

BY-LAW NO. 1157
OF THE
TOWN OF ST. PAUL

**A By-Law of the Town of St. Paul, in the Province of Alberta,
to Adopt the General Municipal Plan for the Town of St. Paul.**

WHEREAS, the Council of the Town of St. Paul has undertaken to amend to the General Municipal Plan of the Town of St. Paul to describe the manner in which the future development or re-development of the Town of St. Paul may best be organized and carried out.

AND WHEREAS, a General Municipal plan has now been prepared on the basis of surveys and studies of land use, population growth, the economic base, transportation and communication needs, public services and such other relevant factors.

THEREFORE, the Council of the Town of St. Paul, under the authority of the Municipal Government Act Statutes of Alberta 2000 as amended, hereby enacts as follows:

1. This By-Law may be cited as "The Town of St. Paul General Municipal Plan By-Law."
2. This By-Law may be amended by By-Law in accordance with the Municipal Government Act.
3. By-Law #1024 is hereby repealed upon the final passing of this By-Law.

READ a first time this 11th day of May, 2009.

READ a second time this 11th day of May, 2009.

READ a third time and finally passed, this 11th day of May, 2009.



Glenn Andersen Mayor



Ron O. Boisvert CAO



The Town of St. Paul

MUNICIPAL DEVELOPMENT PLAN
BY-LAW NO. 1157



Town of St. Paul
A PEOPLE KIND OF PLACE

Prepared for:
The Town of St. Paul

Prepared by:
Focus Corporation

020100175-110
May 2009

FOCUS



Table of Contents

1.0 INTRODUCTION..... 4
 Regional Setting..... 4
 Plan Purpose..... 4
 Legislative Framework 4
 Plan Adoption and Interpretation..... 5
 Plan Organisation..... 5

2.0 DIRECTION FOR THE TOWN..... 6
 A Vision for St. Paul 6
 Planning Challenges 7

3.0 DEVELOPMENT PRESSURES, GROWTH MANAGEMENT AND FUTURE FORECASTS 8
 Community Development and Development Pressures 8
 Growth Management..... 8

4.0 ECONOMIC DEVELOPMENT 13
 4.1 Issue A: Business Development..... 13
 4.2 Issue B: Tourism Development 13

5.0 FUTURE LAND USE 15
 5.1 Future Land Use Policy 15
 5.2 Land Use Classifications 15

6.0 RESIDENTIAL DEVELOPMENT 17
 6.1 Issue A: Supply of Quality Residential Development 17
 6.2 Issue B: Housing Mix..... 18
 6.3 Issue C: Affordable Housing Development Opportunities 19

7.0 COMMERCIAL DEVELOPMENT 21
 7.1 Issue A: Development of St. Paul's Commercial Sector 21

8.0 DEVELOPMENT OF DOWNTOWN..... 23
 8.1 Issue A: Building a Vibrant Downtown Community 23

9.0 BUSINESS EMPLOYMENT..... 25
 9.1 Issue A: Development of St. Paul's Business Employment Sector 25
 9.2 Issue B: Low Impact Business Employment 26

10.0 PARKS AND RECREATION 28

11.0 HEALTH, SOCIAL AND PROTECTIVE SERVICES 30
 11.1 Issue A: Planning for Community Services and Facilities 30

12.0 NATURAL ENVIRONMENT 32
 12.1 Issue A: Evaluation of Environmental Impacts 32
 12.2 Issue B: Sustainable Development 33

13.0 HERITAGE PROTECTION 35
13.1 Issue A: Preservation of our Heritage 35

14.0 TRANSPORTATION..... 37
14.1 Issue A: Roadway System and Design 37
14.2 Issue B: Public Transportation, Pedestrian and Bicycle Systems 38
14.3 Issue C: Alternative Truck Route..... 39

15.0 MUNICIPAL SERVICES AND INFRASTRUCTURE 40
15.1 Issue A: Provision of Infrastructure 40
15.2 Issue B: Waste Management and Recycling..... 41

16.0 INTER-MUNICIPAL RELATIONS..... 42
16.1 Issue A: Communication and Relationships..... 42
16.2 Issue B: Urban Development Expansion..... 43

17.0 IMPLEMENTATION..... 45

18.0 SUMMARY OF POLICIES 47

19.0 DEFINITIONS 588

Appendices

- Appendix 1 Municipal Development Plan
- Appendix 2 Parks, Recreation and Open Spaces Plan
- Appendix 3 Transportation Network Plan
- Appendix 4 Reference List

1.0 INTRODUCTION

Regional Setting

St. Paul is located in north-eastern Alberta approximately 200km northeast of Edmonton. The Town is easily accessed by Highway 29 carrying traffic from the west and east and Highway 881 carrying traffic from the north and south. St. Paul is one of the major trade centres within the County of St. Paul and its central location within the Lakeland area attracts landowners and residents from nearby communities. Recreation opportunities in the vicinity of St. Paul attract visitors to the area and the Trans Canada Trail, a major recreation route, directs visitors to St. Paul. St. Paul's central location and accessibility positions the Town as a focal point for business, educational and recreational activity in north-eastern Alberta.

Plan Purpose

The St. Paul Municipal Development Plan (MDP) is a framework to accomplish and strive toward the goals and objectives of the community. The plan seeks to enhance the community's strengths and attempts to address the challenges facing St. Paul. This can be achieved through guidance on decision-making on different land uses, transportation, recreation, services, and economic and social development. The Plan provides a basis for the preparation of more detailed plans and studies for St. Paul.

Legislative Framework

Section 632 of the Municipal Government Act (the Act), provides the legislative framework for the development of the MDP. All municipalities with a population over 3500 must have an MDP that is adopted by bylaw. The Act permits each municipality to exercise flexibility in the content of the plan, however there are compulsory components required when producing an MDP set out in Section 632 (3)(a):

- (i) the future land use within the municipality,
- (ii) the manner of and the proposal 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 Inter-municipal 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.

Section 632 (3)(b) lists the components that a MDP may address as follows:

- (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.

Plan Adoption and Interpretation

This Plan supersedes the former MDP developed in 1998 and adopted under By-law number 1024.

Each section of the plan is more or less structured into five main features –

- (i) Overview;
- (ii) Issues;
- (iii) Goal;
- (iv) Objectives; and
- (v) Policies

The objectives provide the overall direction for the topic area, while the policies provide guidance to implementing the goals and objectives by breaking down the objectives into specific aspects. Implementation strategies outlined in each section suggest a strategy or provide options for addressing the issue.

Plan Organisation

The Municipal Development Plan (MDP) has been organised into a number of sections. The introduction provides a contextual overview of St. Paul and outlines a vision and challenges facing the Town. A description of the existing development pressures is then provided followed by a future forecast and growth of St. Paul. An overview of economic goals of the community is provided in section 4.0. Following this, a future land use concept is outlined for the Town, which includes reference to specific designated land uses. The next ten sections cover the goals, objectives, policies, and implementation strategies for a number of topics such as commercial, industrial, and residential development, parks and recreation, and transportation. At the beginning of each of these sections an overview of the key issues and goals are presented. Each issue is then developed more specifically. A section on inter-municipal relations is outlined, followed by the final section which outlines methods of implementing the MDP as a whole.

2.0 DIRECTION FOR THE TOWN

A Vision for St. Paul

Following public consultation and working party discussions, the Review Committee created a vision statement for the Town of St. Paul. The vision statement is accompanied by six key principles to help guide the implementation of the plan in accordance with the Town's vision.

Vision Statement

St. Paul is a friendly community which holds value in its surrounding natural environment. The community boasts on its social and recreational amenities and valuable volunteering spirits. With controlled growth, St. Paul can maintain its safe and small town atmosphere whilst improving its ability to offer the best opportunities for its residents.

Key Principles

*We are a small town with a big heart, St. Paul prides itself with a safe and caring **Small Town Atmosphere and lifestyle.***

*Nature surrounds St. Paul with many **beautiful lakes** and an **attractive lakefront park space.***

*Although a small town, St. Paul boasts itself with its variety of **Recreational Opportunities.***

*The people of St. Paul come together and take advantage of a **Volunteering Spirit.***

*St. Paul has a lot to offer for a **Family Friendly** place to live with its schools, recreational facilities, and walk-able size.*

*With the many active and passive recreational facilities offered, St. Paul has become a town with a **Good Social Network** – caring for its people.*

These key principles form the basis of the following community issues, objectives, and policies that have been developed to guide future planning and development in the Town of St. Paul.

Planning Challenges

Provisions for Residential Development

Due to growth and increasing demand, St. Paul has a significant lack of available housing and residential developable land. A challenge for the Town is to make provisions for affordable housing.

Provisions for Business Development

A challenge for the Town is to cater to the demand for new businesses. There is a strong desire from residents to be able to choose from a larger variety of shops. There is also a demand for more suitable industrial land. The biggest challenge will be to relocate existing industrial businesses from their current inappropriate lakeside location to areas more suitable for industrial use.

Revitalising the Downtown

A huge challenge for St. Paul is to revitalise its decayed downtown area. It is hoped that revitalisation will make St. Paul a more attractive place to visit, attract businesses, and unite the residents of St. Paul.

Community Development Goals

There are a number of goals relating to the fulfillment of the community and the encouragement of community cohesion. Development of strategies aiming to reach these goals will challenge the residents of St. Paul.

Infrastructure

There have been recent problems with the existing sewer infrastructure which have been investigated into and addressed. It is important that the Town continues to monitor its infrastructure in order to alleviate problems before they arise.

The objectives, policies, and implementation strategies outlined in this Municipal Development Plan have been designed in order to achieve the goals identified above. The document should be constantly reviewed as the town evolves and new challenges and goals arise.

3.0 DEVELOPMENT PRESSURES, GROWTH MANAGEMENT & FUTURE FORECASTS

Community Development and Development Pressures

St. Paul, formerly called Saint-Paul-des-Metis, was originally a French-Catholic settlement and a mission to the Metis people. St. Paul function as a service centre for the surrounding communities and is the economic base of agriculture and oil and gas. The labour market reflects this with the majority of employment being in the service sector with a focus in the business and community services (51%) followed by retail (20%); (Alberta First, 2007).

St. Paul is currently facing a number of challenges with regard to land availability, economic and demographic growth. Over the past ten years, St. Paul has experienced relatively consistent population growth of approximately 1.9% per year on average from a population of 4,861 in 1996 to a population of 5,441 in 2007 (Statistics Canada, 2008).

Due to its steady population growth and its location in northeastern Alberta, St. Paul has been experiencing growth pressures with regard to commercial activities and residential land development. Oil and gas development is the most important industry in Alberta with approximately 75% of industry spending focused in Alberta (Meyer Norris Penny, 2005; MNP). As traditional exploration activities branch out to nonconventional oil and gas development, the industry's potential growth is significant. With its location on a trade corridor, growth pressures related to oil and gas projects will continue to affect St. Paul. A major spin off from oil and gas development is an increased demand for oilfield supply and service companies extending business opportunities to St. Paul (MNP, 2005). St. Paul can expect continued economic growth related to oil and gas activities in the region.

Growth Management

Overview

Growth management is the process of directing or guiding development in a manner that has consistency with the Town's vision, guiding principles, objectives and policies contained within the Plan. Growth management sets a framework for the more specific policy areas of this document.

Based on the results of the 2008 community questionnaire, St. Paul residents viewed the Town's closeness to lakes, recreational opportunities and small town atmosphere as the top three qualities that make St. Paul an attractive place to live. The residents support population and community growth. They would like to see downtown revitalised, tourism promoted, and industrial, business and residential development occur in the community. Residents feel that growth will have a positive affect on the community, creating more local jobs, increasing the tax base, and as a result helping the community attain their vision and guiding principles.

The Town of St. Paul's population has been predicted to increase by 2% per year on average, from 5441 in 2007 to approximately 8000 people by 2027. In order to cope

with the increasing population, together with achieving the community’s vision, a number of objectives, policies and implementation strategies have been identified.

3.1 Issue A: Population Growth

Over the past ten years, St. Paul has experienced a relatively consistent population growth of approximately 1.9% per year on average, from a population of 4,861 in 1996 to a population of 5,441 in 2007 (Statistics Canada, 2008). As of 2007, Statistics Canada (2008) identified the largest demographic segments of the population of St. Paul as between the ages of 18-37 years (1465 individuals). The next demographic segments of notable size were between the ages of 38-57 (1381), 0-17 (1335), and 58-77 (848) respectively (Statistics Canada, 2008).

The Town of St. Paul Growth Study 2007 concluded that a 2% growth rate for the next 20 years was appropriate given the historical population growth and the potential growth of surrounding industry. Based on this 2% growth rate, St. Paul can expect the population to grow from the current 5400 (approximate) individuals to approximately 8000 by the year 2027; an increase of 2600 people (Figure 1).

