

Policy 11: The Town **shall** evaluate the need for and feasibility of a community centre

Policy 12: The Town **should** consider year round use when developing future community amenities and facilities

6.1.4 Food & Agriculture

Residents in Redcliff have access to healthy, affordable, and diet appropriate food options through neighbourhood retail, community and private gardens, greenhouses, and farmer's markets. Efficient land-use planning preserves 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 agricultural lands

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

Policy 2: The Town **shall** discourage leapfrog development by ensuring greenfield land is not developed prematurely for urban expansion, to minimize fragmentation and potential impact on, disturbance to, and destruction of, agricultural land

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

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

Policy 4: The Town **should** expand existing and create new community gardens

Policy 5: The Town **should** establish edible parks and an edible urban forest

Policy 6: The Town **should** review the feasibility of an urban bee initiative

Policy 7: The Town **should** promote the existing local food production industry

Policy 8: The Town **should** encourage and support the establishment of community farmer's markets

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

Policy 10: The Town **may** cooperate with growers to provide for horticultural development on industrial lands north of the Highway



Photo By: Nick Clements



Edible parks or **edible urban forests** are fruit-bearing trees or shrubs planted in public areas which are open for the public to harvest and eat at their leisure.



Photo By: Elisha Lake

6.1.5 Governance & Leadership

Redcliff has a clear long-term strategic direction and 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** consider the community's vision and needs

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

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 and legislation 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 to actively increase community knowledge and engagement

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

Policy 8: The Town **should** cultivate new and alternative funding sources to support implementation of the MDP such as:

- community group and local business partnerships
- restructuring fees and rates
- advertising at Town facilities

Policy 9: The Town **should** allocate resources to apply for and secure grant funding



6.1.6 Housing

Redcliff creates desirable communities by encouraging a variety of housing types that accommodate different lifestyle choices, socioeconomic levels, and needs. 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.

Objective 1: Ensure neighbourhoods have a range of housing choice for all demographics by increasing the percentage of non-single-detached dwellings to 30% of total households Town-wide

Policy 1: The Town **shall** develop and attract investors to develop senior's living accommodations

Policy 2: The Town **should** encourage, within proximity to locations of education, recreation, commercial or health uses, specialized or unique forms of housing, such as:

- tiny homes
- barrier-free or adaptable housing
- senior's living
- resort-style living

provided the housing is in accordance with the guiding principle, vision, and goals of the MDP.

Policy 3: The Town **should** promote higher density housing types, such as town houses, reflecting a small town feel

Objective 2: Housing in Redcliff is affordable, with a decreasing percentage of total households spending more than 30% of income on housing and shelter

Policy 4: The Town **shall** coordinate with appropriate agencies and other levels of government to meet the need for affordable housing in Redcliff

Policy 5: The Town **should** ensure affordable housing is intermixed with market housing

Policy 6: The Town **may** establish affordable housing quotas for new site and neighbourhood developments



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 or wide doorways, and be all one level.



Affordable housing strategies 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 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 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 supporting healthy ecosystems and economic growth without compromising air quality

Policy 6: The Town **shall** follow 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 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 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 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 14: The Town **shall** uphold the agreements set out in the Intermunicipal Collaboration Framework

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

Policy 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 feel. The Town layout encourages 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 to preserve the natural environment and agricultural land. Residential neighborhoods, especially those in and near 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 to ensure proper planning and budgeting

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

Policy 3: The Town **should** follow the Growth Management Strategy in Section 7.2 of the MDP

Policy 4: 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 5: The Town **shall** ensure any land within the vicinity of a sour gas facility or pipeline meets the minimum setback requirements of the Alberta Energy Regulator

Policy 6: 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 7: The Town **shall** consider development if it is contiguous with existing development and required services can be efficiently provided to serve the development

Policy 8: The Town **shall** ensure industrial developments are separated and buffered from other uses to prevent land use conflict

Policy 9: Proper noise attenuation from highways and/or railway traffic **shall** form part of any residential development adjacent to traffic corridors as required by a noise attenuation study

Policy 10: The Town **should** support development of brownfield land and serviced infill land before greenfield land

Policy 11: The Town **should** encourage medium and higher density developments and mixed uses in and near downtown, and along major corridors

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: The Town **shall** plan grid street systems in residential neighbourhoods whenever possible to promote walking and cycling

Policy 14: The Town **shall** support street oriented medium and high-density housing developments

Policy 15: The Town **shall** create design guidelines promoting building form, building scale, site layout, and neighbourhood design that facilitate a high degree of walkability and social interaction possibilities

Policy 16: The Town **shall** expect development to be in accordance with Town standards

Policy 17: The Town **shall** support Crime Prevention Through Environmental Design (CPTED) practices as a means of enhancing security and safety to foster community pride

Policy 18: The Town **should** encourage residential developments that forego front-drive garages in favour of rear-lane access to connect residents to the street

Policy 19: The Town **should** create standards for the design, landscaping, and screening of storage areas in new and redeveloped commercial and industrial sites

Policy 20: The Town **should** discourage residential community layouts that promote exclusivity and restrict access to the general public

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

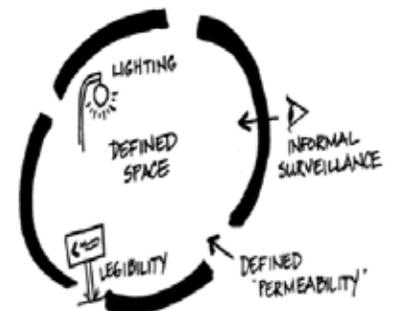
Policy 21: Area Structure Plans **shall** be prepared prior to the redistricting and subdivision of greenfield areas

Policy 22: The Town **shall** update the Land Use Bylaw to meet the future vision for Redcliff set out in the MDP

In the Redcliff context, **medium density** housing takes the form of a tri-plex or four-plex, with a density of 20 - 30 units/ha. **High density** housing takes the form of condo buildings or apartments 3 storeys high or less, with a maximum density of 40 units/ha.

Social interaction possibilities could arise from formal and informal gathering spaces, pedestrian and cyclist oriented transportation, and street-oriented buildings.

CPTED is a design philosophy built around the belief that proper design and effective use of the built environment can lead to a reduction in the fear and incidence of crime and an improved quality of life. **CPTED** exploits natural forms of surveillance, access control, and territorial reinforcement in a deliberate attempt to present a psychological deterrent for the purpose of positively influencing human behaviour as people interact with the environment (CPTED Ontario).



Policy 23: Area Structure Plans and Area Redevelopment Plans **should** follow the neighbourhood boundaries identified in the MDP

Policy 24: 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 25: 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 on land desirable for development

Policy 26: The Town **shall** ensure, when land is subdivided, 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 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** protect them from degradation, 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

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 dedicate 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 reserve land to other uses

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

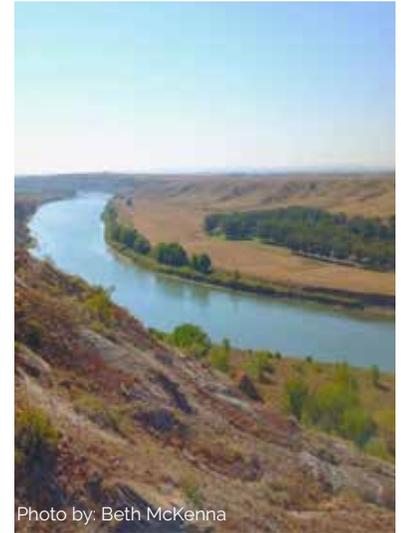


Photo by: Beth McKenna

Mitigation refers to reducing greenhouse gas emissions, while **adaptation** refers to adjusting how we plan our community based on climate change effects.



Photo by: Natalie Pacholek

Dedicated reserve land includes parks and open spaces.



Somerside Storm Pond - Medicine Hat, AB



Xeriscaping refers to planting vegetation that reduces or eliminates the need for watering outside of natural precipitation. It is commonly used in dry areas or places with limited access to fresh water for irrigation.

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

Policy 13: The Town **shall** require developers to design new stormwater management ponds to mimic the appearance and function of natural wetlands, and act as open spaces for public enjoyment

Policy 14: The Town **shall** create and implement an Urban Forest Master Plan

Policy 15: The Town **shall** require developers to provide and implement a tree-planting plan for all new developments

Policy 16: The Town **should** design and encourage the design of energy efficient buildings and neighbourhoods that take into account features such as:

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

Policy 17: The Town **should** require developers to complete front yard landscaping for all new residential developments

Policy 18: The Town **should** encourage developers to consider options for generating renewable and green energy for both individual sites and entire neighbourhoods

Policy 19: The Town **may** consider creating guidelines for developers to install electric vehicle charging stations in public parking areas

Policy 20: 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, and promote ease of access for all residents to take part in a variety of activities. Parks often host community events and festivals, connecting residents of the Town. Redcliff's trails 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.

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

Policy 1: The Town **shall** develop new park amenities in vacant green spaces 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** consider the needs of people with impairments when planning and developing park amenities

Policy 4: The Town **shall** ensure parks are accessible for walking and biking by establishing safe street crossings and sidewalks

Policy 5: The Town **shall** examine where comfort amenities are needed and provide for them accordingly in parks and public spaces

Policy 6: The Town **should** develop public space lighting standards to ensure appropriate lighting in parks and public spaces

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)



Neighbourhood parks are used by those in the immediate surrounding area, such as a playground, and contrast community parks which are more specialized and used by the entire Town, such as a soccer field.



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



Photo by: Cole Watson



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



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

Policy 12: The Town **should** consider creating 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 or food trucks, to operate in parks and public spaces

6.1.11 Streets & Mobility

Redcliff's connected network of streets, sidewalks, and trails allows people and goods to move safely and efficiently in all modes of transportation. Residents and visitors of all ages and abilities can easily access and navigate the Town via walking and cycling routes that provide small rest areas and shelter. Our road network minimizes travel distances, accommodates current and 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: The Town **shall** introduce traffic calming measures such as roundabouts and corner bump-outs to increase safety

Policy 2: The Town **shall** install accessibility infrastructure to accommodate mobility impairments at all locations where pedestrian infrastructure connects to and must cross vehicle infrastructure

Policy 3: The Town **shall** evaluate all intersections for pedestrian safety, redesigning and upgrading intersections as needed

Policy 4: The Town **shall** consider the lighting of pedestrian areas when designing and installing road lighting

Policy 5: The Town **may** consider reducing the general speed limit within Redcliff

Policy 6: 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 7: The Town **may** implement pilot "play street" and shared street projects

Objective 2: Increased pedestrian and cyclist trips and decreased single-occupant passenger vehicle trips are made within the Town

Policy 8: The Town **shall** increase the proportion of pedestrian trips by:

- expanding the sidewalk system
- expanding the trail system
- creating separated sidewalks on major streets

Policy 9: The Town **shall** 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 10: The Town **shall** expand the pedestrian system to ensure parks and public spaces are well connected



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



Shared streets are used by vehicles, pedestrians, and cyclists. The space can be shared because vehicles are slowed down with trees and planters. **Shared streets** typically do not have curbs and sidewalks and may be visually distinct from regular streets using different colours, textures, or patterns of pavers.



