

MUNICIPAL PLANNING SERVICES REPORT ON:

Proposed Town of Smoky Lake Municipal Development Plan

TO: Town of Smoky Lake Council

RE: Proposed Municipal Development Plan

Report submitted on:	December 4, 2012
Submitted by:	James Haney, Planner Municipal Planning Services (2009) Ltd.
Municipal Planning Services file no.:	11-PR-078

Introduction

Municipal Planning Services (2009) Ltd. (MPS) was contracted by the Town of Smoky Lake to assist the Town in preparing a Municipal Development Plan to replace the General Municipal Plan prepared and adopted in 1986. Since beginning the process in the Spring of 2011, MPS has worked closely with Town staff, Council and residents to ensure the document reflects the vision and goals of the community.

This report outlines the steps taken to ensure compliance with the Municipal Government Act (the Act) for the preparation of a Municipal Development Plan, and a general overview of the proposed Plan contents.

Agency Referral

As per the requirements of Section 636(1) of the Act, the following agencies were notified in writing on July 12, 2011 of the preparation of the proposed MDP, and provided an opportunity to make suggestions and representations as part of the process:

Alberta Agriculture and Rural Development	Setback Referral, ERCB
Alberta Environment	Smoky Lake Agricultural Society
Alberta Health Services – Smoky Lake	Smoky Lake Chamber of Commerce
Alberta Sustainable Resource Development	Smoky Lake County
Alberta Transportation – Athabasca	Smoky Lake Cultural and Heritage Society
ATCO Electric – Smoky Lake	Smoky Lake Family and Community Support Services
Ducks Unlimited	Smoky Lake Food Bank
<i>Aspen View</i> Elk Island Regional School District	Smoky Lake Gas Co-op
Evergreen Regional Waste Commission	Smoky Lake Health Care Ladies Auxiliary Association
Historic Resources Management Branch, Alberta Culture and Community Spirit	Smoky Lake Lions Club
Kinsmen Club	Smoky Lake RCMP Detachment
Northeast Muni-Corr Ltd.	Smoky Lake Region Joint Economic Development Initiative
Royal Canadian Legion #227	Telus Communications
Rural Crime Watch Association	

All comments received from the above noted agencies were considered in the preparation of the proposed MDP.

Public Consultation

As per the requirements of Section 636(1) of the Act, the public was notified of the Plan preparation process, and provided several opportunities to make suggestions and representations. Two separate Public Open Houses were held to provide opportunities for public participation, on October 4, 2011 and May 15, 2012 respectively. Residents were also invited to contact MPS directly with comments.

All comments, suggestions and information provided by Town residents were considered in the preparation of the proposed MDP.

Plan Contents

The proposed MDP has been prepared to satisfy the requirements of Section 632(2) of the Act. The proposed Plan addresses: future land use in the Town; the manner of and the proposals for future development; the co-ordination of land use, future growth patterns and other infrastructure with Smoky Lake County; the provision of the required transportation systems generally within the Town and in relation to adjacent municipalities; the provision of municipal services and facilities generally, and other matters relating to the physical, social and economic development of the Town of Smoky Lake.

The proposed Plan is organized in the following sections:

Section 1 – Introduction

This section establishes the purpose of the Plan, certain philosophical and planning principles which guide the document, and fourteen broad goals used to develop the objectives and policies of the Plan.

Section 2 – Community Profile

This section provides a “snapshot” view of the Town of Smoky Lake, briefly describing the community. The Community Profile describes regional context, community characteristics (such as population trends, age, education, income and housing statistics), environmental characteristics, and municipal services, to establish a general sense of the Town in this moment in time. The purpose of this section is to provide some context for the objectives and policies to follow.

Section 3 – General Objectives and Policies

The policies established in this section are intended to provide broad guidance for future development, both private and public, and regardless of the location within the Town. The objectives and policies concern the following areas for development:

DEVELOPMENT PATTERN	RESERVES AND EASEMENTS
HERITAGE MANAGEMENT	RECREATION
COMMUNITY FACILITIES AND SERVICES	TOURISM
ENVIRONMENTAL MANAGEMENT	TRANSPORTATION AND PUBLIC UTILITIES

Section 4 – Future Development Concept

This section establishes the future development concept for the Smoky Lake, based on an analysis of the major challenges and trends facing the Town. The intention is to guide and support development in an orderly and economical manner, and to encourage the development of a balanced community.

This section also establishes the future land use classification system for the Town of Smoky Lake, defining the following specific land use areas:

RESIDENTIAL	RECREATION/OPEN SPACE
COMMERCIAL	INSTITUTIONAL
INDUSTRIAL	IRON HORSE MIXED USE

Section 5 – Specific Land Use Areas

Section 5 establishes objectives and policies that relate directly to those land use areas established in Section 4. These policies apply only to development within the specific land use area.

Section 6 – Overlay Areas

The Overlay Areas section establishes special policies over-and-above the general and specific policies of sections 3 and 4. These policies apply specifically to areas identified as important commercial areas, the Downtown Area and the Highway Commercial (Gateway District) Area.

Section 7 – Plan Administration

This section establishes the authority of the proposed Plan under the Act. It further establishes that the policies of the Plan must be consistent with other municipal statutory plans and regulatory documents. This section also addresses intermunicipal, regional and provincial cooperation and collaboration.

Section 8 – Appendices

The Appendices include supporting documents relevant to the objectives and/or policies of the proposed Plan.

PUBLIC HEARING
DECEMBER 4, 2012 – 7:00 PM
TOWN OF SMOKY LAKE COUNCIL CHAMBERS
MUNICIPAL DEVELOPMENT PLAN BYLAW NO. 012/12

SIGN IN SHEET FOR THOSE WISHING TO MAKE A PRESENTATION