2% Growth Scenario

	2007 Current	2017 10 Years	2019 12 Years	2020 13 Years	2022 15 Years	2027 20 Years
Population (2% annual Growth)	5400	6600	6800	7000	7300	8000
Estimated Growth from 2007		1200	1400	1600	1900	2600

Figure 1 – Growth Scenario for the Town of St. Paul

Due to its steady population growth and its location in northeastern Alberta, St. Paul has been experiencing growth pressures with regard to commercial activities and residential land development with approximately \$11,000,000 in building permits in 2005 (Alberta First, 2008). Commercial development accounted for nearly half of the value of all building permits for each year from 2003 to 2005 at \$4,877,000, \$2,246,000, and \$4,316,000, respectively (Alberta First, 2008). This was followed by residential permits at \$3,247,000 in 2003, \$2,892,000 in 2004, and \$3,438,000 in 2005 (Alberta First, 2008). In 2002, 83 housing starts were recorded; however, the housing starts have fallen each year since with 32, 17, and 23 starts in 2003, 2004, and 2005, respectively (Alberta First, 2008).

Goal: To plan for a projected population of 8000 by the year 2027.

3.1.1 Objectives

- a) To encourage growth within the Town of a type, rate and amount that ensures positive benefits to the community as a whole.
- b) To positively promote the Town of St. Paul as a place to live, work and recreate to facilitate a balance in business and residential growth.

3.1.2 Policies

- a) *The Town of St. Paul shall monitor and review demographic trends within the Town on a bi-annual basis.*
- b) *The Town of St. Paul shall implement proactive long range planning techniques in the form of Area Structure Plans, Re-development Plans, and any other such strategies and policies that will aid in the development of the Town.*
- c) *To obtain and continue a steady growth rate the Town of St. Paul shall:*
 - I. *encourage that an adequate supply of serviced lots and land is available in the Town for development; and*
 - II. *actively promote business and residential development in the community.*

3.2 Issue B: Future Land Requirements

Given the historical population growth rate of 1.9% per year, a 2% growth rate is the predicted scenario for the next 20 years. St. Paul can therefore expect the population to grow from the current estimated 5,400 individuals to approximately 8,000 by the year 2027; an increase of 2,600 people. For these population estimates, approximately 130 hectares of residential land would be required to accommodate future residential growth. The *Town of St. Paul Growth Study 2007* also indicated that 121 hectares of land is required for business employment by the year 2027, however 210 hectares should be allocated for business employment growth in order to support market competition.

It is anticipated that initial future development will expand within the eastern side of the Town as this area has servicing capacity at this time. The area of land to the southeast is likely to be developed into residential and highway commercial use and the area of land to the northeast becoming a business employment park. Annexation of land from the County would be required for these developments. Opportunity for development in the west of St. Paul will be available when servicing permits.

Goal: A community that effectively accommodates growth.

3.2.1 Objectives

- a) To ensure an adequate land supply is available within the Town boundaries for future growth and development.

3.2.2 Policies

- a) *The Town should maintain a sufficient supply of land for development. Land supply for 15 years with five year reviews should be maintained.*
- b) *The Town shall initiate annexation of County land when required and justified. Expansion shall:*
 - I. *have a maximum land supply of 15-20 years for each land use – residential, commercial, business employment;*
 - II. *be consistent with the Town's overall planning strategy*

- III. be economically viable in terms of urban uses and servicing; and*
- IV. be consistent with the greater public interest.*

3.3 Issue C: Direction and Staging of Development

The Municipal Development Plan (Appendix 1) outlines a future land use pattern which will accommodate various types and densities of development, transportation, and utility servicing. The following goal, objectives and policies apply when implementing the future land use policy outlined in section 5.0 of the plan.

Goal: To give the Town of St. Paul a direction for growth.

3.3.1 Objectives

- a) To identify preferred locations and directions of growth and development within the Town.
- b) To ensure implementation of the Municipal Development Plan.

3.3.2 Policies

- a) The Town shall direct future growth and development in accordance with the Municipal Development Plan (Appendix 1) and in keeping with all objectives and policies contained within this Plan.*
- b) The Town shall encourage the in-filling of areas where servicing permits.*
- c) The Town shall direct Commercial uses to lands designated for such uses along Highway 29 and as indicated on the Municipal Development Plan (Appendix 1). Any additional land required should be annexed from the County.*
- d) The Town shall direct Business Employment development to areas of land north of the old CN Railway and as indicated on the Municipal Development Plan (Appendix 1).*

3.4 Issue D: Logical and Planned Development

In order to ensure coordination of utility and roadway extensions, and the provision of services, developments are encouraged to occur in a logical and planned manner. Not only will this ensure developments are as cost-effective as possible, but will facilitate sustainable developments.

Goal: To establish and maintain logical and planned land uses within the Town of St. Paul.

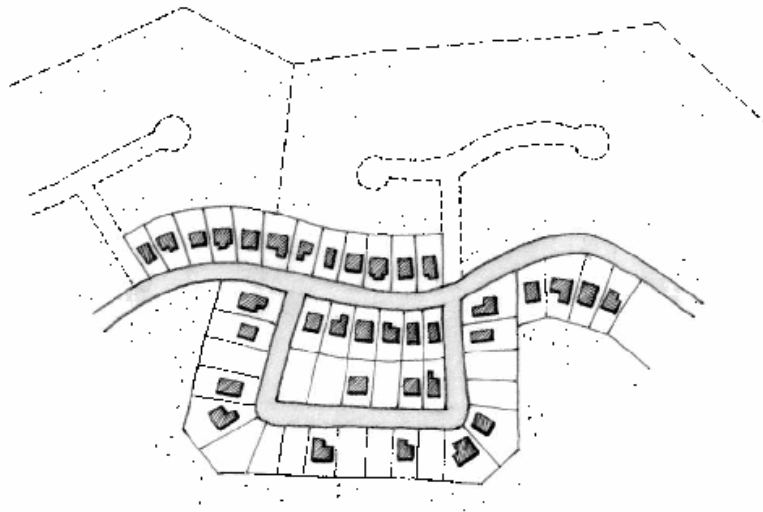
3.4.1 Objectives

- a) To ensure development occurs in a logical and comprehensive manner.

- b) To accommodate urban growth in a manner which is mutually acceptable, logical and efficient.
- c) To ensure a contiguous development of land uses that avoids piecemeal development.
- d) To ensure developments are economically viable without compromising quality.
- e) To ensure developments are compact and cause no adverse effects on neighbouring land uses.

3.4.2 Policies

- a) *The Town shall require the preparation and adoption of Area Structure Plans for all new development areas prior to consideration of any rezoning, subdivision or development projects within the Town.*
- b) *The Town may require the preparation and adoption of Area Re-development Plans for existing areas within the Town.*
- c) *The Town of St. Paul should encourage the use of Development Guidelines in all new developments to ensure quality land use outcomes.*



Drawing 1: Logically Staged Development

4.0 ECONOMIC DEVELOPMENT

Overview

Economic development is an integral part of both maintaining and enhancing the Town of St. Paul's economy. It is important to make a community that is economically sustainable. Therefore, the Town of St. Paul needs to be attractive for new business investments, which create jobs and consequently increases the local tax base.

Traditionally, St. Paul is a town serving its surrounding communities and has an economy based on agriculture, oil and gas industries. Situated within the Lakeland District of Alberta, St. Paul is also a service destination for many tourists. It is therefore pertinent that St. Paul maintains an adequate supply of well located commercial and business employment land to attract business investment.

4.1 Issue A: Business Development

Goal: To attract more businesses to St. Paul in order to increase the local tax base and improve the social and economic wellbeing for St. Paul residents.

4.1.1 Objectives

- a) To maintain an adequate supply of serviced and un-serviced commercial and business employment land.
- b) To establish land use patterns promoting effective and efficient long term planning.
- c) To encourage economic development.
- d) To support region-based initiatives.

4.1.2 Policies

- a) *Commercial and business employment development shall be located in accordance with the Municipal Development Plan (Appendix 1) and be consistent with the objectives and policies of this Plan.*
- b) *New commercial and business employment development shall be developed in an orderly and contiguous manner.*
- c) *The Town shall work with both local community and regional agencies in the pursuit of economic development.*

4.2 Issue B: Tourism Development

The St. Paul community considers the Town to be a service stop for those visiting surrounding lakes and using the Trans Canada Trail. The Town therefore benefits from these types of visitors passing through.

Goal: To be considered as a tourist destination within northern Alberta.

4.2.1 Objectives

- a) To expand and encourage tourism related business activities whilst retaining the pleasant small town atmosphere.
- b) To encourage tourist visitation through cooperative marketing and development and enhancements of local tourism attractions, services and infrastructure.

4.2.2 Policies

- a) *The Town of St. Paul shall encourage enhancement of tourism attractions, services, and infrastructure in order to increase tourism visitations and expenditures.*

5.0 FUTURE LAND USE

5.1 Future Land Use Policy

The Municipal Development Plan located in Appendix 1 outlines the future land use concept for the Town of St. Paul. The map contains conceptual patterns for land use and the transportation network in the Town, and consequently provides the direction of growth for the community. Development within the Town shall be guided by the goals, objectives and policies as outlined in the plan in conjunction with the Municipal Development Plan.

The Municipal Development Plan (Appendix 1) reinforces the general pattern of development currently found within the Town. Additional land for future residential and commercial uses within the County, to the east of the Town has been identified. Future annexation applications will be required for this development to occur.

5.2 Land Use Classifications

The Land Use Classifications shown on the Municipal Development Plan (Appendix 1) are defined as follows:

Residential

Residential areas are to be developed with a mix of predominantly for low, medium and high density housing. This zone also includes associated institutional religious, educational, small scale neighbourhood commercial and public uses at a scale and density compatible with the residential neighbourhood.

Commercial

Areas for commercial development are focused along Highway 29 and 50th Street. There are two dominate types of commercial development serving St. Paul as follows:

- Downtown Commercial

The area containing primary and secondary commercial uses and compatible office, residential, institutional, cultural and recreational uses, which together form the downtown of St. Paul.

- Major Commercial

Major commercial areas include large format retail development and other smaller retail developments that service the larger stores. Highway Commercial is made up of land abutting Highway 29, predominantly on the outskirts of the Town.

Business Employment

Proposed locations for Business Employment uses are shown on the Future Land Use Map. These areas are intended to encompass a broad range of manufacturing and other industrial processes including yard storage which may have some nuisance factors

that do not extend beyond the site boundaries. Business employment also includes manufacturing, processing, repair, research, distribution and ancillary office sales, and storage whose operations are mainly confined to an enclosed structure with no off-site nuisance factors. No heavy industrial uses will be permitted within the Town's boundaries.

Parks/Open Space/School/Community Facility

As illustrated conceptually on the Future Land Use Map, existing parks and natural areas will continue to be linked through greenways and multi-purpose trails connecting parks, recreation facilities, school sites and other activity areas. Any new development will encompass parks and open space areas and will be linked to the remainder of the Town by trails and access points.

6.0 RESIDENTIAL DEVELOPMENT

Overview

Currently, there is a significant demand for residential housing in St. Paul, specifically multi family housing but also for low density developments. The forecasted demographic changes over the next 20 years will heighten this demand and therefore there is a real need to provide residential areas which offer a greater choice in housing types.

Community surveys indicate that the top three qualities that make St. Paul an attractive place to live are the recreational opportunities the Town provides, its closeness to lakes in the area, and the its small town atmosphere. It is therefore important that any new residential developments in St. Paul promote these attractive qualities.

The challenge for St. Paul will be to provide a variety of housing alternatives to its residents and prospective residents. The Town shall allow for the provision of affordable housing whilst maintaining a high standard of neighbourhood and site design including walk-able paths, landscaping and connections to the remainder of the Town.

6.1 Issue A: Supply of Quality Residential Development

There is a demand for the supply of housing within the Town. It is essential for the Town to offer neighbourhoods that are high in quality yet able to meet the community's needs for both supply and affordability. There are a number of fundamental aspects that make up a quality neighbourhood, including housing design, colours, configuration of streets and their streetscapes (including landscaping), as well as integration of parks, trails and walkways and neighbourhood convenience amenities.

Goal: Establish an adequate and steady supply of quality housing for local residents.

6.1.1 Objectives

- a) To ensure residential areas are well-planned and have a high quality design.

6.1.2 Policies

- a) *All residential development shall be located as designated on the Municipal Development Plan (Appendix 1).*
- b) *New residential development should be contiguous with existing residential land use.*
- c) *New residential development should be designed in order to provide an efficient land use pattern.*
- d) *Any new residential development shall require an Area Structure Plan or Redevelopment Plan, or alternatively, be consistent with an existing Area Structure Plan/Redevelopment Plan for that area.*

- e) *The Town of St. Paul shall support infill residential development on lands that are vacant and/or under-utilized within established neighbourhoods.*
- f) *Through the Area Structure Plans and Area Re-development Plans and the subdivision process, the Town of St. Paul should ensure that neighbourhoods are designed in a manner that makes them safe, attractive and well serviced.*
- g) *The Town of St. Paul shall encourage innovative neighbourhood designs that respond to changes in economic, demographic and market demands.*
- h) *Medium and High density developments should be encouraged to be located within reasonable proximity to commercial development.*

6.2 Issue B: Housing Mix

Although there is a continual demand for single detached dwellings in St. Paul, community input respondents indicated an immense need for townhouses and apartments, in addition to housing for the elderly. The Town wants to ensure that a variety of housing opportunities are available at all times. Any new development must incorporate a mix of housing to cater to a range of potential clientele.