Objective 3: Redcliff's transportation network enables efficient travel

Policy 11: The Town **shall** design road systems to minimize travel distances and provide for easy navigation

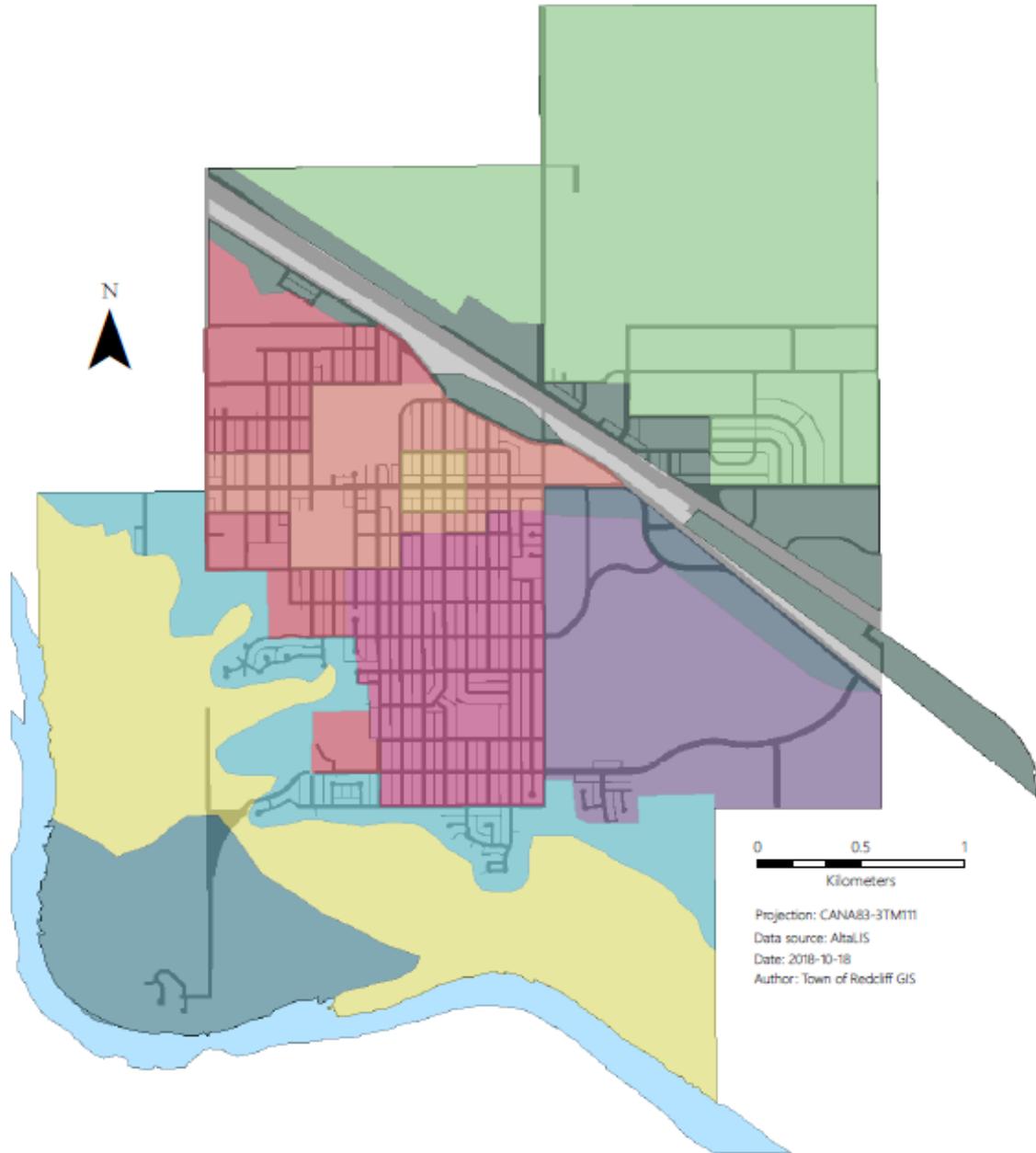
Policy 12: The Town **shall** ensure Trans-Canada Highway access for residents and businesses

Policy 13: The Town **should** advocate for public transit services for Redcliff

Policy 14: The Town **may** support railway access and development where appropriate

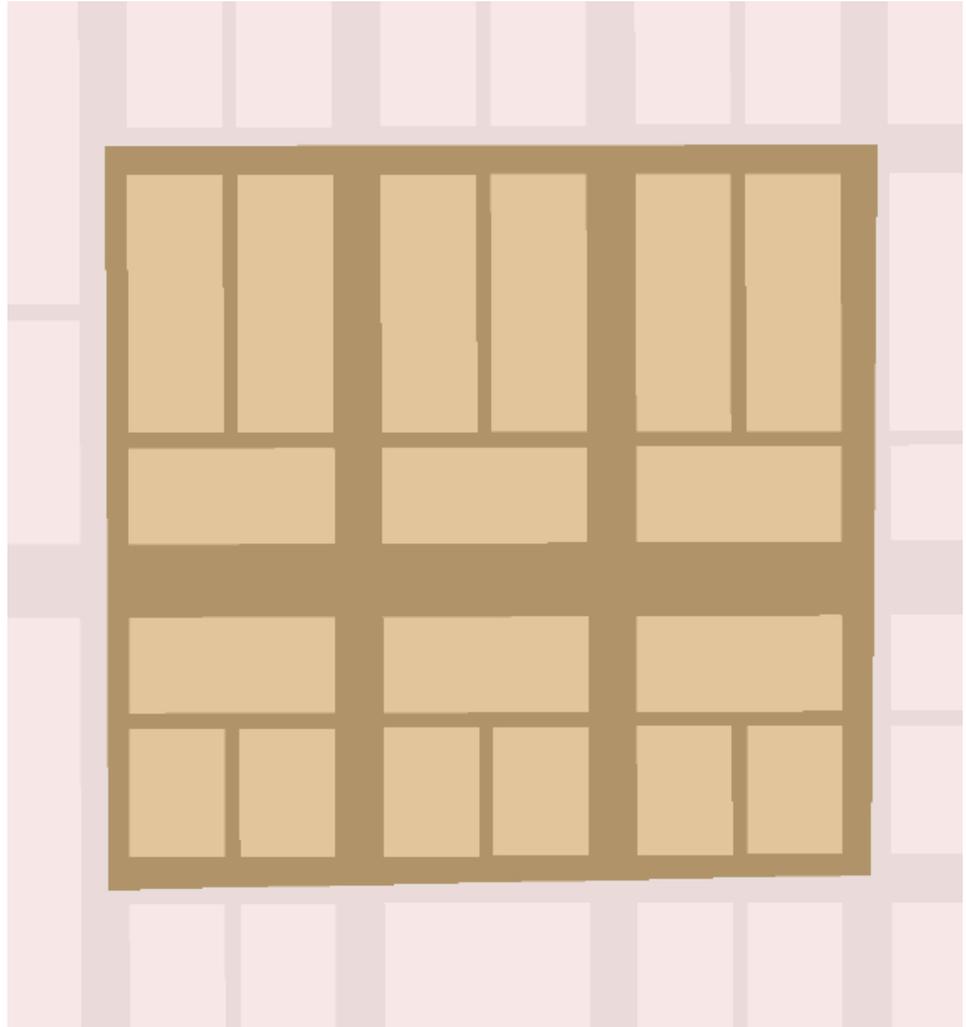
6.2 Neighbourhoods

The neighbourhood policies pertain to specific locations within Redcliff and reflect the need for site-specific policies as certain areas in Town face unique circumstances, challenges, and opportunities. Many neighbourhood policies evolved out of feedback collected from the public during consultation, such as the desire to beautify downtown.



- | | | |
|------------------------------------|----------------|------------------------|
| 1 DOWNTOWN CORE | 5 EASTSIDE | 9 GATEWAY |
| 2 GREATER DOWNTOWN + BROADWAY AVE. | 6 COMMERCIAL | 10 INDUSTRIAL |
| 3 URBAN REJUVENATION | 7 RIVER VALLEY | 11 RED CLIFFS; COULEES |
| 4 RESIDENTIAL CORE | 8 UPPER BANK | |

6.2.1 Downtown Core



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

Opportunities: The Downtown Core could be improved by developing vacant buildings and lots, sustaining small businesses, and encouraging development of mixed use properties to foster pedestrian friendly community gathering places.

Future State: The Downtown Core continues to be 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, a focus on beautifying downtown, and promoting walking and cycling.

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

Policy 2: 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 expand local commercial activity by promoting the Downtown Core as a high priority growth area

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

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

Policy 6: The Town shall establish programs that actively pursue beautification and vitalization of the Downtown Core and its buildings

Policy 7: 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

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

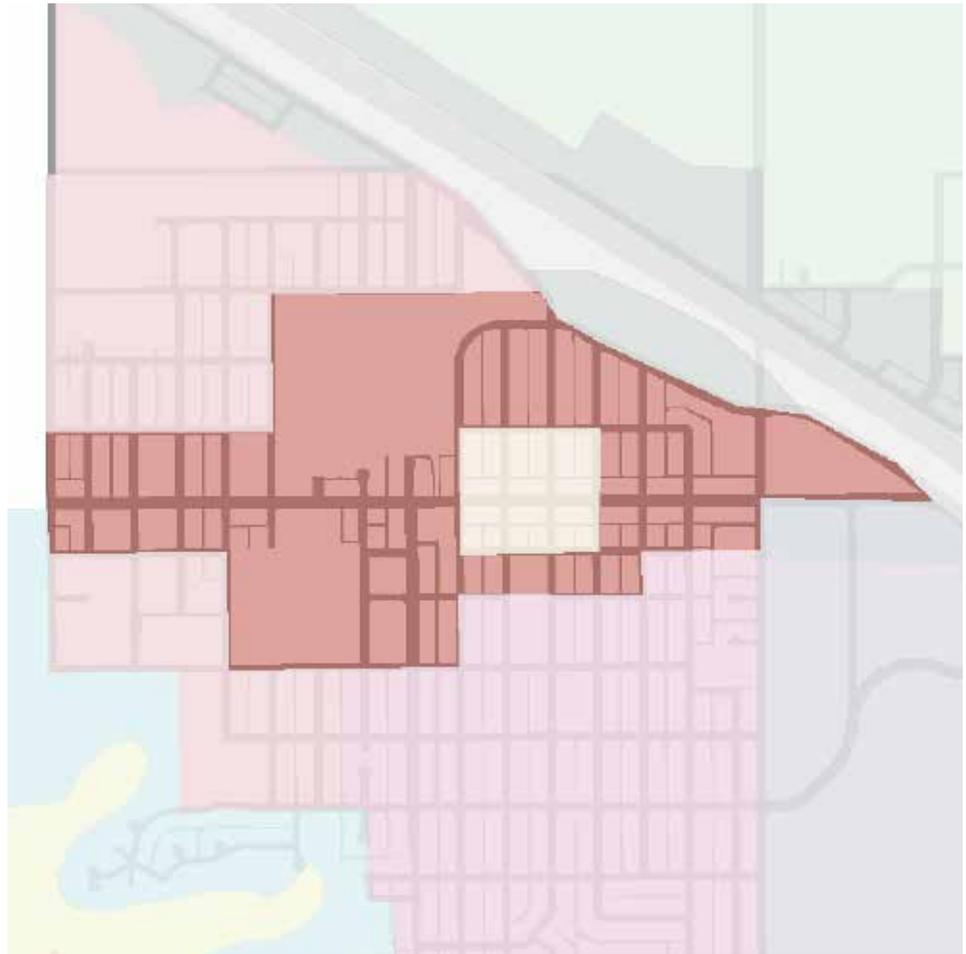
Policy 11: The Town should ensure civic buildings and cultural hubs are located in the Downtown Core



Pop-Up Park - Winnipeg, MB



6.2.2 Greater Downtown & Broadway Avenue



Current State: The areas surrounding downtown serve as popular gathering and retail places with the cultural and recreational hub on Main Street, identified as one of the hearts of the community, and shopping areas near the intersection of Mitchell Street and Broadway Avenue. 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 uses. Succession planning for the former Dominion Glass site should be considered if manufacturing activity on the site stops during the life of the MDP.

Future State: Greater Downtown & Broadway Avenue has retained a mix of uses, while 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 the 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

Policy 2: 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 3: The Town **should** encourage development of street-oriented medium to high density housing, with a maximum height of 3 storeys, and a minimum density of 25 units/ha

Policy 4: 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 the MDP's neighbourhood

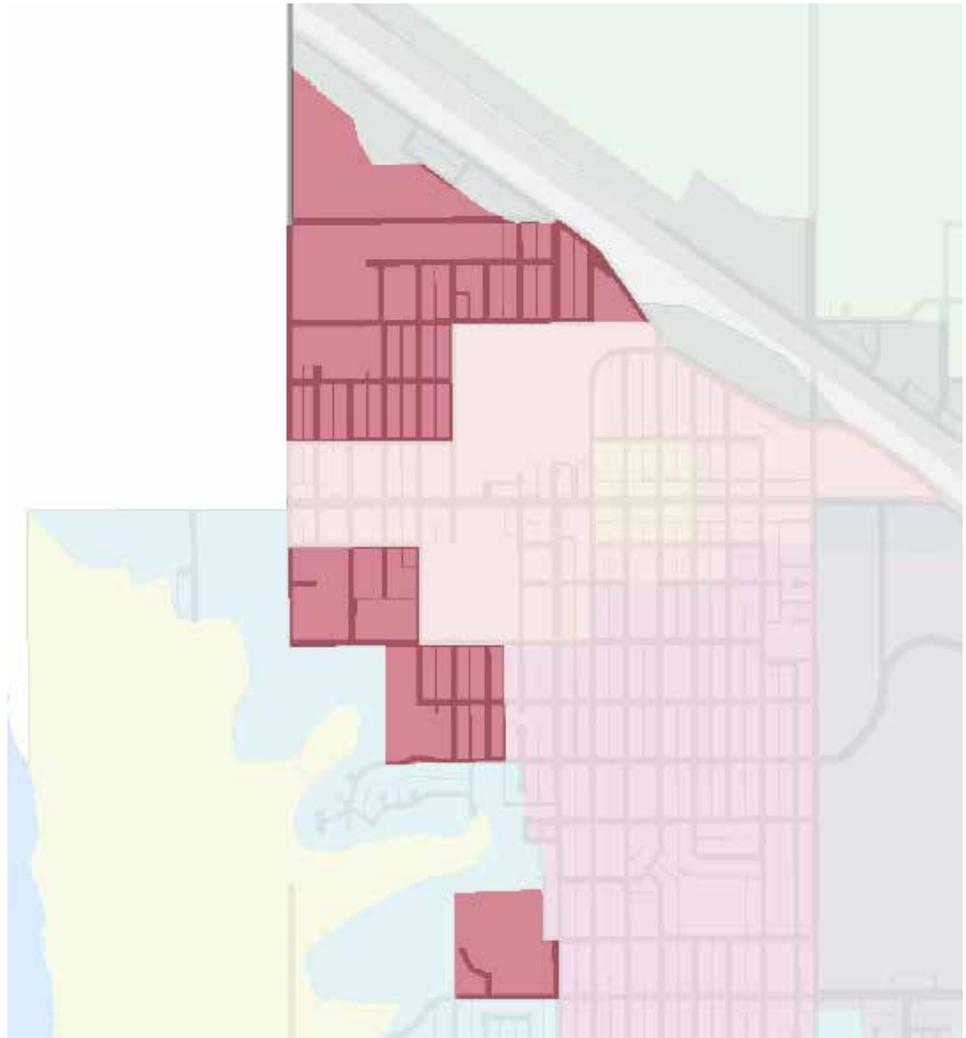
Policy 5: The Town **may** encourage recreational, civic, and cultural hubs and a large mix of uses to remain in the Greater Downtown and Broadway Avenue neighbourhood boundaries



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



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 and 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 the Urban Rejuvenation neighbourhood as a high priority residential growth area by supporting redevelopment and infill development

Policy 2: The Town **shall** plan for and accommodate the continued gradual phase-out of older and small scale 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 by developing amenities on the NW green space and in a central neighbourhood location

Policy 5: The Town **shall** establish and require buffers and separation distances between incompatible uses to minimize conflicts between land uses

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 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

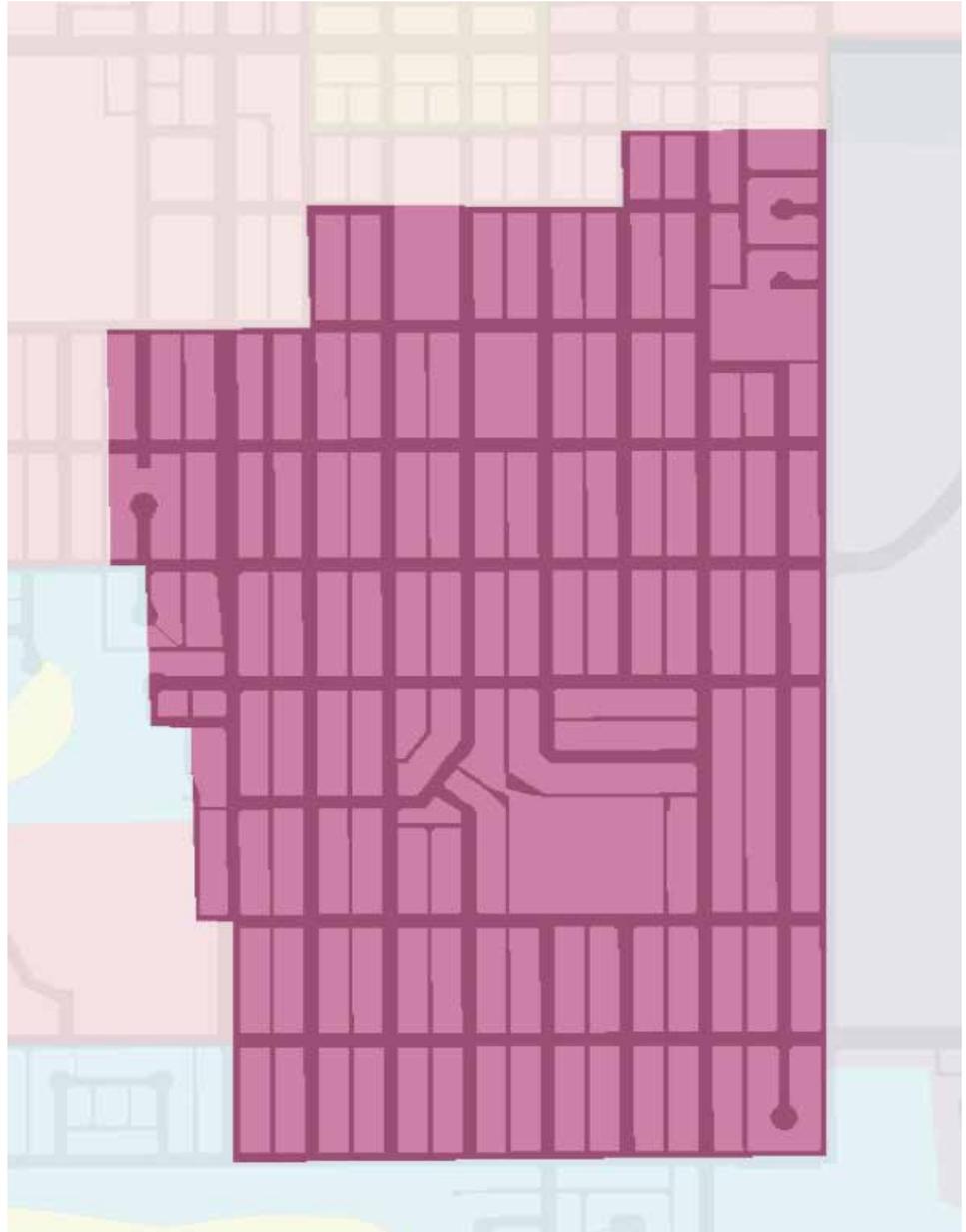


NW green space - Redcliff, AB



Cemetery & Public Works Shop and Yard - Redcliff, AB

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 residences.