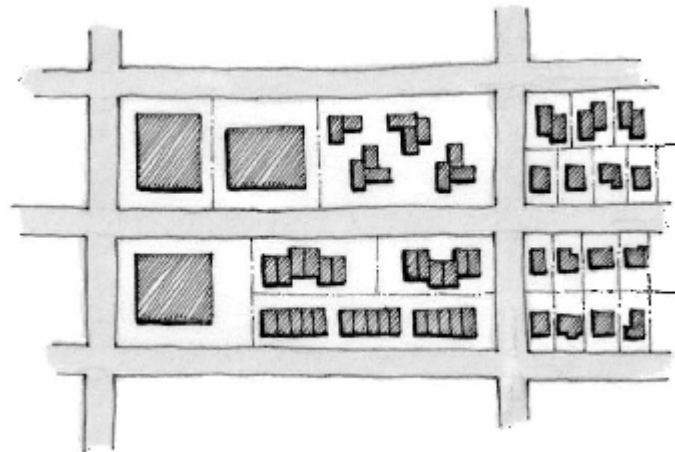
Goal: Achieving an adequate choice of housing opportunities for the residents of St. Paul.

6.2.1 Objectives

- a) To encourage a mix of housing styles to cater to a variety of housing opportunities for residents.
- b) To ensure that multiple family housing developments are well designed and well integrated within the surrounding residential neighbourhood.
- c) To facilitate an adequate supply of serviced residential lots for future development and growth of the Town of St. Paul.

6.2.2 Policies

- a) *Developers should provide a variety of housing types, and a range of dwelling and Lot sizes to meet the socio-economic needs of existing and prospective residents.*
- b) *All residential Area Structure Plans shall provide for a variety and balance of housing development opportunities and housing choices within each development stage. Residential development shall require the following ratios:*
 - min 65% - max 80%: low density dwellings
 - min 20% - max 35%: medium to high density dwellings
- c) *Residential developments shall aim for a minimum of 65% of single detached dwellings and a maximum 35% of medium to high density dwelling units.*



Drawing 2: Mixture of Housing Options

6.3 Issue C: Affordable Housing Development Opportunities

Affordable Housing is where the occupant is paying no more than thirty percent (30%) of gross income for gross housing costs'. This may prove to be difficult to achieve for people on low to moderate incomes, especially when availability of housing is limited and market prices are subsequently increasing. Housing is then made available either for sale or rent, based on the evidence of need, to people unable to afford housing at market prices. In order to achieve affordable housing in St. Paul, guidance therefore must be established for those concerned with housing developments, i.e. developers, the Town, and government/private financial services.

Goal: Attain an adequate supply of easily affordable housing for lower income residents.

6.3.1 Objectives

- a) To reduce costs for financing housing developments which incorporate an affordable housing component.
- b) To investigate funding opportunities for qualifying people.
- c) To provide for a non-profit residential development that specifically caters to affordable housing.
- d) To ensure all residential developments offer an affordable housing component.
- e) To ensure multiple family housing units that are integrated within residential neighbourhoods are of high quality yet affordable for people on lower incomes.

6.3.2 Policies

- a) *The Town shall collaborate with other levels of Government to provide funding incentives and rebates for affordable housing developments.*

- b) The Town may waive a portion of municipal fees for developments that incorporate an affordable housing component.*
- c) The Town shall encourage new residential developments to incorporate units for affordable housing opportunities.*
- d) The Town shall work with non-profit groups, developers, and other agencies and groups to increase the long-term supply of affordable housing particularly for young families, seniors, and special needs housing.*

7.0 COMMERCIAL DEVELOPMENT

Overview

St. Paul's commercial activity predominantly lies along 50th Avenue, which is also Highway 29. The road has four lanes and can be described as a busy stretch of road. The smaller commercial businesses including banks, post office, cafés, theatre, boutique shops and offices are situated between 54 Street and 47 Street. The larger commercial developments including vehicle sales yard, supermarkets, and takeout restaurants are located at on the outskirts of the downtown core.

The most recent development of commercial lands, which includes large format retail, is taking place along the highway on the eastern side of St. Paul near 40th Street.

There has been a strong indication that St. Paul does not offer an adequate range of shops for its residents, especially clothing stores. Therefore, the Town needs to look at strengthening and diversifying its commercial base in order to provide a broader range of retail services and office spaces. This will create more job opportunities and encourage professionals to continue to reside or locate to the Town.

7.1 Issue A: Development of St. Paul's Commercial Sector

There is a need for more retail stores to service the residents living in St. Paul. There are two major styles of commercial development within the Town and it is necessary to locate them in an appropriate manner.

Goal: A commercial strip that provides appropriately designated areas of major and downtown commercial businesses.

7.1.1 Objectives

- a) To facilitate an adequate supply of serviced commercial lots and encourage new business development for the Town.
- b) To promote commercial development that generates opportunities for local employment.
- c) To retain and enhance downtown St. Paul as the core of the business community.

7.1.2 Policies

- a) *Major Commercial and Downtown Commercial development shall be located in areas designated for their respective use on the Municipal Development Plan (Appendix 1) and shall complement the policies contained in this Plan.*
- b) *The Town of St. Paul shall coordinate, implement, and promote strategies for the improvement of the downtown streetscape and the use of vacant land through a Downtown Re-development Plan.*

- c) *Any new development within the downtown shall incorporate street frontages that are pedestrian oriented.*
- d) *Any new Major Commercial development shall take place along Highway 29.*
- e) *Any new development shall comply with the governing Area Structure Plan for the location.*
- f) *A Re-development Plan shall include design guidelines and shall be submitted to the Town for approval before new developments are approved within the downtown core.*
- g) *Any new development must establish and submit to the Town development guidelines for commercial buildings to ensure high quality building exteriors, site design and landscaping. Development guidelines shall then be enforced through development agreements.*

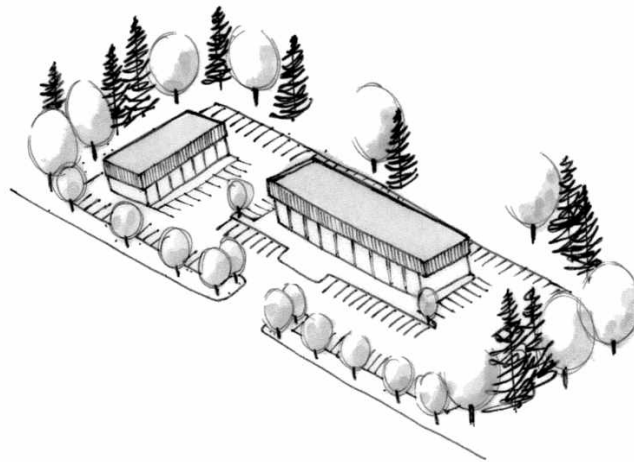


Diagram 3: Example of Major Commercial Streetscape

8.0 DEVELOPMENT OF DOWNTOWN

Overview

The downtown core is a major part of a community as it is a place where people go for day to day services, shopping, dining and employment. It is therefore prudent that a downtown area is visually appealing, walk-able, and a place where people can interact in a relaxed manner.

A major component of a quality community is that which encompasses community cohesion – bringing the community together. The biggest issue resulting from the community survey was in regards to revitalising the downtown of St. Paul.

The current downtown area of St. Paul requires some upgrading to make it more of an attractive amenity to both the local residents and to visitors. Occupancy of current vacant buildings and lots should be encouraged. This will attract additional pedestrian traffic and therefore help other surrounding businesses.

There is a demand for more retail development in St. Paul. It is therefore a perfect opportunity to combine this demand with a revitalisation plan for the downtown.

8.1 Issue A: Building a Vibrant Downtown Community

Improvements to the streetscape of the downtown should be high priority for the Town. Owners of existing vacant buildings and lots should be encouraged to find occupants. The community's strongest comments have been the desire to revitalise downtown St. Paul. In order to enhance community cohesion, spirit and wellbeing, it is fundamental to promote the downtown as the core of the community.

Goal: A revitalised downtown core that attracts more businesses to the area consequently creating a greater diversity in retail choice for the residents of St. Paul.

8.1.1 Objectives

- a) To encourage an attractive, functional and vibrant core of social interaction.
- b) To promote downtown St. Paul as the core of the business community.
- c) To improve and preserve the identity of the downtown area as the community meeting place.
- d) To assist in building community cohesion and encourage local involvement in community development.

8.1.2 Policies

- a) *The Town shall initiate and implement an Area Re-development Plan, which includes design guidelines, to assist in the revitalisation of the core as a retail, service, and pedestrian oriented gathering place for the residents of St. Paul.*
- b) *The Town shall implement and maintain the streetscape plan initiated for St. Paul's downtown.*
- c) *The Town shall regularly review and update the plans, policies and strategies in place for the downtown core at least every three years.*
- d) *New small and boutique type retailers shall be encouraged to locate within Downtown.*
- e) *Big box retailers shall be encouraged to locate within the Major Commercial areas west and east of the Downtown.*
- f) *New developments shall be encouraged to utilise vacant lots and build structures in accordance with the Downtown Re-development Plan.*
- g) *Café's, restaurants and bars shall be encouraged to incorporate open outdoor seating areas along the sidewalk.*



Diagram 4: Example of Downtown Commercial Streetscape

9.0 BUSINESS EMPLOYMENT

Overview

Business Employment is intended to encompass a broad range of manufacturing and other industrial processes including yard storage which may have some nuisance factors that do not extend beyond the site boundaries. Business employment also includes manufacturing, processing, repair, research, distribution and ancillary office sales, and storage whose operations are mainly confined to an enclosed structure with no off-site nuisance factors. No heavy industrial uses will be permitted within the Town's boundaries.

Business employment activity predominantly occurs in the northern areas of the Town. However there is a small pocket of business employment development located near the lakefront to the south of St. Paul. It is felt by many of the residents of St. Paul that these businesses should be encouraged to relocate to a more suitable location. There is also existing business employment developments located just south of the old CN Railway line. The businesses in this area are also encouraged to relocate north of the railway over time so that the railway can act as a buffer system between business employment activities and residential areas.

The St. Paul Growth Strategy 2007 indicated that there is demand for serviced sites for new business employment development. It is anticipated that additional lands to the north will be annexed from the County to accommodate this demand in the future and will therefore form a logical continuation of business employment development.

9.1 Issue A: Development of St. Paul's Business Employment Sector

There is demand for growth in the Business Employment sector in St. Paul. It is crucial that there is a future plan in place so that developments establish in the most suitable locations within the Town.

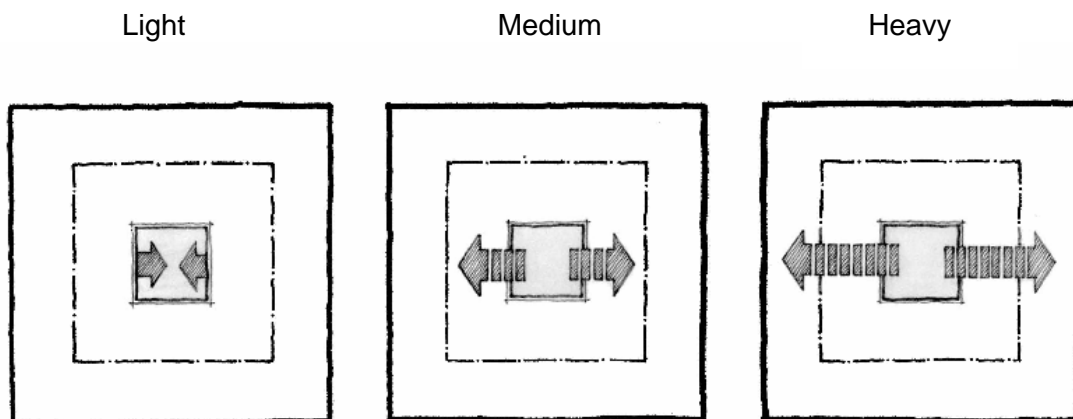
Goal: A converged area of Business Employment that has a steady supply of land for development.

9.1.1 Objectives

- a) To maintain an adequate supply of serviced and un-serviced business employment sites to meet the needs of existing and future business and industry.
- b) To promote Business Employment development that generates opportunities for local employment.
- c) To ensure Business Employment activity is collectively concentrated in one area within the Town.

9.1.2 Policies

- a) *All business employment development shall be located in areas so designated on the Municipal Development Plan (Appendix 1).*
- b) *The Town shall encourage the existing areas of Business Employment that are located near the lake front and just south of the CN Railway relocate to the north of St Paul in accordance with the Municipal Development Plan (Appendix 1).*
- c) *Any new business employment development shall be consistent with an existing Area Structure Plan for that area.*



Drawing 5: Shows the extent of adverse effects in relation to the intensity of Business Employment development. Light = effects within the structure, Medium = effects within the property boundary, Heavy = Effects extend beyond the boundary.