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 streets.

Policy 1: The Town **shall** recognize the Residential Core as a high priority growth area by promoting and encouraging redevelopment of older homes

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

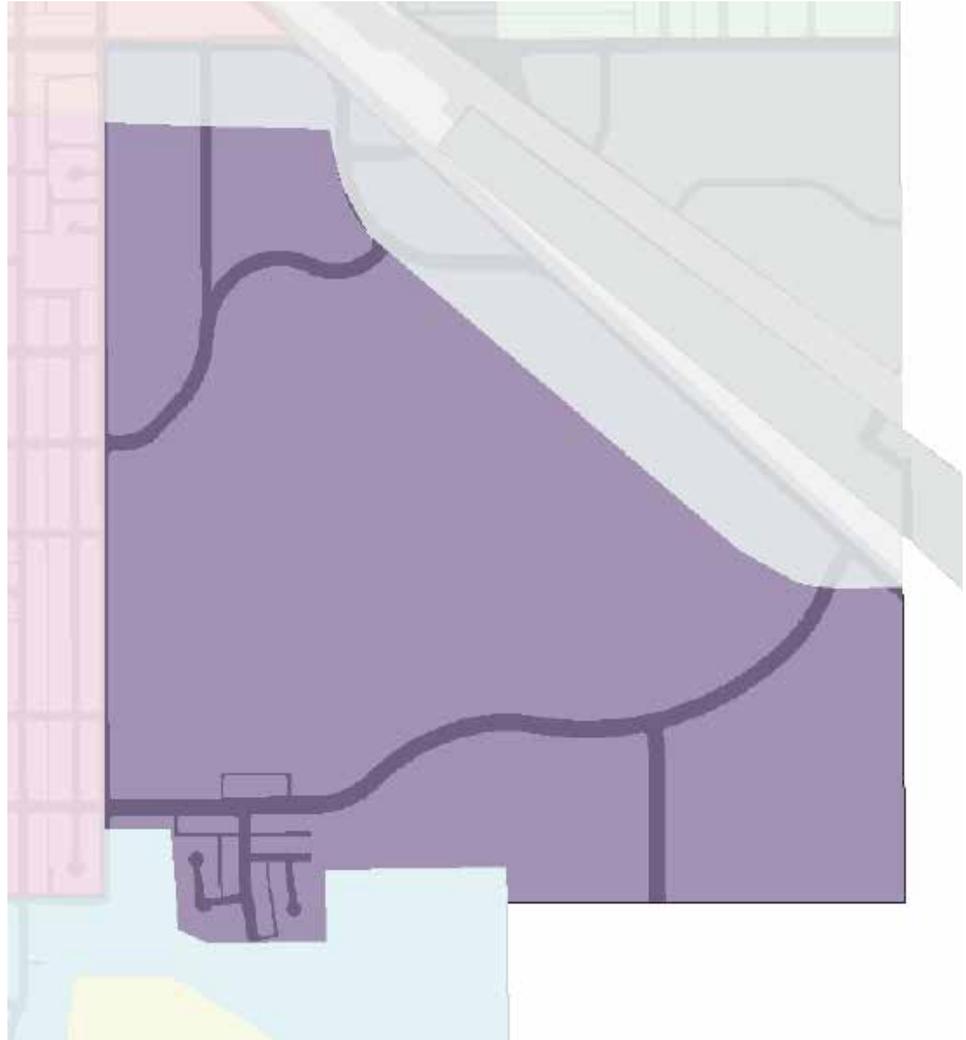
Policy 3: The Town **should** encourage and promote medium density housing and neighbourhood commercial uses along major corridors



Low Density housing takes the form of single-detached homes or duplexes, with an average density of 20 units/ha.



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 in the first phase. 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-based 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 the MDP

Policy 2: the Town **shall** work with the local school board(s) to create a school site(s) in Eastside, on land appropriate for development, as part of the Eastside ASP update

Policy 3: The Town **shall** require developers to design and create a variety of park and open spaces within the Eastside neighbourhood

Policy 4: The Town **shall** require developers to construct transportation and beautification infrastructure as part of the applicable phase of residential development

Policy 5: The Town **shall** require developers to construct parks and open spaces as part of the applicable phase of residential development

Policy 6: The Town **shall** prioritize active transportation by creating bike paths along all major corridors

Policy 7: The Town **shall** develop a community park and gathering space on the site of the former I-XL Brick Plant

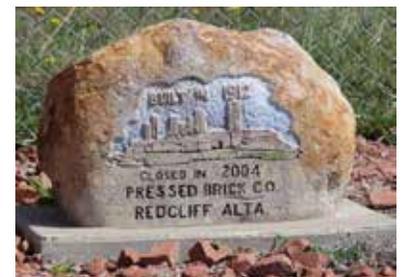
Policy 8: The Town **should** encourage street-orientated medium and higher density housing developments along major corridors

Policy 9: The Town **should** establish a variety of building sizes, styles, and types

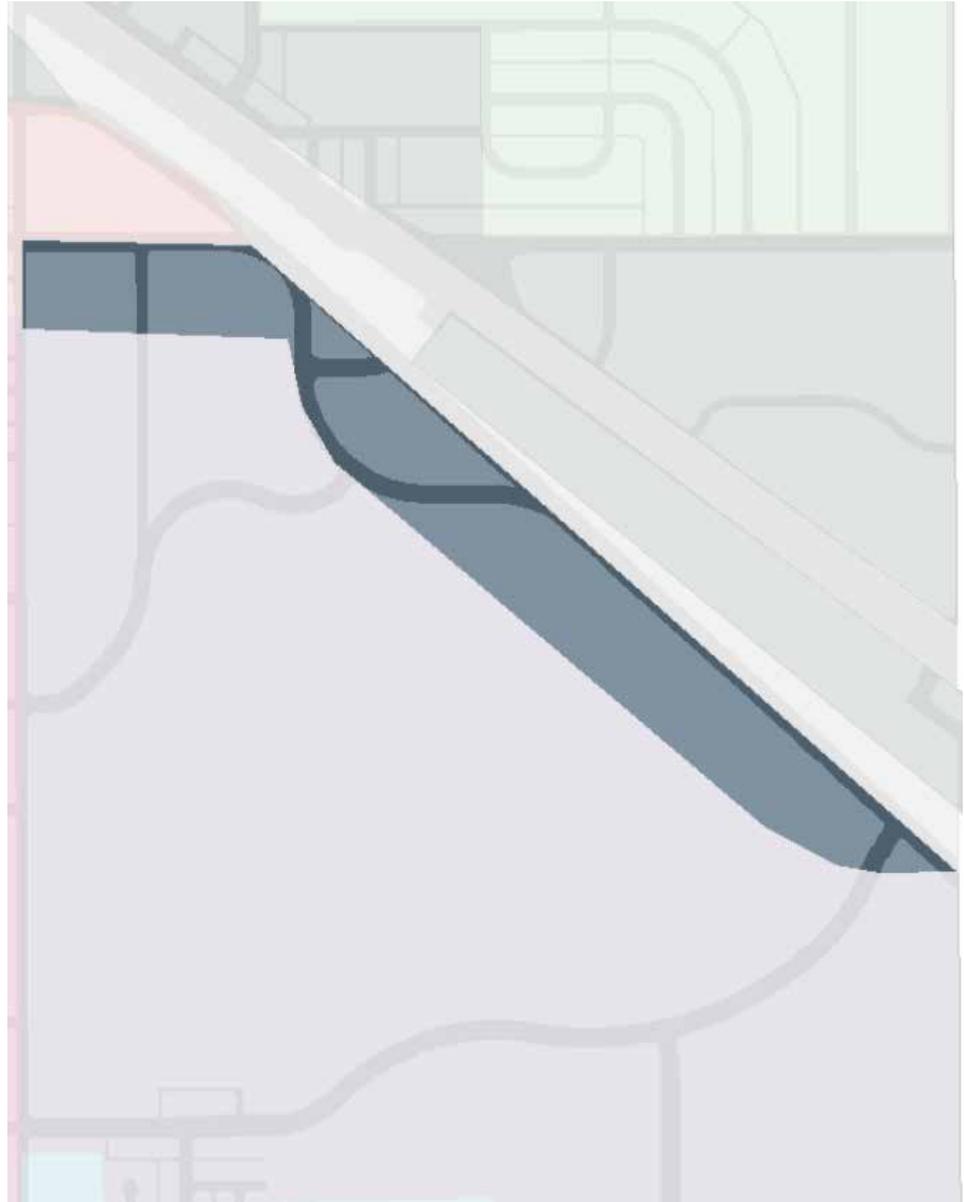
Policy 10: The Town **should** rebrand Eastside to reflect the history and geography of Redcliff



Photo by: Sarah Craats



6.2.6 Commercial



Current State: Redcliff's Commercial neighbourhood is located north of the Eastside neighbourhood and adjacent to Saamis Drive, a major corridor between Redcliff and Medicine Hat. 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 accommodates larger commercial buildings and chain retailers.

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

Policy 2: The Town **shall** update the Land Use Bylaw to allow for shared parking in commercial areas

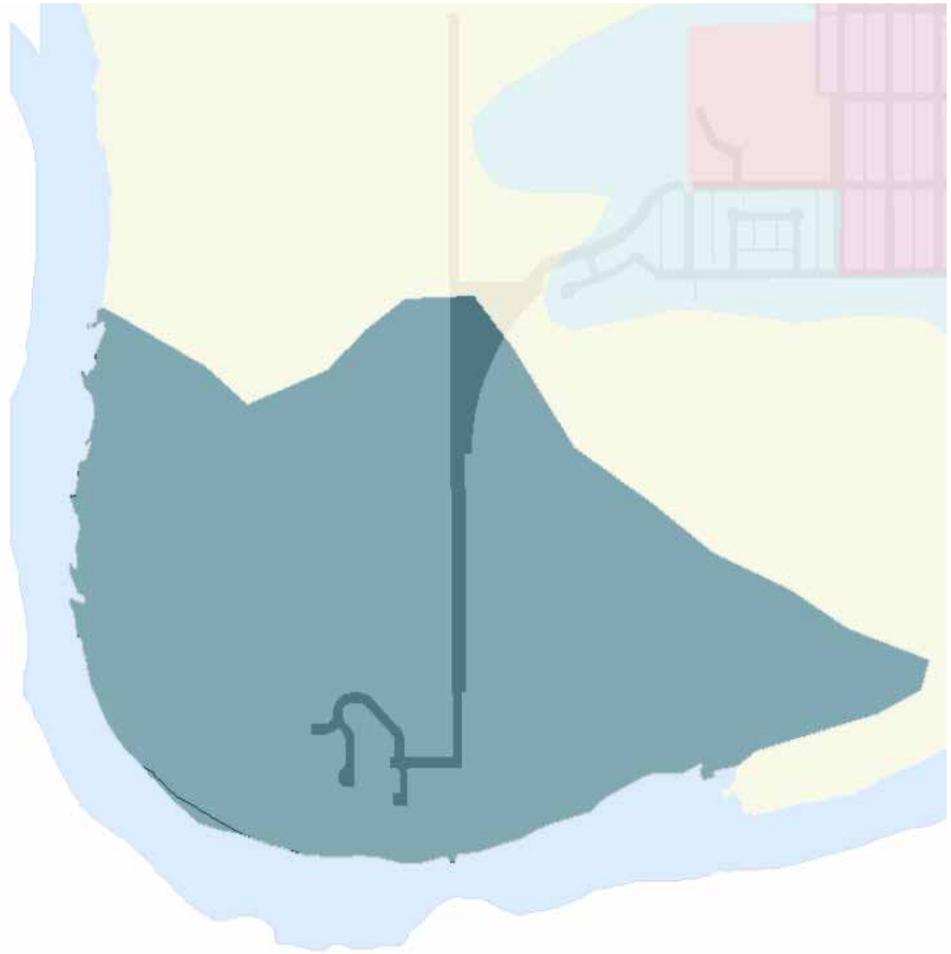
Policy 3: The Town **should** encourage buildings, rather than parking lots, orientated towards the street in new commercial developments

Policy 4: The Town **should** encourage parking lots in new commercial developments to follow the *City of Toronto Design Guidelines for Greening Surface Parking Lots (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 between the South Saskatchewan River and base of the coulees. 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.

Future State: The River Valley acts as a low priority residential growth area for Redcliff, due to the current lack of and high upfront costs for infrastructure and servicing. The River Valley supports 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, outlined 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 risks associated with flooding

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 and Parks

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 in place to support new development

Policy 7: The Town **shall** explore developing a new campground

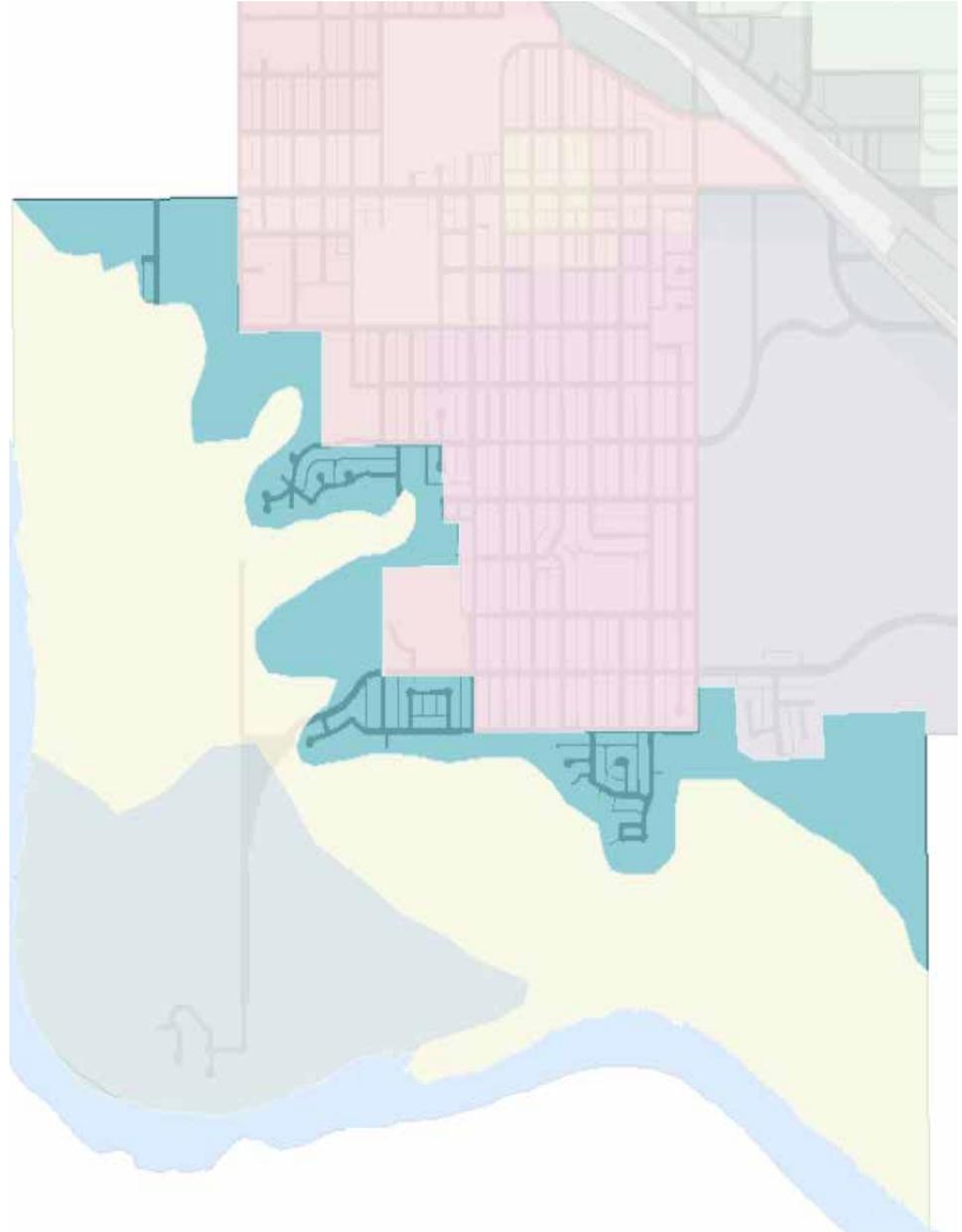
Policy 8: The Town **shall** explore tiny home recreational rental accommodations

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



Gold Springs Campground - Milk River, AB

6.2.8 Upper Bank



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

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 development setbacks from the historic landfill, gas wells, environmentally sensitive areas, historical resources, telecommunications towers, and historic mines are established and followed

Policy 3: The Town **shall** set aside land for cemetery expansion

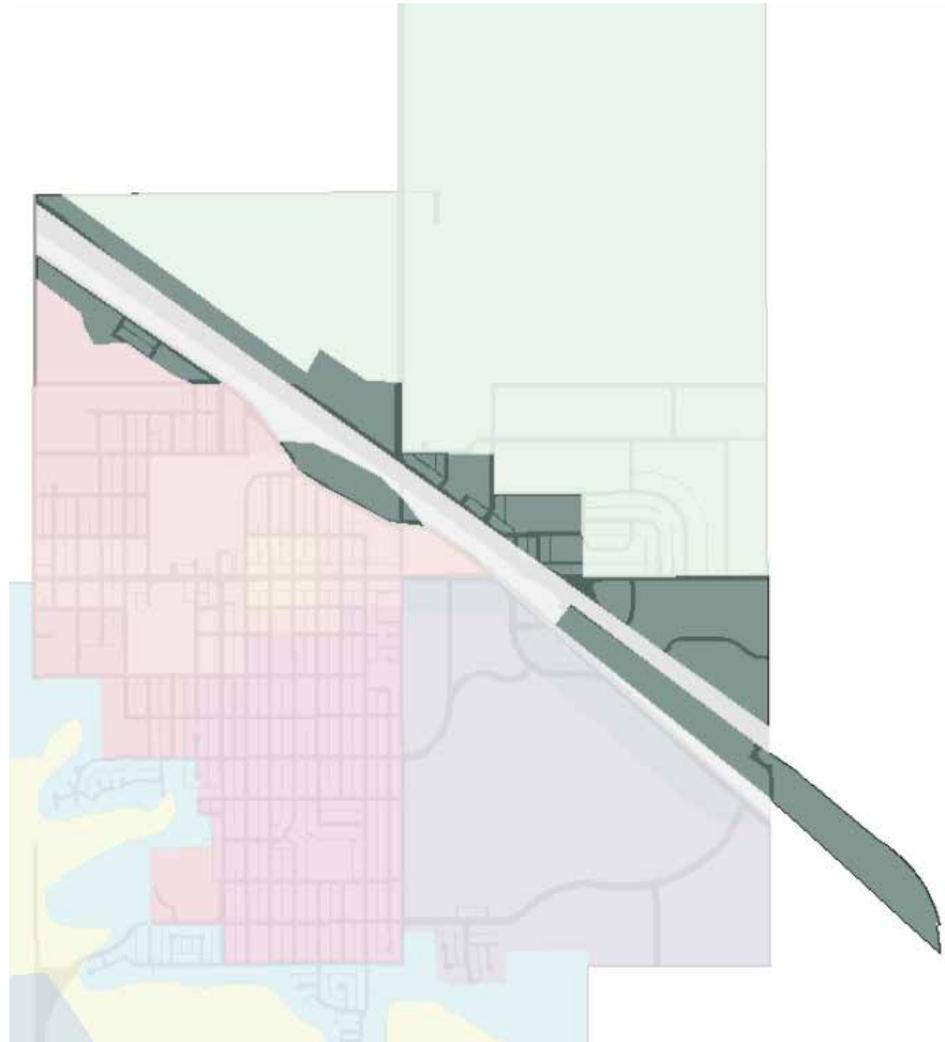
Policy 4: The Town **shall** review and update the Westside Area Structure Plan to meet the future vision of the Upper Bank neighbourhood set in the MDP

Policy 5: The Town **shall** ensure the layout of new subdivisions in the Upper Bank Neighbourhood complements and extends the existing trail system, and trails are constructed as part of the applicable phase of development

Policy 6: The Town **should** encourage development of vacant horticultural parcels near the coulees/historic landfill site to include both residential and recreational uses



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

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** ensure new developments provide services and amenities catering to the travelling public

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

Policy 4: The Town **shall** ensure new development connects with adjacent industrial developments to promote easy access