9.2 Issue B: Low Impact Business Employment

The Town wants to ensure that Business Employment activities have the least amount of adverse effects on the surrounding environmental as possible.

Goal: A concentrated area of Business Employment with low impact on the surrounding environment.

9.2.1 Objectives

- a) To protect potential adverse effects arising from business employment development on the surrounding environment.
- b) To ensure business employment developments are compatible with surrounding land uses and existing natural environments.

9.2.2 Policies

- a) *New heavy industry capable of having a detrimental effect on humans or the environment through the discharge or emission of nuisance factors which may extend beyond the boundaries of the site shall not be considered.*
- b) *All new business employment development shall be buffered from existing or future residential areas.*
- c) *The Town will ensure the lowest impact between industry and other land uses by using visual and noise buffering and distance separation techniques.*
- d) *The Town, through development agreements and the Land Use Bylaw, will establish development guidelines to ensure high quality building exteriors, site design and landscaping.*

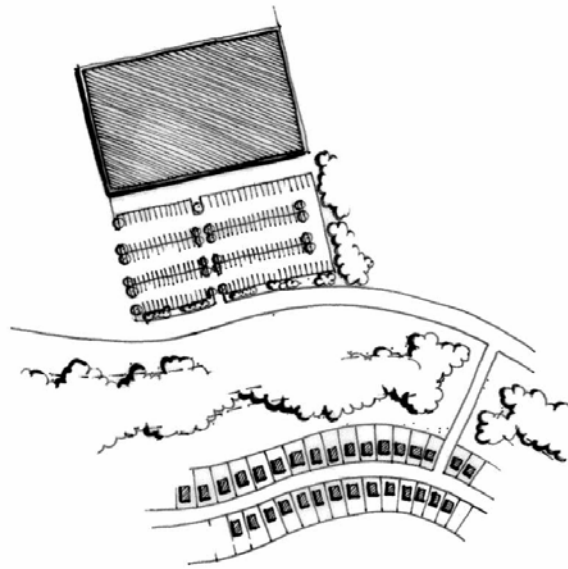


Diagram 6: Example of a development incorporating buffer techniques.

10.0 PARKS AND RECREATION

Overview

The most predominant natural feature of St. Paul is Upper Therien Lake, which is located just south of the Town. Parc Lagasse is situated on the lakefront and provides a recreational hub and focal point for the community. There are walkways within the park, picnic and seating areas, beach volleyball, and playgrounds for children.

St. Paul boasts in recreational opportunities for the community. There are a number of recreational facilities, including two indoor ice arenas, ball fields, curling, recreational centre, soccer fields, tennis courts, the aquatic centre, golf, and bowling. St. Paul also provides cultural facilities including the theatre, bingo, and has number of community/local halls for both active and passive recreation. There are also several parks within the Town and a new trail system around the circumference of the Town is nearing completion.

Demographics show that there will be increasing demand for these amenities with an expected population increase. St. Paul will continue to regularly maintain its existing facilities and respond to changing needs where possible by creating small and large park spaces, multi-purpose recreation facilities, trails and other suitable developments. Park spaces can range in size and in activities.

A concept plan for St. Paul's parks, recreation and trails has been produced and is located in Appendix 2 – Parks, Recreation and Open Spaces Plan.

Goal: An active community that prides itself on its frequently utilised parks, recreational amenities, and connecting trail systems.

10.1 Objectives

- a) To enhance the quality of life of the residents of St. Paul by providing and maintaining a range of recreational facilities, parks and natural areas.
- b) To develop and maintain a range of recreation facilities and open space areas that are accessible and responsive to all groups of people.
- c) To create and maintain parks and walking trails in St. Paul to meet the present and future needs of the community.
- d) To enhance the lakefront amenity area by revitalising/creating parks and walking/cycling trails.

10.2 Policies

- a) *Parks, recreation and trails shall be located in areas so designated on the Municipal Development Plan (Appendix 1), and the Parks, Recreation and Open Spaces Plan (Appendix 2).*
- b) *Through subdivision, land identified as open space shall be dedicated as Municipal Reserve or Environmental Reserve.*

- c) *The Town shall take the minimum (10%) Municipal Reserve (MR) allocation allowed for in accordance with the Municipal Government Act to set aside as municipal reserve, school, or municipal and school reserve.*
- I. *For subdivision within all residential neighbourhoods, MR shall be taken in the form of land;*
 - II. *For subdivision within all neighbourhoods excluding the residential neighbourhood, MR shall be taken as either land or as money in lieu.*
- d) *The Town shall continue to encourage Business Employment activities to relocate away from the lakefront locations.*
- e) *Upon relocation of existing Business Employment developments, replacement land uses shall be in the form of park or residential development in accordance with the Municipal Development Plan (Appendix 1).*
- f) *Any redevelopment that takes place should enhance the lakefront area by providing park and open space along the lake, creating connectivity and opportunity for trail systems.*
- g) *Parks and recreation shall be encouraged along the lakeshore of the Town with a connective trail system between all other park and recreational areas.*
- h) *Existing and proposed neighbourhood parks and open spaces should be incorporated into an overall town-wide trail system.*
- i) *Recreational facilities should be developed, as need arises, to fulfill community requirements. Facilities should be located in areas specified as Parks and Recreational Open Spaces as shown on the Municipal Development Plan (Appendix 1) and the Parks, Recreation and Open Spaces Plan (Appendix 2).*
- j) *The Town shall maintain all existing recreational facilities and shall make refurbishments and/or improvements as the need arises.*
- k) *Park and open space sites shall be landscaped and equipped with recreational amenities, where appropriate, by the developer to the satisfaction of the Town. Plans illustrating parks design, the location of the equipment and specific landscaping shall be provided by the developer for approval.*



Diagram 7: Example of a walk-able park and open space area.

11.0 HEALTH, SOCIAL AND PROTECTIVE SERVICES

Overview

Health, social and protective services provide relevant facilities to improve the quality of life for St. Paul's residents.

St. Paul offers five schools, including a regional public high school, junior high, two elementary schools, and a French school catering for kindergarten – Grade 12. It is proposed that the French school (Ecole du Sommet) will be relocating onto a new site located east off 40th Street. St. Paul also offers opportunities for post secondary and alternative education.

Although the schools currently have room for additional students, the requirement for more schooling opportunities will become apparent with the anticipated growth. Therefore, it is important that any new areas of residential development cater for this growth by providing designated areas for school facilities.

It is also important to strengthen the existing post secondary education institutes within St. Paul by encouraging high school graduates and other individuals within St. Paul to enrol in courses that are offered. Marketing these institutions will help St. Paul retain its young population and generate professional workers for the Town.

St. Paul provides its residents with a number of health services including a hospital, two medical centres, dentists, and chiropractors. The community survey input generated some concern regarding the accessibility of medical centres. In addition there is a consensus that the Town requires and should try and attract more professionals such as doctors, lawyers and engineers to St. Paul.

There are a number of cultural and community services and assets that St. Paul has to offer. These services include, but are not limited to, two museums, a visual arts centre and the Family and Community Support Services (FCSS) – an organisation supporting various programs throughout St. Paul.

The community would like to enhance their existing facilities and services and ensure that more are provided in conjunction with future development and growth of St. Paul.

11.1 Issue A: Planning for Community Services and Facilities

As growth occurs, there will be pressure on existing institutional facilities to expand or for new ones to be constructed. Facilities such as schools, neighbourhood centres, recreation and cultural facilities should be considered and allowed for during the preparation of Area Structure Plans, in order to ensure easy access and connectivity with surrounding areas.

Goal: Maintain a community that offers a wide range and supply of up to date medical care, schooling, recreational and cultural facilities.

11.1.1 Objectives

- a) To ensure that both land and facilities are available in order to meet the social, cultural, protective, and educational needs of the residents of St. Paul.
- b) To ensure areas are designated for services and facilities within new residential areas in order to promote walking/cycling and facilitate easy access within the community.

11.1.2 Policies

- a) The Town of St. Paul should facilitate the provision of required sites for public service facilities, and emergency and protective services. All services shall keep up to date with a growing and changing population.*
- b) School sites shall be located in accordance with approved Area Structure Plans.*
- c) The Town should monitor its growth rate and demographic profile and should periodically meet with the School Boards, Library Board, and Alberta Health Services to review any implications.*

12.0 NATURAL ENVIRONMENT

Overview

Natural environment means the group of resources commonly considered as naturally occurring and includes flora and fauna, habitats, ecosystems, soils, rocks, and landscapes. Being within the heart of Alberta's Lakeland, many natural environment resources are present in St. Paul. Being located on the northern shore, Upper Therien Lake is an extensive natural amenity area for the St. Paul community. A good quality landscape is important for the Town of St. Paul. Aesthetic surroundings contribute to people's well being. Familiar and unique landscapes are also part of an identity. Ravines, including significant native wetland areas, are also components of the natural environment within St. Paul.

The community of St. Paul should take advantage of the lake's amenities while ensuring the natural environment is protected and maintained. The Town is concerned about the current water quality of Lake Therien, and believes that there is a need for environmental protection.

There are limits on the ability of natural resources to absorb the adverse effects of activities. When these limits are exceeded there is a decline in the health and well being of the natural environment. The water quality, soil stability, vegetation cover and ecological diversity are key components of a healthy natural environment. There is difficulty in defining the limits of the various resources which make up a healthy natural environment and also understanding the human activity that adversely affects these limits.

An essential concept that St. Paul should take on board is sustainable development. Sustainable development means meeting the needs of the present without compromising the ability of future generations to meet their own needs (United Nations, 1987). The Town of St. Paul needs to make sure that its current processes of interaction with the environment are pursued with the idea of keeping the environment as pristine as possible for future generations.

12.1 Issue A: Evaluation of Environmental Impacts

The Town of St. Paul wants to ensure that the impacts on the environment are considered during the future planning and development of the Town.

Goal: Creating a community that co-exists with the natural surrounding environment.

12.1.1 Objectives

- a) To protect and enhance the natural environment.
- b) To ensure that environmental impacts of development are considered during planning for development.

- c) To ensure the natural environment features of particular significance are protected.

12.1.2 Policies

- a) *All Area Structure Plans developments should require a Biophysical Assessment.*
- b) *All new developments shall ensure that all natural significant areas are integrated into the design of new development to form part of linked and integrated park and open space systems, including the retention of natural corridors and pond areas, as part of Area Structure Plans, Redevelopment Plans, and the Subdivision process.*
- c) *The Town of St. Paul should retain and protect natural significant areas through:*
 - I. Environmental Reserve dedication in accordance with the Municipal Government Act;*
 - II. Environmental Reserve Easements;*
 - III. Municipal Reserve dedication;*
 - IV. Conservation Easements;*
 - V. donations and bequests; and*
 - VI. acquisition through purchase or land trades.*
- d) *All new developments which could adversely affect a natural significant area shall require an Environmental Impact Assessment.*

12.2 Issue B: Sustainable Development

The concept of sustainable development should always be part of the Town's planning and development considerations. Considerations must be given to environmental, social, economical and cultural effects. These effects can be both positive and/or adverse and therefore assessment on proposals should be determined accordingly.

Goal: To recognise St. Paul as a functional and sustainable community.

12.2.1 Objectives

- a) To plan for development which will minimise the adverse effects on the environment and maximise effective and efficient use of natural and physical resources.
- b) To ensure sustainable development practices are used in all functions and decisions of the Town.

12.2.2 Policies

- a) *The Town of St. Paul shall promote community understanding about effects of activities on the health of the natural environment through education in schools and educational brochures.*

- b) All new developments that contain a significant natural area shall consider its positive and adverse effects prior to development.*
- c) All new developments shall avoid, remedy or mitigate significant adverse effects on the natural values and elements which make up the distinctive character of a natural significant feature.*
- d) The cumulative effect of changes to the character of landscapes shall be taken into account in assessing new developments.*
- e) The visibility of natural landscape features shall be taken into account when assessing new developments.*



Diagram 8: Example of a protected significant natural area.

13.0 HERITAGE PROTECTION

Overview

Heritage defines the relationship between people and place, the past, present and future. It gives a sense of place, character and community identity and dignity.

The term heritage is generally applied to things that are old and to be cherished, and which have cultural heritage significance. While there is a particular emphasis on buildings, structures and objects that have architectural, archaeological, historical or cultural value, heritage items can also include areas, sites or places which have aesthetic, social, spiritual, scientific, technological, or traditional significance or value.

Conservation of cultural heritage values is often regarded as a costly exercise, and therefore not given adequate attention and support. Unless identified, recognised and given active conservation, heritage items and areas are vulnerable to loss or destruction as a result of land use activities and the development process.

There are a number of buildings, structures and other locations throughout St. Paul that hold heritage significance.

13.1 Issue A: Preservation of our Heritage

Goal: To recognise St. Paul as a community that protects and incorporates its history into existing and new developments.

13.1.1 Objectives

- a) To identify and recognise cultural heritage values as a Town resource.
- b) To create an effective, realistic and financially viable system for conservation of heritage resources.
- c) To recognise and conserve the special cultural heritage significance of downtown St. Paul.