Policy 5: The Town **shall** create 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 Trans-Canada 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

Policy 8: The Town **may** review the need and feasibility for a grade separated pedestrian and cyclist Trans-Canada Highway crossing to increase safety

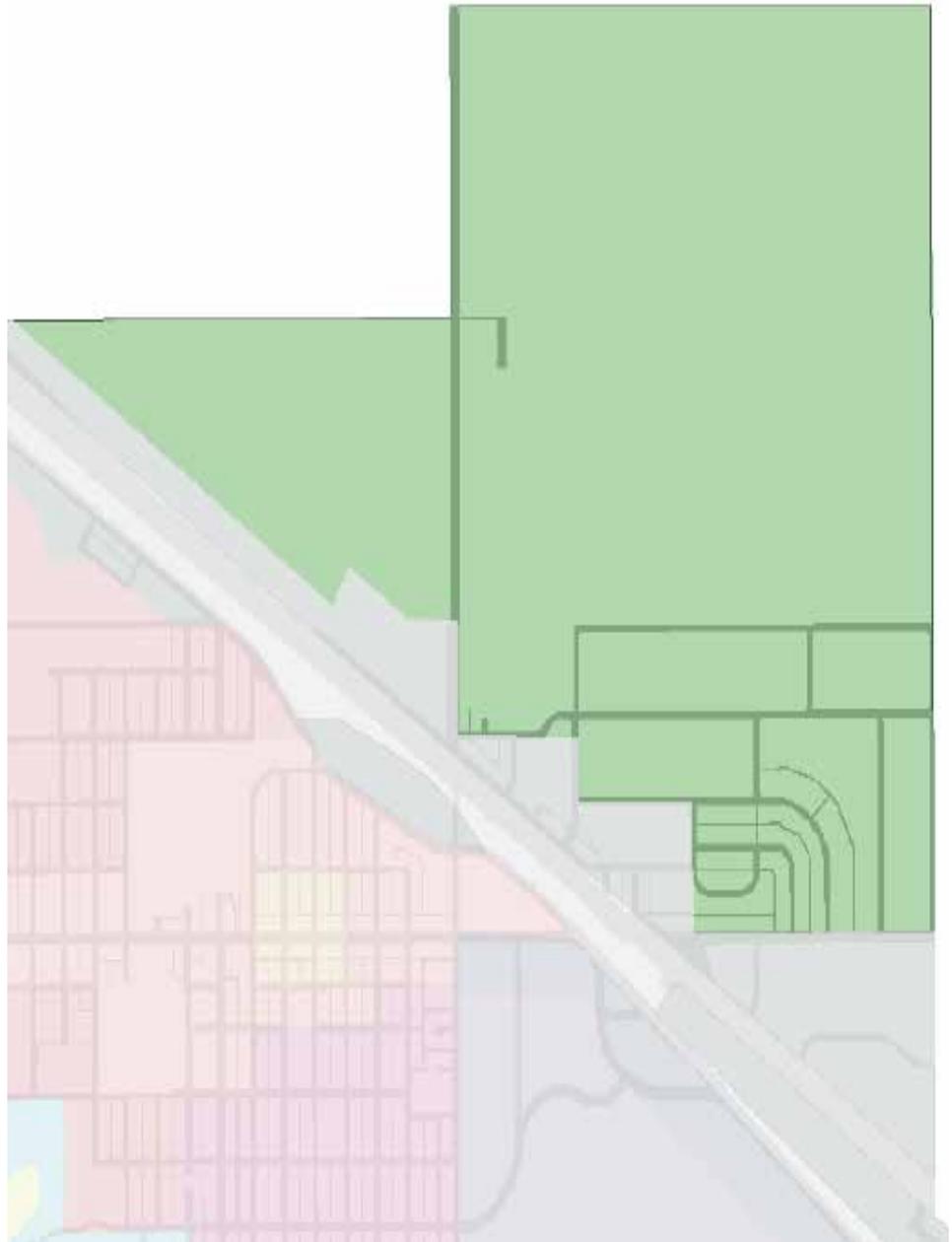


Welcome Sign - Sparwood, BC



Gasoline Alley - Red Deer, AB

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 an orderly development pattern, 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

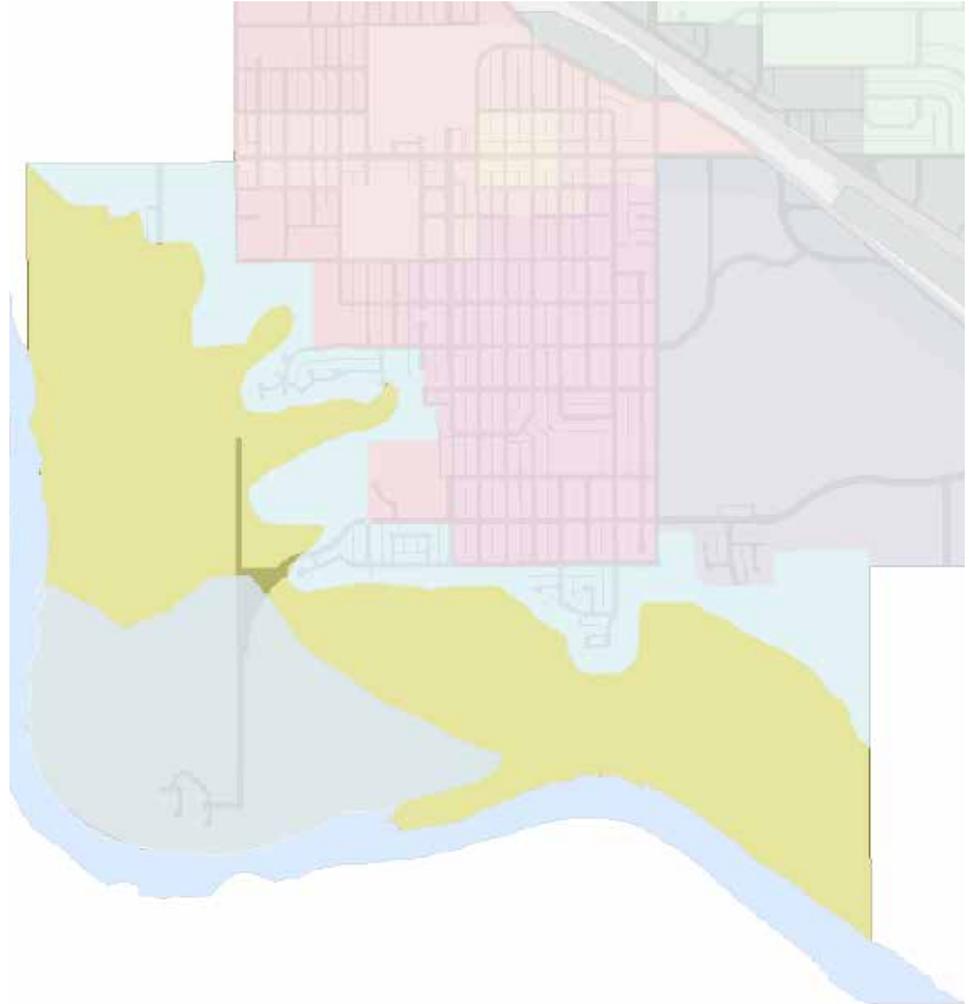
Policy 5: The Town **may** explore the potential for solar, wind, or other types of large-scale green energy generation near the Town's northern boundary

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



Dirkson Stormwater Pond & Future Expansion Area to the north - Redcliff, AB





Current State: The slopes associated with the South Saskatchewan River are comprised of dramatic elevation changes with numerous finger coulees. The biophysical features include 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 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

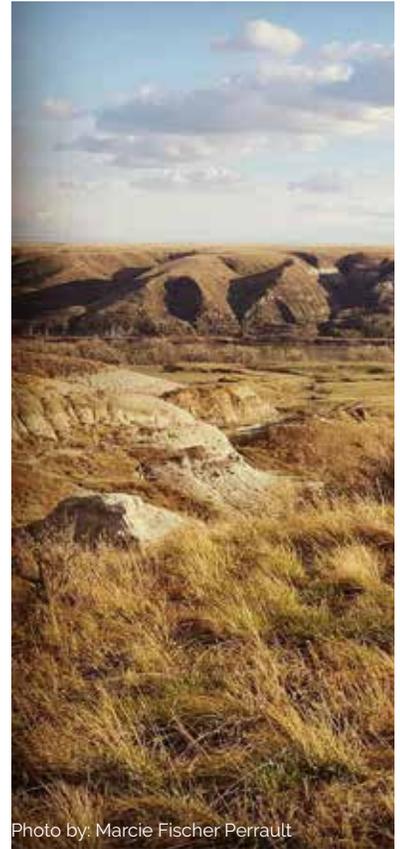
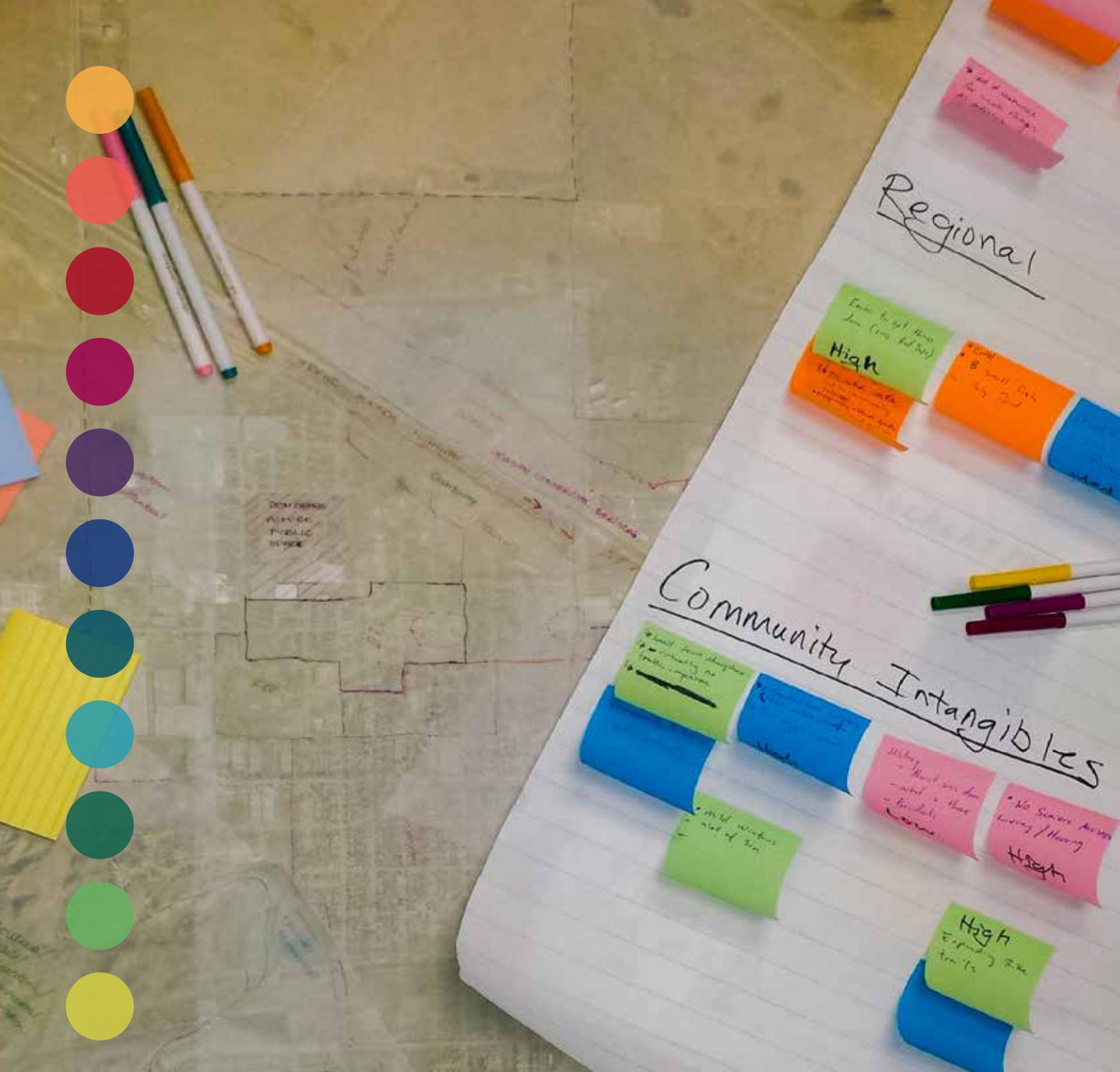