13.1.2 Policies

- a) *The Town shall promote better community awareness, pride and understanding of cultural heritage resources in St. Paul through site interpretation and information facilities around the Town.*
- b) *The Town shall prepare and adopt a register of items and areas which possess a range of values to be conserved and protected, such as - aesthetic, archaeological, architectural, cultural, historical, scientific, social, spiritual, technological or traditional significance or values, or public esteem.*
- c) *The Town shall encourage voluntary conservation by property owners of identified cultural heritage resources.*

- d) *The Town shall ensure areas of cultural heritage value that are identified on the register of heritage items (produced by Policy 2 above), are protected in their future use and development through requirements in the Land Use Bylaw.*



Diagram 9: Example of a heritage item.

14.0 TRANSPORTATION

Overview

St. Paul is served by two highways: Highway 29 is the primary highway which runs through the middle of the town east/west; and Highway 881 which runs along the eastern outskirts of the Town in a north/south direction (see Transportation Network Plan in Appendix 3).

Highway 29 has influenced the Town's development and physical layout as it is has developed in an elongated fashion along the stretch of the highway with commercial developments occurring on either side. The highway is an asset to the Town's current and future development as it provides exposure to businesses along the highway strip. However, as a result of the Highway there are some challenges that the Town has to manage including safety, noise and the overall transportation system of St. Paul. To ensure efficiency of the road network within St. Paul, now and in the future, the following issues need to be addressed.

14.1 Issue A: Roadway System and Design

St. Paul has a grid system of roadways to serve the existing community and it is anticipated that the system will alter to a hierarchical roadway system for any future developments within the Town. A conceptual transportation network for the Town is shown in Appendix 3, Transportation Network Plan. Traffic safety and efficiency is a priority for the Town. It is therefore important that the roadway system is designed and maintained in a practical, cost effective and consistent manner.

Goal: To ensure that the Town has an efficiently designed and functional transportation network.

14.1.1 Objectives

- a) To ensure the roadway system is designed and developed to function efficiently.
- b) To facilitate the maintenance and extension of the transportation infrastructure.

14.1.2 Policies

- a) *The Transportation Network Plan, shown in Appendix 3, establishes a guide for a three-level (arterial, collector, local) road hierarchy system for the Town. All new developments shall apply this system to proposed new roads.*
- b) *All roadway design shall meet the specifications and standards set out in the Engineering Design Standards manual for the Town of St. Paul. The Town will ensure that this document is updated at appropriate intervals and reflects changes in construction technology.*

14.2 Issue B: Public Transportation, Pedestrian and Bicycle Systems

There is a growing need for some residents of St. Paul to benefit from a public transportation system. Public transportation in St. Paul should be made available, specifically for the elderly and those with disabilities. There are existing transportation services available on an as-needed basis, however the Town requires more time to investigate whether there is a need for more funding for public transportation ventures.

The Town of St. Paul is of a size that is walk-able for those that are capable. Both walking and bicycling should be encouraged to create a healthier community. All these systems involve encouragement for their use and also require regular upgrading and maintenance. In addition, as new developments require additional transportation services, the costs associated with these new developments should be covered by development levies. All areas of the town should be easily accessed by paths and trails with the main focal points being the downtown core and the lakefront park area.

Goal: To make St. Paul a community that incorporates accessible pedestrian routes and transit systems to cater to its diverse residents.

14.2.1 Objectives

- a) To maintain the existing public transit system that is valuable to the community.
- b) To develop and maintain pedestrian paths and bicycle routes through the Town ensuring easy accessibility.

14.2.2 Policies

- a) *The Town shall review the demand for public transportation in five years time to observe whether there are increased demands on the existing system.*
- b) *The Town should consider, as a long-term policy, the provision of public transportation to residents with limited mobility.*
- c) *All new developments within the Town shall pay for all paved or other types of pathways that are deemed beneficial to the development.*
- d) *New development may incur a transportation levy to pay for the costs associated with the construction of roadways, upgrades and pedestrian paths required by the development.*



Diagram 10: Example of a shared street layout

14.3 Issue C: Alternative Truck Route

There are three schools located along Highway 29 just east of the downtown area. The locations of the schools along the highway potentially cause a high risk for children and motorists before and after school. In addition, the main downtown core of St. Paul is located either side of this busy Highway. There are therefore many pedestrians along this section of highway. In order to eliminate the danger, the Town and its residents have indicated that an alternative route may be required for trucks. An alternative truck route could calm the traffic along the main street of St. Paul and also assist in the goal of achieving a more pedestrian oriented and vibrant downtown. Though the issue has been highlighted by the Town and its community, more investigative research including studies, funding opportunities and technical reports, is required.

Goal: To investigate into reducing the congestion and provide a safe and pedestrian friendly downtown.

14.3.1 Objectives

- a) To ensure safety for the pedestrians within the Town of St. Paul by investigating into an alternative route for trucks passing through St. Paul.

14.3.2 Policies

- a) *The Town of St. Paul shall work collaboratively with the County of St. Paul and Alberta Infrastructure to investigate into developing an alternate route for heavy vehicles/trucks.*
- b) *The Town shall review the consideration of a truck route in five years to allow time for further research investigations.*

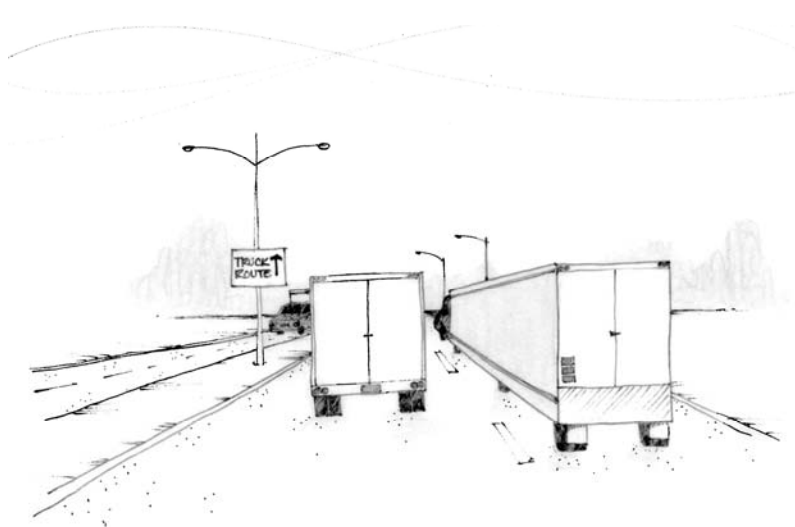


Diagram 11: Example of a bypass for large and dangerous goods vehicles.

15.0 MUNICIPAL SERVICES AND INFRASTRUCTURE

Overview

It is important to keep existing infrastructure adequately maintained and upgraded to anticipate growth and development. With the continual growth in St. Paul, pressure on existing sewer, storm water, water supply and energy services have escalated and in some areas reached capacity.

Investigations have recently been made into the sanitary trunk sewers servicing the west end of St. Paul. The outcome of the testing performed was positive, indicating sufficient capacity for existing and new developments. However, the exercise has highlighted that the Town needs to continually monitor its infrastructure to provide for existing and future developments.

The existing storm trunk sewers generally reach their capacity during higher rainfall events, as a result, the storm water management system will require new trunks and ponds to service new areas.

The water distribution system is capable of supplying new development areas within and adjacent to the boundaries of St. Paul.

15.1 Issue A: Provision of Infrastructure

Extensions of existing infrastructure will be required for any new development. Any new development to the east of St. Paul will require a new dedicated sanitary trunk sewer to service the undeveloped land and new development. In existing neighbourhoods, roof leaders and downspouts should be disconnected from the sanitary system, discharged to the surface and connect into the storm water system. Sewer and storm water management systems and water distribution systems should be developed in accordance with the *Town of St. Paul Future Development Servicing Study (Rev 1.1)*.

Goal: A well maintained and sufficient infrastructure system that has the capacity to provide for future development.

15.1.1 Objectives

- a) To provide municipal services in an efficient, economic and coordinated manner that will accommodate long term growth projections.
- b) To ensure infrastructure is integrated with planned urban expansion with enough flexibility to provide for future development.

15.1.2 Policies

- a) *All new developments shall make provisions for an urban standard of municipal services, including piped water, piped sewage, a storm water management program, natural gas and utilities.*

- b) The cost of expanding municipal infrastructure shall be financed to the greatest level possible through developer obligations under development agreements.*
- c) The Town of St. Paul shall continue to monitor the need to upgrade utility infrastructure throughout the Town to enable the scheduling of improvements, to determine the method of financing, and to allocate improvement funds toward system upgrading, when determined necessary.*
- d) The Town of St. Paul shall conduct a review of the municipal servicing standards at least every five years.*

15.2 Issue B: Waste Management and Recycling

Appropriate waste management methods are important for the Town and for the natural environment. In order to reduce waste at landfills, practicing recycling methods are encouraged.

Goal: To promote environmental stewardship within the community through responsible waste management.

15.2.1 Objectives

- a) To encourage a reduction in the amount of waste disposed into the landfill.
- b) To educate and encourage recycling practices in the home, work and schools.

15.2.2 Policies

- a) The Town, in cooperation with the County, will endeavour to develop a waste management program that will reduce the amount of waste discarded at the landfill through programs that encourage reduction, recycling and reuse.*
- b) The Town will aim towards encouraging waste reduction and recycling practices through educational initiatives and voluntary participation.*



16.0 INTER-MUNICIPAL RELATIONS

Overview

St. Paul is a community centrally located within the County of St. Paul No.19. Provincial land use regulations pursuant to the Municipal Government Act encourages:

“adjoining municipalities to cooperate in the planning of future land uses in the vicinity of boundaries (fringe areas) respecting the interest of both municipalities and in a manner which does not inhibit or preclude appropriate long term use or unduly interfere with continuation of existing uses”

This is particularly significant for St. Paul given the need for future urban development to extend beyond the existing boundaries of St. Paul to meet the need for residential, commercial and industrial land within the foreseeable future. The existing St. Paul Fringe Area Plan is under review and will be replaced by the Inter-Municipal Development Plan (IDP). An IDP covers matters concerning orderly and efficient urban expansion, coordination of land uses, transportation, utilities, parks and open space linkages.

Decisions made by the Town, by other surrounding communities, and by the County can affect and influence each other. These decisions can have both positive and/or negative effects, for example urban and rural land use conflicts and ability to share facilities.

The Town of St. Paul believes that it is important to maintain a strong, mutually beneficial, and open working partnership with the County.

16.1 Issue A: Communication and Relationships

To function as an efficient and effective community, the Town of St. Paul believes that good communication and relationships with the County is essential.

Goal: To encourage a positive, open and constantly communicative relationship between the County and the Town that regularly communicates and consults with the St. Paul community.

16.1.1 Objectives

- a) To develop and maintain mutually beneficial policies and relationships between the Town of St. Paul and the County of St. Paul for the effective coordination of land issues.
- b) To facilitate and encourage inter-municipal communication in planning matters.
- c) To continue to develop and maintain open lines of communication to resolve problems and take advantage of opportunities with mutual benefits.

16.1.2 Policies

- a) *The Town shall develop and maintain effective processes for communication, cooperation and collaboration at the political and administrative levels and endeavours to collaborate with the County in meeting mutually agreeable inter-municipal planning goals.*
- b) *The Town shall refer to the County for review and comment on any of the following:*
 - I. *the adoption of, or amendment to, this Municipal Development Plan;*
 - II. *a proposed Area Structure Plan and consequent amendments;*
 - III. *a proposed Land Use Bylaw and consequent amendments;*
 - IV. *a development permit application within 500m of the Municipal boundary;*
 - V. *any other matters which the Town deems necessary.*



16.2 Issue B: Urban Development Expansion

With an increasing demand for developable land to expand, it is inevitable that the Town of St. Paul will need to acquire additional land from the County. It is therefore necessary to coordinate closely with the County in order to produce the best outcomes for the community and County as a whole.

Goal: A community that works closely together with its rural neighbours in the decision making for any changes in the environment and all new developments.

16.2.1 Objectives

- a) To ensure all proposals that may affect land in the vicinity of the Town or County are reciprocally referred.
- b) To build on an effective inter-municipal relationship with the County ensuring good communication and coordination with land use development and future growth.

16.2.2 Policies

- a) *The Town shall regularly consult with St. Paul County on matters of future urban expansion to obtain consensus on the direction of urban growth.*

- b) *The Town of St. Paul, in conjunction with St. Paul County will prepare an Inter-Municipal Development Plan to:*
 - I. *redefine the boundaries of the fringe area;*
 - II. *identify lands for future growth within the fringe area;*
 - III. *protect high capability agricultural land from premature or incompatible development; and*
 - IV. *deal with any other matters as deemed important.*

- c) *The Town shall take the Objectives and Policies of both the Inter-Municipal Development Plan and this MDP into account when considering proposed development and subdivision.*

17.0 IMPLEMENTATION

This Municipal Development Plan will be a guide for making decisions when considering the future growth and development in the Town over the life of this Plan. The Municipal Development Plan (Appendix 1) provides a conceptual plan that illustrates the predominant future land uses to achieve a sustainable community.

Implementation methods of this Plan include, but are not limited to, existing and proposed Area Structure Plans, the subdivision and development approval processes, financial budgets to support the plans implementation strategies, private initiatives, support from other agencies such as federal, provincial, and regional, and any other policies the Town has prepared. In conjunction with these initiatives, the Town's Land Use Bylaw provides the regulations governing the specific land uses, discretionary uses of land, as well as the servicing requirements, location, and size of buildings through the subdivision and development permit application process.

Once adopted, time and change will outdate this Plan. The Plan will need to change together with the needs and desires of the community. Plan amendment proposals should be evaluated closely to see that they will contribute to achieving the Plan's goals and objectives.

Review and possible amendments to the existing Town By-laws upon adoption of the Municipal Development Plan will be required to ensure conformity with the new document. The Town should also be initiating specific programs to help implement the Plan's policies.

Goal: To effectively implement the goals, objectives, and policies set out in the Plan.

17.1 Objectives

- a) To apply the policies contained in the MDP to guide future growth.
- b) To ensure consistency between the Municipal Development Plan and the Inter-municipal Plan, statutory plans, Land Use Bylaw, and non-statutory documents.
- c) To implement the policies in the Municipal Development Plan to guide the decision making for future land use, growth and development, and capital investments within the Town.
- d) To provide a policy framework for more detailed planning, development, and land use control through the Land Use Bylaw, application guidelines, Area Structure Plans, and Area Re-development Plans.
- e) To coordinate Municipal Development Plan policies with strategic planning and budget processes.
- f) To support meaningful liaisons with both the provincial and federal governments.
- g) To monitor and update the Municipal Development Plan as an effective management tool through an orderly review and amendment procedure.

17.2 Policies

- a) *The Town of St. Paul shall implement the policies contained within the Municipal Development Plan through the Land Use Bylaw, and other statutory and non-statutory documents such as area structure plans, area redevelopment plans, conceptual schemes, subdivision approvals and development agreements in accordance with the requirements of the Municipal Government Act.*
- b) *The Town of St. Paul shall review and update this Plan every five years to ensure it reflects the community's goals and objectives.*
- c) *The Town of St. Paul shall ensure there is full public consultation when considering updating or amending this Plan.*
- d) *The Town of St. Paul may approve re-designation, subdivision, and development applications for sites that, in the opinion of the Development Authority:*
 - I. *conform to the Municipal Development Plan, Area Structure Plan, Land Use Bylaw, and any other enactment;*
 - II. *Achieve the goals and objectives of this Plan;*
 - III. *Are safe and suitable for the use intended.*
- e) *The Town of St. Paul shall require development agreements to ensure compliance with any requirements of the Municipal Government Act, Inter-municipal Development Plan, Land Use Bylaw, Area Structure Plan, or any other enactment.*
- f) *The Subdivision and Development Appeal Board must adhere to the policies of this Municipal Development Plan in making its subdivision decisions and development decisions.*
- g) *The Town shall cooperate with other municipalities, provincial and federal agencies on matters of mutual planning importance.*
- h) *The Town shall update the Town's Land Use Bylaw to ensure protection of those items listed as significant in the heritage inventory (see 13.0, Policy 4).*
- i) *Based on the budget, priorities, and Council's approval, the Town shall prepare the following to implement this Plan:*
 - I. *guidelines for the preparation of Area Structure Plans and Area Re-development Plans;*
 - II. *guidelines for Outline and Tentative Plans of Subdivision for subdivision and/or re-designation applications;*
 - III. *guidelines for the preparation of impact assessment reports;*
 - IV. *Heritage Inventory*
 - V. *Downtown Re-development Plan;*
 - VI. *Park, Recreation and Trail Strategy;*
 - VII. *development guidelines, including site design, infill, and innovative design;*
 - VIII. *educational brochures and web information, including developers guide, recycling and waste guidelines; and*
 - IX. *steering committees to facilitate policy implementation of each sector.*

18.0 SUMMARY OF POLICIES

In an effort to simplify the implementation of the policies included within this Municipal Development Plan, a schedule is provided below.

Development Pressures, Growth Management and Future Forecasts

3.1.2 Policies – Population Growth

- a) *The Town of St. Paul shall monitor and review demographic trends within the Town on a bi-annual basis.*
- b) *The Town of St. Paul shall implement proactive long range planning techniques in the form of Area Structure Plans, Re-development Plans, and any other such strategies and policies that will aid in the development of the Town.*
- c) *To obtain and continue a steady growth rate the Town of St. Paul shall:*
 - III. *encourage that an adequate supply of serviced lots and land is available in the Town for development; and*
 - IV. *actively promote business and residential development in the community.*

3.2.2 Policies – Future Land Requirements

- a) *The Town should maintain a sufficient supply of land for development. Land supply for 15 years with five year reviews should be maintained.*
- b) *The Town shall initiate annexation of County land when required and justified. Expansion shall:*
 - V. *have a maximum land supply of 15-20 years for each land use – residential, commercial, business employment;*
 - VI. *be consistent with the Town’s overall planning strategy*
 - VII. *be economically viable in terms of urban uses and servicing; and*
 - VIII. *be consistent with the greater public interest.*

3.3.2 Policies – Direction and Staging of Development

- a) *The Town shall direct future growth and development in accordance with the Municipal Development Plan (Appendix 1) and in keeping with all objectives and policies contained within this Plan.*
- b) *The Town shall encourage the in-filling of areas where servicing permits.*
- c) *The Town shall direct Commercial uses to lands designated for such uses along Highway 29 and as indicated on the Municipal Development Plan (Appendix 1). Any additional land required should be annexed from the County.*
- d) *The Town shall direct Business Employment development to areas of land north of the old CN Railway and as indicated on the Municipal Development Plan (Appendix 1).*

3.4.2 Policies – Logical and Planned Development

- a) *The Town shall require the preparation and adoption of Area Structure Plans for all new development areas prior to consideration of any rezoning, subdivision or development projects within the Town.*
- b) *The Town may require the preparation and adoption of Area Re-development Plans for existing areas within the Town.*
- c) *The Town of St. Paul should encourage the use of Development Guidelines in all new developments to ensure quality land use outcomes.*

Economic Development

4.1.2 Polices – Business Development

- a) *Commercial and business employment development shall be located in accordance with the Municipal Development Plan (Appendix 1) and be consistent with the objectives and policies of this Plan.*
- b) *New commercial and business employment development shall be developed in an orderly and contiguous manner.*
- c) *The Town shall work with both local community and regional agencies in the pursuit of economic development.*

4.2.2 Policies – Tourism Development

- a) *The Town of St. Paul shall encourage enhancement of tourism attractions, services, and infrastructure in order to increase tourism visitations and expenditures.*

Residential Development

6.1.2 Policies – Supply of Quality Residential Development

- a) *All residential development shall be located as designated on the Municipal Development Plan (Appendix 1).*
- b) *New residential development should be contiguous with existing residential land use.*
- c) *New residential development should be designed in order to provide an efficient land use pattern.*
- d) *Any new residential development shall require an Area Structure Plan or Redevelopment Plan, or alternatively, be consistent with an existing Area Structure Plan/Redevelopment Plan for that area.*

- e) *The Town of St. Paul shall support infill residential development on lands that are vacant and/or under-utilized within established neighbourhoods.*
- f) *Through the Area Structure Plans and Area Re-development Plans and the subdivision process, the Town of St. Paul should ensure that neighbourhoods are designed in a manner that makes them safe, attractive and well serviced.*
- g) *The Town of St. Paul shall encourage innovative neighbourhood designs that respond to changes in economic, demographic and market demands.*
- h) *Medium and High density developments should be encouraged to be located within reasonable proximity to commercial development.*

6.2.2 Policies – Housing Mix

- a) *Developers should provide a variety of housing types, and a range of dwelling and Lot sizes to meet the socio-economic needs of existing and prospective residents.*
- b) *All residential Area Structure Plans shall provide for a variety and balance of housing development opportunities and housing choices within each development stage. Residential development shall require the following ratios:*
 - *min 65% - max 80%: low density dwellings*
 - *min 20% - max 35%: medium to high density dwellings*
- c) *Residential developments shall aim for a minimum of 65% of single detached dwellings and a maximum 35% of medium to high density dwelling units.*

6.3.2 Policies – Affordability Housing Development Opportunities

- a) *The Town shall collaborate with other levels of Government to provide funding incentives and rebates for affordable housing developments.*
- b) *The Town may waive a portion of municipal fees for developments that incorporate an affordable housing component.*
- c) *The Town shall encourage new residential developments to incorporate units for affordable housing opportunities.*
- d) *The Town shall work with non-profit groups, developers, and other agencies and groups to increase the long-term supply of affordable housing particularly for young families, seniors, and special needs housing.*

Commercial Development

7.1.2 Policies – Development of St. Paul’s Commercial Sector

- a) *Major Commercial and Downtown Commercial development shall be located in areas designated for their respective use on the Municipal Development Plan (Appendix 1) and shall complement the policies contained in this Plan.*

- b) *The Town of St. Paul shall coordinate, implement, and promote strategies for the improvement of the downtown streetscape and the use of vacant land through a Downtown Re-development Plan.*
- c) *Any new development within the downtown shall incorporate street frontages that are pedestrian oriented.*
- d) *Any new Major Commercial development shall take place along Highway 29.*
- e) *Any new development shall comply with the governing Area Structure Plan for the location.*
- f) *A Re-development Plan shall include design guidelines and shall be submitted to the Town for approval before new developments are approved within the downtown core.*
- g) *Any new development must establish and submit to the Town development guidelines for commercial buildings to ensure high quality building exteriors, site design and landscaping. Development guidelines shall then be enforced through development agreements.*

Development of Downtown

8.1.2 Policies – Building a Vibrant Downtown Community

- a) *The Town shall initiate and implement an Area Re-development Plan, which includes design guidelines, to assist in the revitalisation of the core as a retail, service, and pedestrian oriented gathering place for the residents of St. Paul.*
- b) *The Town shall implement and maintain the streetscape plan initiated for St. Paul's downtown.*
- c) *The Town shall regularly review and update the plans, policies and strategies in place for the downtown core at least every three years.*
- d) *New small and boutique type retailers shall be encouraged to locate within Downtown.*
- e) *Big box retailers shall be encouraged to locate within the Major Commercial areas west and east of the Downtown.*
- f) *New developments shall be encouraged to utilise vacant lots and build structures in accordance with the Downtown Re-development Plan.*
- g) *Café's, restaurants and bars shall be encouraged to incorporate open outdoor seating areas along the sidewalk.*

Business Employment

9.1.2 Policies – Development of St. Paul’s Business Employment Sector

- a) *All business employment development shall be located in areas so designated on the Municipal Development Plan (Appendix 1).*
- b) *The Town shall encourage the existing areas of Business Employment that are located near the lake front and just south of the CN Railway relocate to the north of St Paul in accordance with the Municipal Development Plan (Appendix 1).*
- c) *Any new business employment development shall be consistent with an existing Area Structure Plan for that area.*

9.2.2 Policies – Low Impact Business Employment

- a) *New heavy industry capable of having a detrimental effect on humans or the environment through the discharge or emission of nuisance factors which may extend beyond the boundaries of the site shall not be considered.*
- b) *All new business employment development shall be buffered from existing or future residential areas.*
- c) *The Town will ensure the lowest impact between industry and other land uses by using visual and noise buffering and distance separation techniques.*
- d) *The Town, through development agreements and the Land Use Bylaw, will establish development guidelines to ensure high quality building exteriors, site design and landscaping.*

Parks and Recreation

10.2 Policies – Parks and Recreation

- a) *Parks, recreation and trails shall be located in areas so designated on the Municipal Development Plan (Appendix 1), and the Parks, Recreation and Open Spaces Plan (Appendix 2).*
- b) *Through subdivision, land identified as open space shall be dedicated as Municipal Reserve or Environmental Reserve.*
- c) *The Town shall take the minimum (10%) Municipal Reserve (MR) allocation allowed for in accordance with the Municipal Government Act to set aside as municipal reserve, school, or municipal and school reserve.*
 - a. *For subdivision within all residential neighbourhoods, MR shall be taken in the form of land;*
 - b. *For subdivision within all neighbourhoods excluding the residential neighbourhood, MR shall be taken as either land or as money in lieu.*

- d) *The Town shall continue to encourage Business Employment activities to relocate away from the lakefront locations.*
- e) *Upon relocation of existing Business Employment developments, replacement land uses shall be in the form of park or residential development in accordance with the Municipal Development Plan (Appendix 1).*
- f) *Any redevelopment that takes place should enhance the lakefront area by providing park and open space along the lake, creating connectivity and opportunity for trail systems.*
- g) *Parks and recreation shall be encouraged along the lakeshore of the Town with a connective trail system between all other park and recreational areas.*
- h) *Existing and proposed neighbourhood parks and open spaces should be incorporated into an overall town-wide trail system.*
- i) *Recreational facilities should be developed, as need arises, to fulfill community requirements. Facilities should be located in areas specified as Parks and Recreational Open Spaces as shown on the Municipal Development Plan (Appendix 1) and the Parks, Recreation and Open Spaces Plan (Appendix 2).*
- j) *The Town shall maintain all existing recreational facilities and shall make refurbishments and/or improvements as the need arises.*
- k) *Park and open space sites shall be landscaped and equipped with recreational amenities, where appropriate, by the developer to the satisfaction of the Town. Plans illustrating parks design, the location of the equipment and specific landscaping shall be provided by the developer for approval.*