Photo by: Marcie Fischer Perrault



Photo by: Francisco Valenzuela



7.0 Ensuring the Vision

7.1 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: The MDP **shall** be implemented through direct action arising from the policies, amendments to existing Area Structure Plans and the Land Use Bylaw, and through the preparation of new local plans, studies, budgets, projects, and initiatives as required, as outlined in the Implementation Framework Policy.

Policy 2: The Town **shall** create a separate MDP Implementation Framework Policy to be:

- Approved by Council during adoption of the MDP; and
- Reviewed and updated every two years with the Progress Report.

Policy 3: The Implementation Framework **should** include the below elements:

Action	MDP Policy	Priority	Timeline	Budget	Funding Source(s)	Success Indicator(s)	Status
Specific task to complete	List of MDP policies that the action item helps achieve	High Medium Low	Short Medium Long	Estimated Amount	Capital Operating Grant Private Other	What signifies the task has been completed?	Complete In Progress Ongoing Action Not Yet Started

7.2 Growth Management Strategy

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

- Ensure orderly development and redevelopment of areas that optimizes the value of public development and efficient land use principles by using the minimum amount of land necessary for new development and building at a higher densities Minimize, wherever possible, the costs of providing and servicing land for residential development
- Reduce the rate of land conversion from an undeveloped state into a permanent, built environment by prioritizing contiguous growth which anticipates and responds to population growth
- 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 supporting efficient land use

7.2.1 Annexation

It is not anticipated Redcliff will need to develop land beyond its current boundary during the timeframe of the MDP, 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 Concept, policies, and processes

Policy 2: The Town **should** annex Urban Reserve- Redcliff land in phases, as land is needed, with annexed parcels the size of sections or quarter sections to ensure clean boundaries

Policy 3: The Town **should** consider initiating the annexation process for land within the Urban Reserve- Redcliff area when approximately 20% of the total developable greenfield land area within the Town's current boundary remains available for development

7.2.2 Priority Growth Areas

Redcliff’s priority growth areas are based on the MDP neighbourhoods and represent the preferred order of growth. The Growth Management Strategy denotes whether a neighbourhood is a residential, commercial, or industrial growth area, and whether it is a high (A), medium (B), or low (C) growth priority.

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

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

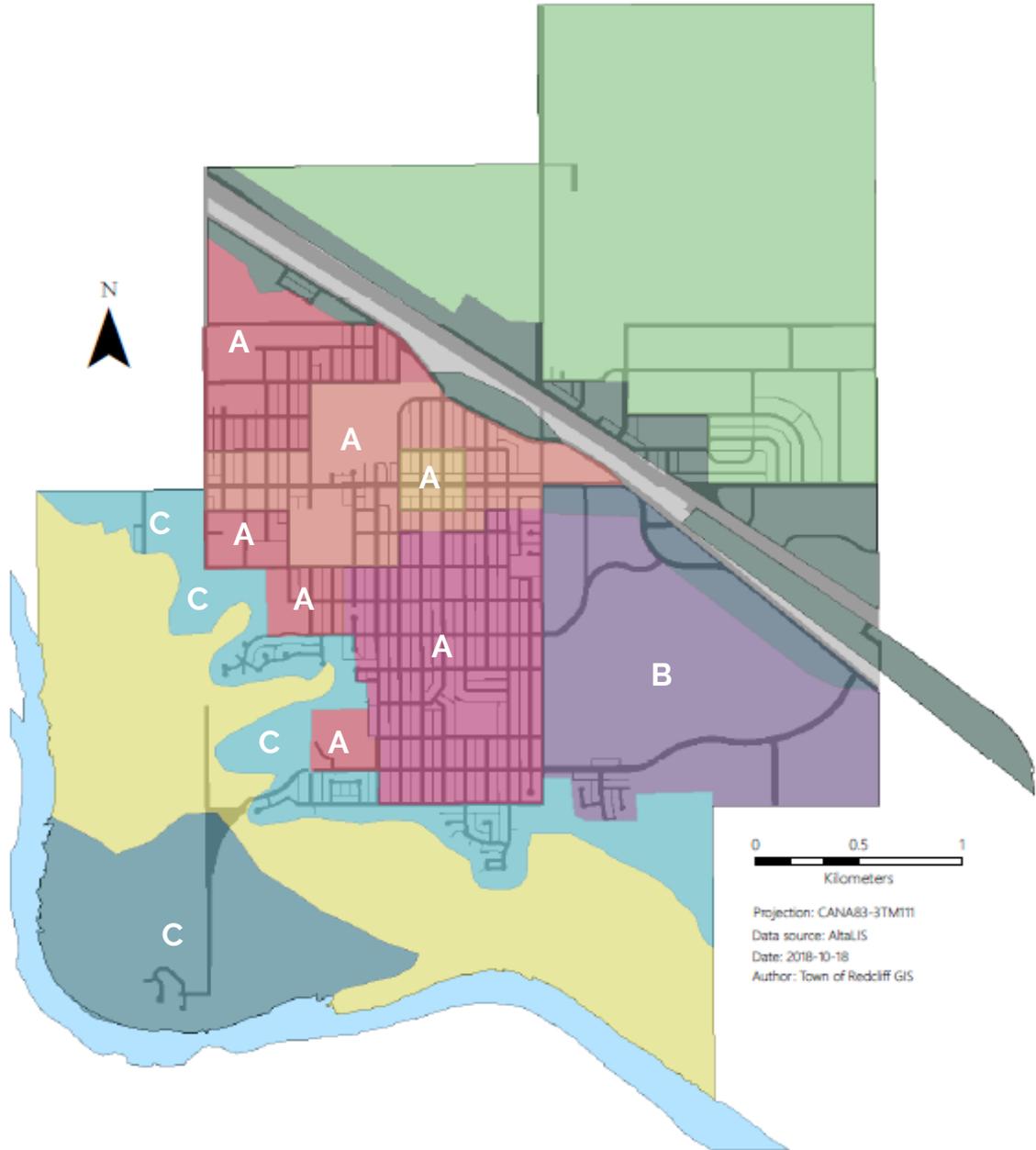
Priority	High (A)	Medium (B)	Low (C)
RESIDENTIAL	redevelopment and infill development in neighbourhoods 1 -4	new growth in neighbourhood 5	new growth in neighbourhoods 7 and 8
COMMERCIAL	redevelopment and infill development in neighbourhoods 1, 2, 9	new growth in neighbourhood 6	new growth in the NW area of neighbourhood 9
INDUSTRIAL	redevelopment and infill development in neighbourhood 10	new growth in neighbourhood 10, in accordance with the Northside ASP	new growth further NW in neighbourhood 10, beyond the Northside ASP boundary

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.