Health, Social and Protective Services

11.1.2 Policies – Planning for Community Services and Facilities

- a) *The Town of St. Paul should facilitate the provision of required sites for public service facilities, and emergency and protective services. All services shall keep up to date with a growing and changing population.*
- b) *School sites shall be located in accordance with approved Area Structure Plans.*
- c) *The Town should monitor its growth rate and demographic profile and should periodically meet with the School Boards, Library Board, and Alberta Health Services to review any implications.*

Natural Environment

12.1.2 Policies – Evaluation of Environmental Impacts

- a) *All Area Structure Plans developments should require a Biophysical Assessment.*
- b) *All new developments shall ensure that all natural significant areas are integrated into the design of new development to form part of linked and integrated park and open space systems, including the retention of natural corridors and pond areas, as part of Area Structure Plans, Redevelopment Plans, and the Subdivision process.*
- c) *The Town of St. Paul should retain and protect natural significant areas through:*
 - I. *Environmental Reserve dedication in accordance with the Municipal Government Act;*
 - II. *Environmental Reserve Easements;*
 - III. *Municipal Reserve dedication;*
 - IV. *Conservation Easements;*
 - V. *donations and bequests; and*
 - VI. *acquisition through purchase or land trades.*
- d) *All new developments which could adversely affect a natural significant area shall require an Environmental Impact Assessment.*

12.2.2 Policies – Sustainable Development

- a) *The Town of St. Paul shall promote community understanding about effects of activities on the health of the natural environment through education in schools and educational brochures.*
- b) *All new developments that contain a significant natural area shall consider its positive and adverse effects prior to development.*
- c) *All new developments shall avoid, remedy or mitigate significant adverse effects on the natural values and elements which make up the distinctive character of a natural significant feature.*
- d) *The cumulative effect of changes to the character of landscapes shall be taken into account in assessing new developments.*
- e) *The visibility of natural landscape features shall be taken into account when assessing new developments.*

Heritage Protection

13.1.2 Policies – Preservation of our Heritage

- a) *The Town shall promote better community awareness, pride and understanding of cultural heritage resources in St. Paul through site interpretation and information facilities around the Town.*

- b) The Town shall prepare and adopt a register of items and areas which possess a range of values to be conserved and protected, such as - aesthetic, archaeological, architectural, cultural, historical, scientific, social, spiritual, technological or traditional significance or values, or public esteem.*
- c) The Town shall encourage voluntary conservation by property owners of identified cultural heritage resources.*
- d) The Town shall ensure areas of cultural heritage value that are identified on the register of heritage items (produced by Policy 2 above), are protected in their future use and development through requirements in the Land Use Bylaw.*

Transportation

14.1.2 Policies – Roadway System and Design

- a) The Transportation Network Plan, shown in Appendix 3, establishes a guide for a three-level (arterial, collector, local) road hierarchy system for the Town. All new developments shall apply this system to proposed new roads.*
- b) All roadway design shall meet the specifications and standards set out in the Engineering Design Standards manual for the Town of St. Paul. The Town will ensure that this document is updated at appropriate intervals and reflects changes in construction technology.*

14.2.2 Policies – Public Transportation, Pedestrian and Bicycle Systems

- a) The Town shall review the demand for public transportation in five years time to observe whether there are increased demands on the existing system.*
- b) The Town should consider, as a long-term policy, the provision of public transportation to residents with limited mobility.*
- c) All new developments within the Town shall pay for all paved or other types of pathways that are deemed beneficial to the development.*
- d) New development may incur a transportation levy to pay for the costs associated with the construction of roadways, upgrades and pedestrian paths required by the development.*

14.3.2 Policies – Alternative Truck Route

- a) The Town of St. Paul shall work collaboratively with the County of St. Paul and Alberta Infrastructure to investigate into developing an alternate route for heavy vehicles/trucks.*
- b) The Town shall review the consideration of a truck route in five years to allow time for further research investigations.*

Municipal Services and Infrastructure

15.1.2 Policies – Provision of Infrastructure

- a) *All new developments shall make provisions for an urban standard of municipal services, including piped water, piped sewage, a storm water management program, natural gas and utilities.*
- b) *The cost of expanding municipal infrastructure shall be financed to the greatest level possible through developer obligations under development agreements.*
- c) *The Town of St. Paul shall continue to monitor the need to upgrade utility infrastructure throughout the Town to enable the scheduling of improvements, to determine the method of financing, and to allocate improvement funds toward system upgrading, when determined necessary.*
- d) *The Town of St. Paul shall conduct a review of the municipal servicing standards at least every five years.*

15.2.2 Policies – Waste Management and Recycling

- a) *The Town, in cooperation with the County, will endeavour to develop a waste management program that will reduce the amount of waste discarded at the landfill through programs that encourage reduction, recycling and reuse.*
- b) *The Town will aim towards encouraging waste reduction and recycling practices through educational initiatives and voluntary participation.*

Inter-Municipal Relations

16.1.2 Policies – Communication and Relationships

- a) *The Town shall develop and maintain effective processes for communication, cooperation and collaboration at the political and administrative levels and endeavours to collaborate with the County in meeting mutually agreeable inter-municipal planning goals.*
- b) *The Town shall refer to the County for review and comment on any of the following:*
 - I. *the adoption of, or amendment to, this Municipal Development Plan;*
 - II. *a proposed Area Structure Plan and consequent amendments;*
 - III. *a proposed Land Use Bylaw and consequent amendments;*
 - IV. *a development permit application within 500m of the Municipal boundary;*
 - V. *any other matters which the Town deems necessary.*

16.2.2 Policies – Urban Development Expansion

- a) *The Town shall regularly consult with St. Paul County on matters of future urban expansion to obtain consensus on the direction of urban growth.*
- b) *The Town of St. Paul, in conjunction with St. Paul County will prepare an Inter-Municipal Development Plan to:*
 - I. *redefine the boundaries of the fringe area;*
 - II. *identify lands for future growth within the fringe area;*
 - III. *protect high capability agricultural land from premature or incompatible development; and*
 - IV. *deal with any other matters as deemed important.*
- c) *The Town shall take the Objectives and Policies of both the Inter-Municipal Development Plan and this MDP into account when considering proposed development and subdivision.*

Implementation

17.2 Policies - Implementation

- a) *The Town of St. Paul shall implement the policies contained within the Municipal Development Plan through the Land Use Bylaw, and other statutory and non-statutory documents such as area structure plans, area redevelopment plans, conceptual schemes, subdivision approvals and development agreements in accordance with the requirements of the Municipal Government Act.*
- b) *The Town of St. Paul shall review and update this Plan every five years to ensure it reflects the community's goals and objectives.*
- c) *The Town of St. Paul shall ensure there is full public consultation when considering updating or amending this Plan.*
- d) *The Town of St. Paul may approve re-designation, subdivision, and development applications for sites that, in the opinion of the Development Authority:*
 - I. *conform to the Municipal Development Plan, Area Structure Plan, Land Use Bylaw, and any other enactment;*
 - II. *Achieve the goals and objectives of this Plan;*
 - III. *Are safe and suitable for the use intended.*
- e) *The Town of St. Paul shall require development agreements to ensure compliance with any requirements of the Municipal Government Act, Inter-municipal Development Plan, Land Use Bylaw, Area Structure Plan, or any other enactment.*
- f) *The Subdivision and Development Appeal Board must adhere to the policies of this Municipal Development Plan in making its subdivision decisions and development decisions.*
- g) *The Town shall cooperate with other municipalities, provincial and federal agencies on matters of mutual planning importance.*

- h) The Town shall update the Town's Land Use Bylaw to ensure protection of those items listed as significant in the heritage inventory (see 13.0, Policy 4).*
- i) Based on the budget, priorities, and Council's approval, the Town shall prepare the following to implement this Plan:*
 - I. guidelines for the preparation of Area Structure Plans and Area Re-development Plans;*
 - II. guidelines for Outline and Tentative Plans of Subdivision for subdivision and/or re-designation applications;*
 - III. guidelines for the preparation of impact assessment reports;*
 - IV. Heritage Inventory*
 - V. Downtown Re-development Plan;*
 - VI. Park, Recreation and Trail Strategy;*
 - VII. development guidelines, including site design, infill, and innovative design;*
 - VIII. educational brochures and web information, including developers guide, recycling and waste guidelines; and*
 - IX. steering committees to facilitate policy implementation of each sector.*

19.0 DEFINITIONS

Affordable Housing - a range of housing options which will provide shelter for all St. Paul residents, either on an ownership or rental basis.

Approving Authority – is the agency, board, group or other designated individual or authority which has been charged with review and approval of plans and applications for development and/or subdivisions or with the interpretation and application of this Plan.

Area Re-development Plan - A plan adopted as an area redevelopment plan pursuant to the Municipal Government Act, which provides a framework for future development in an already developed area.

Area Structure Plan – means a plan adopted by Council as an Area Structure Plan Bylaw pursuant to the Municipal Government Act that provides a framework for future subdivisions and development of an area.

Biophysical Assessment – A technical assessment covering the quality of vegetation and wildlife habitats, wildlife corridors and ecological connectivity, hydrology and surface drainage, and the identification of wetlands, species and natural areas.

Business Development – means land primarily developed or to be developed for light to medium industrial uses.

Density – means the number of persons, families, or dwelling units per unit of land (hectares). The more people living on a hectare, the higher the density.

Developable Area - for the purposes of rural residential lot creation, developable area is an area within a parcel of land less the lands required for environmental reserves, municipal reserves and road rights-of-way.

Development Agreement - a legal agreement between a developer and the Town of St. Paul that specifies the financial obligations and the terms and conditions for the construction/warranty of municipal improvements necessary to service lands approved for development as defined under the Municipal Government Act.

Downtown – located strategically at major transportation nodes, are envisioned to be large scale mixed use focal points serving a large sector of the Town and region in the midst of significant surrounding and integrated residential development. The downtown shall have significant amounts of higher density housing and commercial development, and shall have strong pedestrian oriented streetscape elements. They may also include mixed use commercial/residential buildings, institutional uses and community elements such as gathering places. The mix of uses is to be integrated into the community, for example, live/work in the same complex. Downtown should also provide a range of dwelling types that could provide residences to a diversity of living arrangements and incomes.

Environmental Impact Assessment – means a comprehensive environmental review of a project or development proposal. Several activities are required in an environmental impact studying, including impact identification, preparation of a description of the affected environment (physical, social and economic), impact prediction and

assessment, selection of the proposed action from the alternatives evaluated to meet identified needs, and summarisation and communication of information.

Goal – means an idealised end towards which planned action is directed, and which provides an indication of what is to be achieved.

Heritage - the history, culture and historical resources of an area and its residents.

Highway - a main road or thoroughfare intended to provide for high speed travel between towns.

Infill Development – means development in mature or built up areas of the Town occurring on vacant or underutilised lands, behind or between existing development and which is compatible with the characteristics of surrounding development.

Institutional – is a public use or institution such as a church, library, public or private school, hospital, or municipally owned or operated building, structure, or land used for public purpose.

Inter-Municipal Development Plan – means a plan adopted by two or more municipal councils.

Land Use Bylaw – means the bylaw that divides the Town into land use districts and establishes procedures for processing and deciding upon development applications. It sets out rules that affect how each parcel of land in the Town can be used and developed and includes a zoning map.

Major Commercial – means an area along a major arterial roadway for the sale of the widest variety of goods and services to the community and the surrounding region.

Mixed Use – refers to the development of a tract of land or building or structure with two or more different uses such as, but not limited to, residential, offices, manufacturing, retail, public or entertainment, in an urban form.

Multiple Family Housing – means a building containing two or more dwelling units.

Municipal Development Plan – means a plan adopted by Council as a municipal development plan pursuant to the Municipal Government Act.

Municipal Infrastructure – means all physical improvements that are required to provide roads, boulevards and walkways, sanitary sewer, storm sewer, water services, and parks.

Municipal Reserve – means land provided as part of a subdivision by the developer without compensation for park and school purposes in accordance with the provisions of the Municipal Government Act, 1994.

New Development Area – means an area within the Town that has not yet been developed and that has no Area Structure Plan or Redevelopment Plan.

Objective – means broad statements that are used as the basis for policies.

Open Space – passive and structured leisure and recreation areas that enhance the aesthetic quality and conserve the environment of the community. Urban and rural open space includes parks, recreation and tourism nodes, as well as natural areas.

Policy – means a statement identifying a specific course of action for achieving objectives.

Shall – used to state something must happen.

Should – used to state something ought to happen.

Significant Natural Area - an area of unique scenic, historic, geologic or ecological value and of sufficient size and character so as to allow its maintenance in a natural condition by the operation of physical and biological processes, usually without direct human intervention.

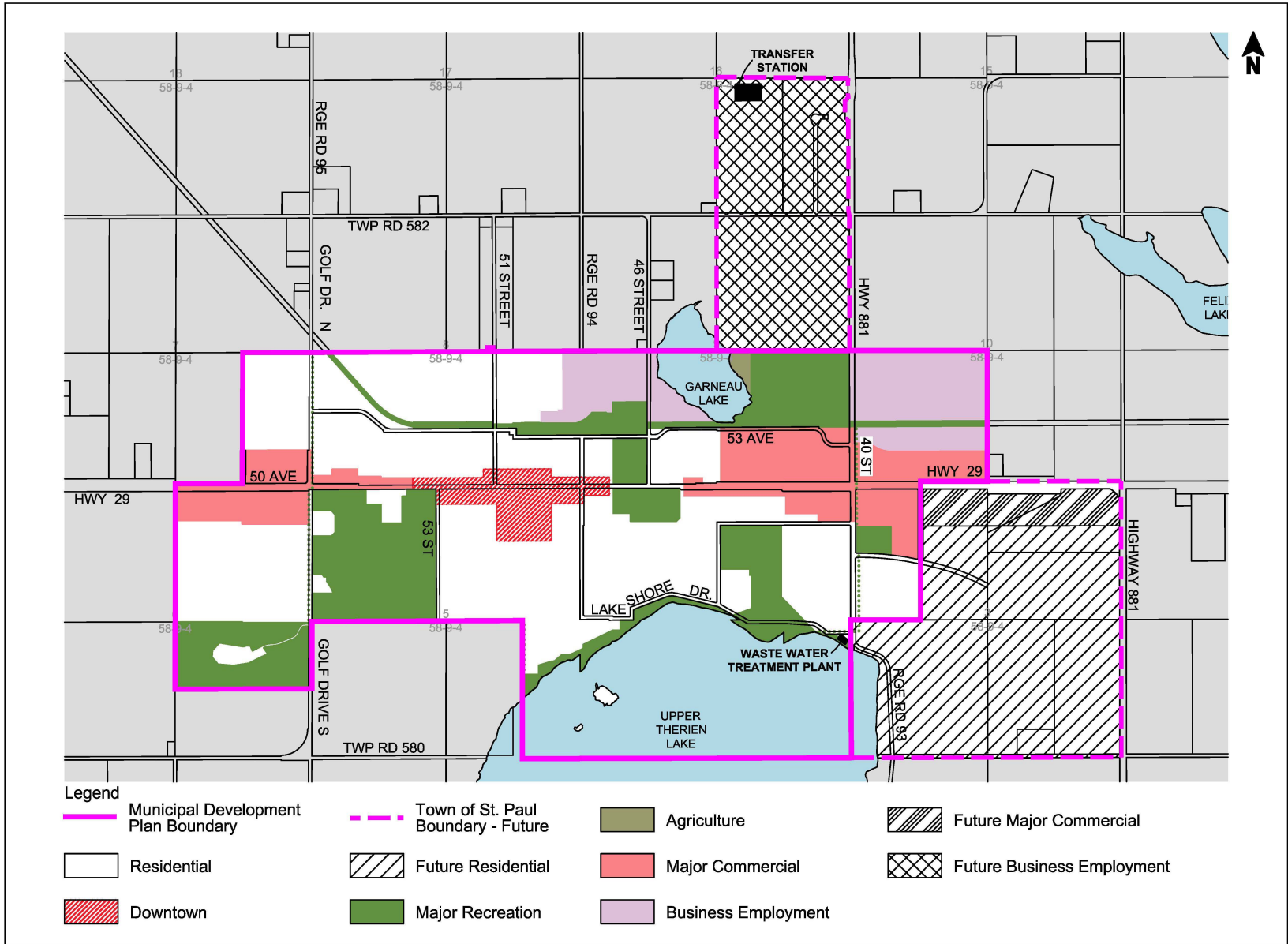
Single Detached Unit – means a single self-contained residence comprising kitchen, washroom, living, and sleeping facilities with a separate private entrance from the exterior of a building.

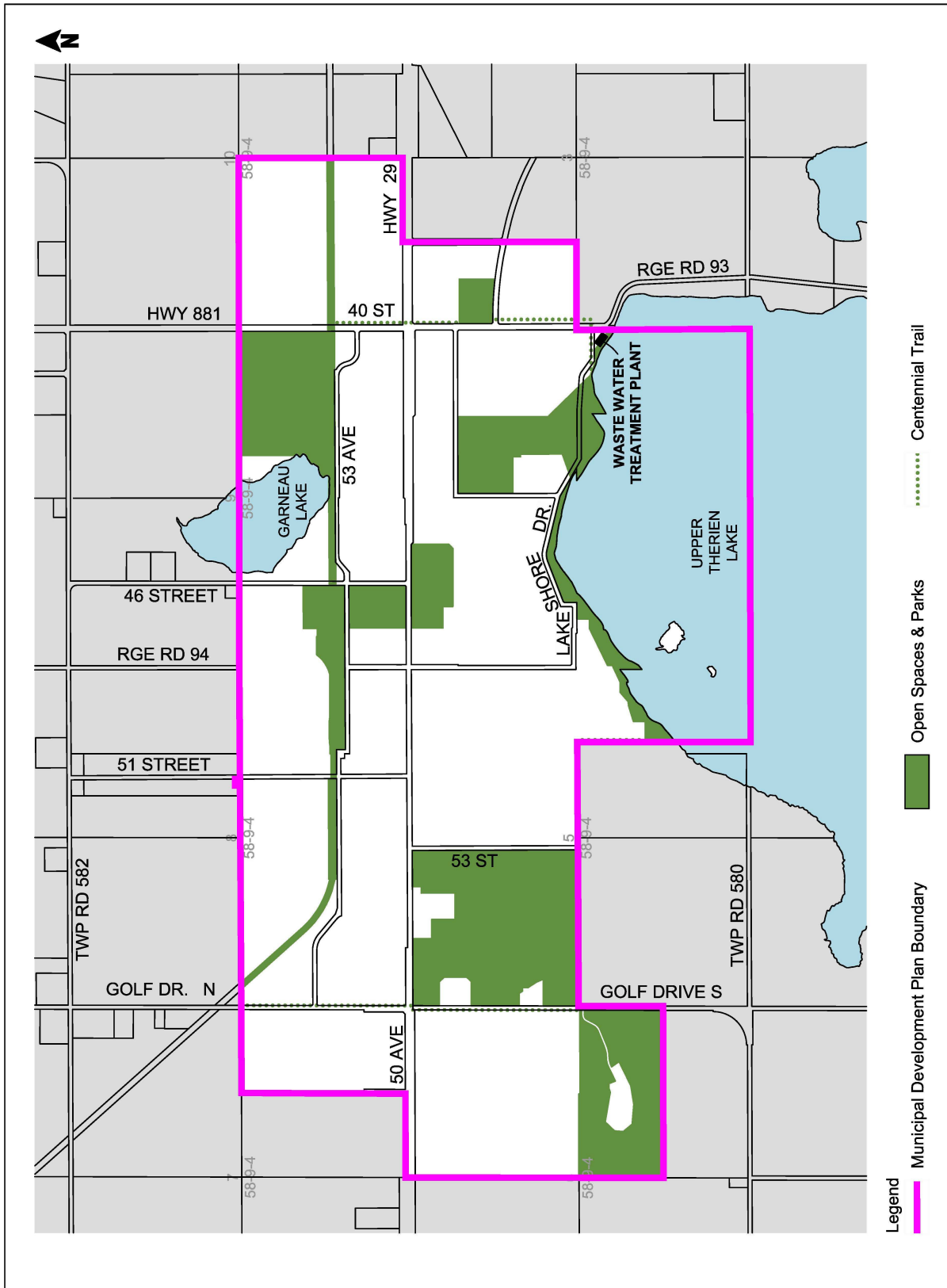
Statutory Document - a document adopted by municipal bylaw under the authority of provincial legislation.

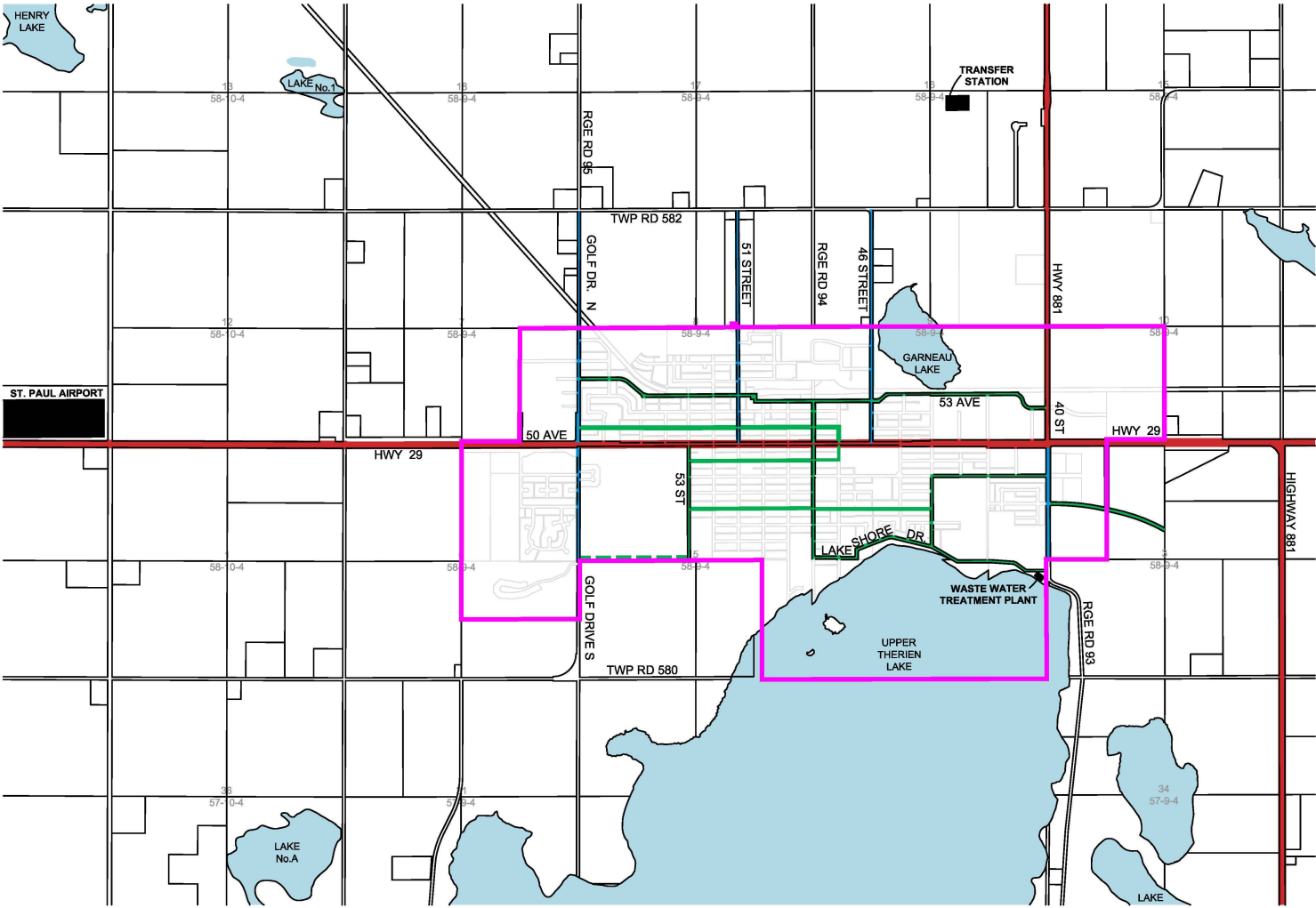
Sustainable Development - Development that meets the needs of today without compromising the ability of future generations to meet their own needs. This means the community needs to sustain its quality of life and accommodate growth and change by harmonizing long-term economic, environmental and social needs. It also requires that development respects and enhances the cultural capital of the community in terms of its traditions, values, heritage, sense of place, arts, diversity and social history.

Transportation Network - the system of transportation uses (i.e. public transit, rail, air, pedestrian, etc.) that are interconnected.

Urban – means everything that is not rural land that exists within the Town's boundaries.







- Legend
- Municipal Development Plan Boundary
 - Highway
 - Arterial Road
 - Collector Road
 - Future Collector Road

Appendix 4 – Reference List

Alberta First (September 2008), Retrieved from <http://www.albertafirst.com/profiles/>

Focus Corporation (December 2007), *Future Development Servicing Study*, Report prepared for the Town of St. Paul.

Focus Corporation (December 2007), *Town of St. Paul Growth Study*, Report prepared for the Town of St. Paul.

Meyers Norris Penny (March 2005), *Regional Business Investment Strategy*, Report prepared for the Northeast Alberta Information Hub Ltd.

Statistics Canada (September 2008), Retrieved from <http://www.statcan.ca>

United Nations (1987), *Report of the World Commission on Environment and Development*. General Assembly Resolution 42/187, 11 December 1987. Retrieve: 2007-04-12.