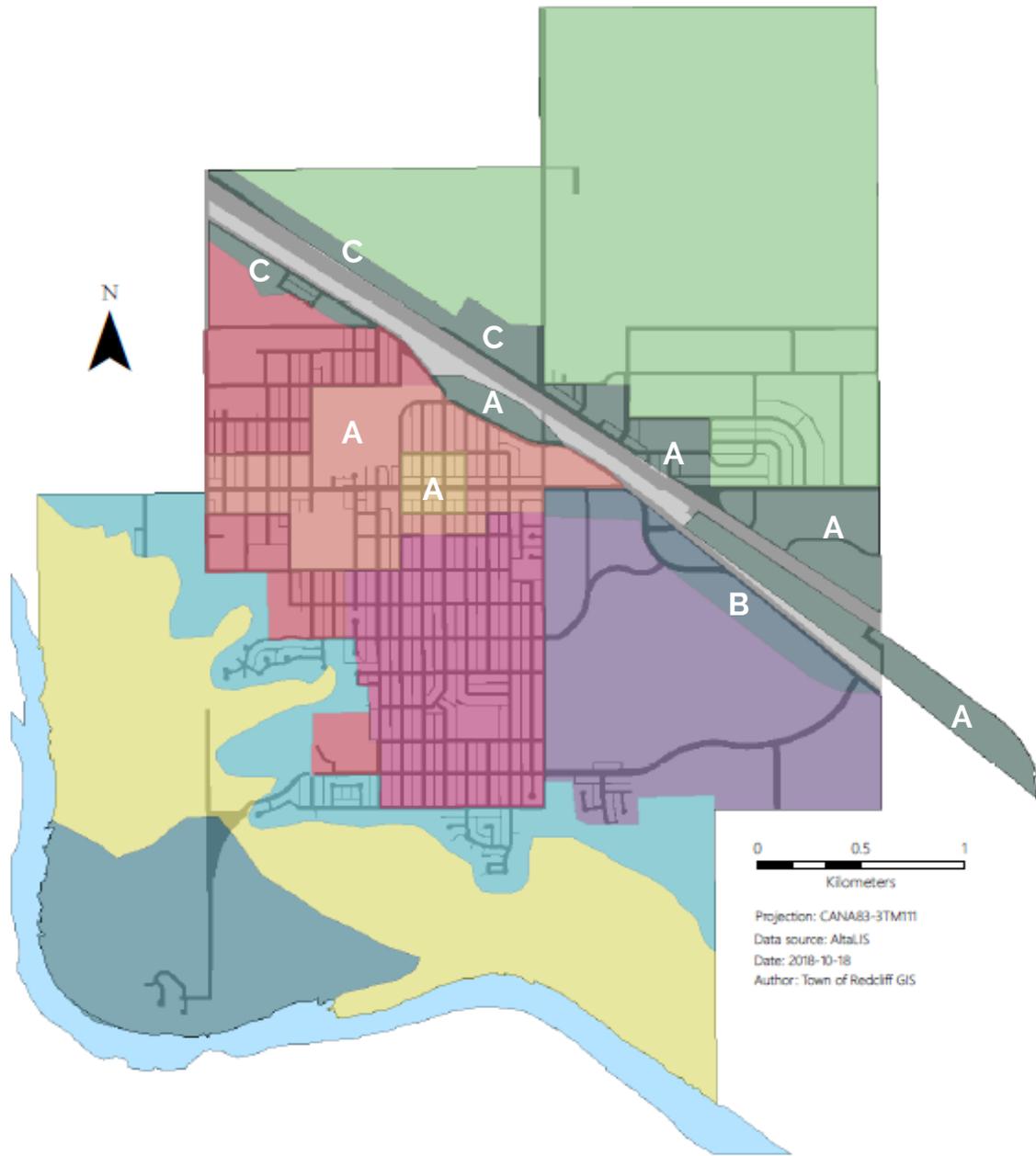
NOTE: neighbourhood growth defined as residential, commercial, and industrial defines the primary use of each neighbourhood, and does not mean other uses are not present at all. For example, neighbourhood 4 is indicated as a high priority residential growth area, but is not indicated as a high priority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

Residential Priority Growth Areas



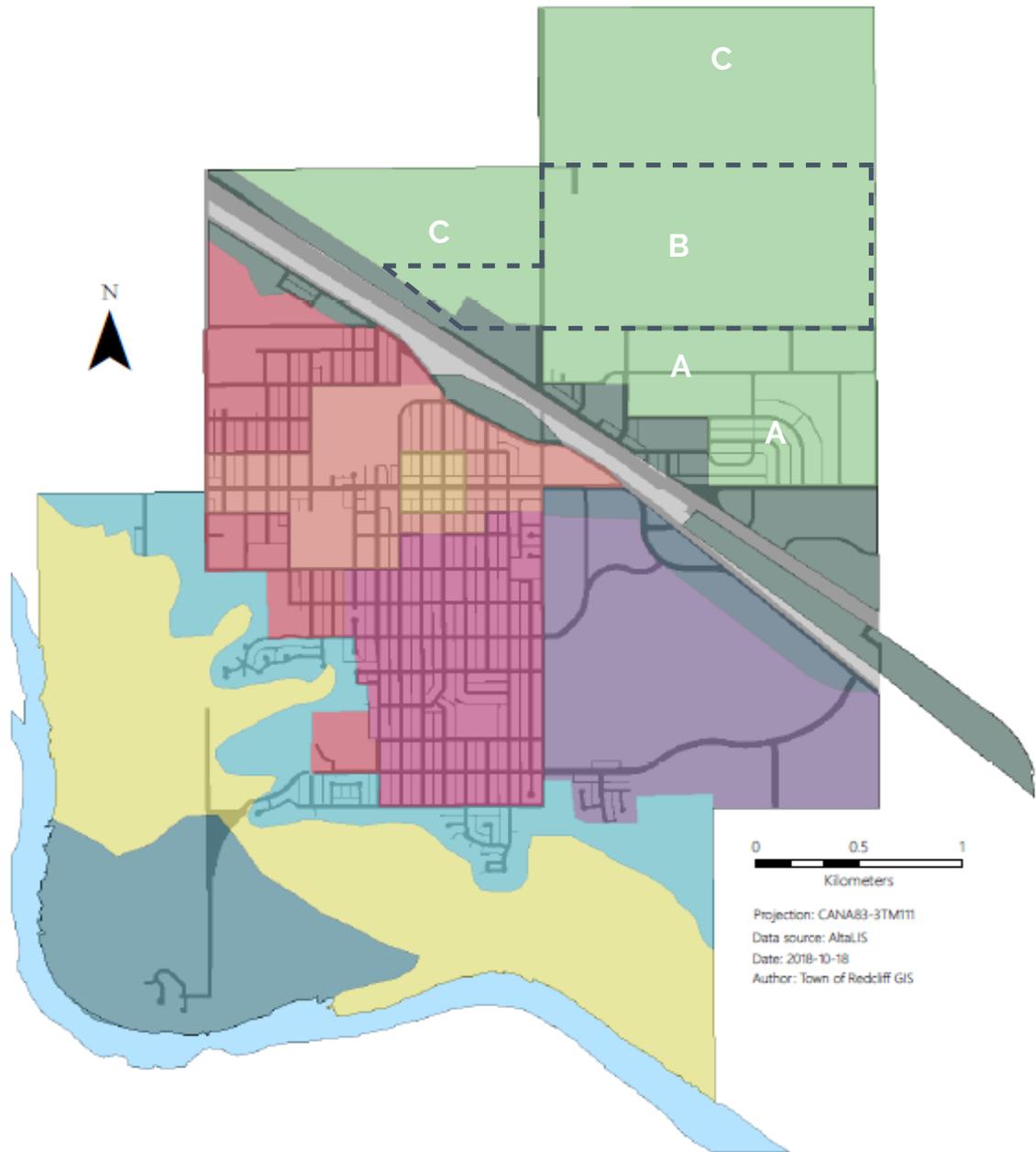
- | | | |
|------------------------------------|----------------|---------------------|
| A DOWNTOWN CORE | B EASTSIDE | GATEWAY |
| A GREATER DOWNTOWN + BROADWAY AVE. | COMMERCIAL | INDUSTRIAL |
| A URBAN REJUVENATION | C RIVER VALLEY | RED CLIFFS; COULEES |
| A RESIDENTIAL CORE | C UPPER BANK | |

Commercial Priority Growth Areas



- | | | |
|---|---|---|
| A DOWNTOWN CORE | EASTSIDE | AG GATEWAY |
| A: GREATER DOWNTOWN + BROADWAY AVE. | B: COMMERCIAL | INDUSTRIAL |
| A: URBAN REJUVENATION | RIVER VALLEY | RED CLIFFS; COULEES |
| RESIDENTIAL CORE | UPPER BANK | |

Industrial Priority Growth Areas



- | | | |
|--|--|--|
|  DOWNTOWN CORE |  EASTSIDE |  GATEWAY |
|  GREATER DOWNTOWN + BROADWAY AVE. |  COMMERCIAL |  INDUSTRIAL A B C |
|  URBAN REJUVENATION |  RIVER VALLEY |  RED CLIFFS; COULEES |
|  RESIDENTIAL CORE |  UPPER BANK | |

7.3 Progress Reporting

Progress reporting is necessary to ensure Redcliff's MDP stays on track to realize the community's vision. Minor amendments to MDP policies and the Implementation Framework 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: Administration **shall** present Progress Reports to Council for information and discussion

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

- Include an updated Implementation Framework Policy with the status chart filled in (i.e. complete, in progress);
- Discuss policy effectiveness;
- Provide a summary of Town projects, initiatives, and developments in the past two years which have contributed towards achieving the MDP vision and goals;
- Make recommendations for MDP policy amendments or Implementation Framework Policy changes as necessary; and
- Be posted on the Town website and available to the public.

7.4 Comprehensive Review

Comprehensive Review is necessary to ensure Redcliff's MDP 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 MDP 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 MDP; 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 MDP every 8 years, a Progress Report will not be completed during the same year as a Comprehensive Review

Policy 2: Administration **shall** present Comprehensive Reviews to Council for information and discussion

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

- Consider the current socio-economic, population, and development context of the Town by containing an update of the Population Study, Economic Study, and Land Inventory supporting documents;
- Evaluate the Town's progress towards achieving the high level vision and goals;
- Assess the relevance of the MDP vision and goals;
- Take into account previous Progress Report recommendations which may or may not have led to MDP amendments; and
- Be posted on the Town website and available to the public.

7.5 Amendment

Amendments to the MDP may be required from time to time to ensure the document remains relevant.

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

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

- Results from a Progress Report or Comprehensive Review;
- Background information and supporting documents submitted by a landowner, business owner, resident, or their agent; or
- Alignment with the vision and goals of the MDP, 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:

- The Town;
- A land owner within Redcliff or their agent; or
- A resident or business owner in Redcliff or their agent.



8.0 Appendices

8.1 Definitions

The majority of definitions can be found in the outside margin of the page next to the policy where the word is found. The definitions listed below occur several times throughout the document.

Town of Redcliff OR Town: means the Municipal Corporation of the Town of Redcliff in the Province of Alberta. The Town of Redcliff differs from the community of Redcliff, which refers to residents, buildings, events, and places within Redcliff.

Street: means any street or avenue that typically functions as a thoroughfare for vehicles, pedestrians, cyclists and other forms of transportation, but may also be used as a public gathering place or event space. Street only refers to a specific street within the Town when capitalized and preceded by a name.

8.2 SSRP Alignment

NOTE: current to May 2018 amended version

SSRP Policy	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, landuse decisionmakers 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 11
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 12
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 13
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

SSRP Policy	Connected MDP Policy/Section
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 1 & 2
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 3; 6.1.7 Policy 12
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 3
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

SSRP Policy	Connected MDP Policy/Section
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 11
8.35 Work toward the designation of Municipal Historic Resources to preserve municipally significant historic places.	6.1.1 Policy 12; 6.1.1 Policy 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 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

8.3 References

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REDCLIFF

