

Town of Valleyview

Municipal Development Plan

Bylaw No. 2016-09

September 22, 2016



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Acknowledgements

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1.0 Introduction

1.1 Purpose of the Plan

The purpose of the Town of Valleyview Municipal Development Plan (MDP) is to provide a planning framework for the future growth and development of the municipality that will assist in realizing the community's long-range vision. The plan describes the community's intent for the future, and describes a system of principles that the Town uses to guide its decision so as to be consistent with that intent. Implementation by the Town through initiatives, public works, and regulations should be consistent with the plan.

Under the Municipal Government Act (1994), Section 632 requires that a Municipal Development Plan must address:

- Future land use within the municipality;
- The manner of and the proposals for future development in the municipality;
- Provision of the required transportation systems within the municipality and in relation to the adjacent municipality; and
- The provision of municipal services and facilities.

It may also include other items the Council deems necessary.

The Town of Valleyview Municipal Development Plan presents a broad vision, values, and principles which then guide the development of more specific goals, objectives, and policies in the plan. It also outlines a growth strategy that applies the vision to the physical development of the community, followed by land use and transportation plans. Policies for other aspects of Town development complement these core elements, including the ongoing enhancement of the Town's relationship with the Municipal District of Greenview No. 16.

In order to ensure that this document remains current and responsive to change, the MDP should be reviewed **every five years**. Any amendments made to this plan must be made in accordance with the Municipal Government Act.

1.2 Relationship to Other Jurisdictions

Valleyview is located within the Municipal District of Greenview, a largely rural region. The governments of Valleyview and Greenview work together to achieve mutual interests and address issues. To clarify their interests and modes of working together, the two governments have adopted an Intermunicipal Development Plan which sets goals, objectives and policies for the area immediately surrounding Valleyview.

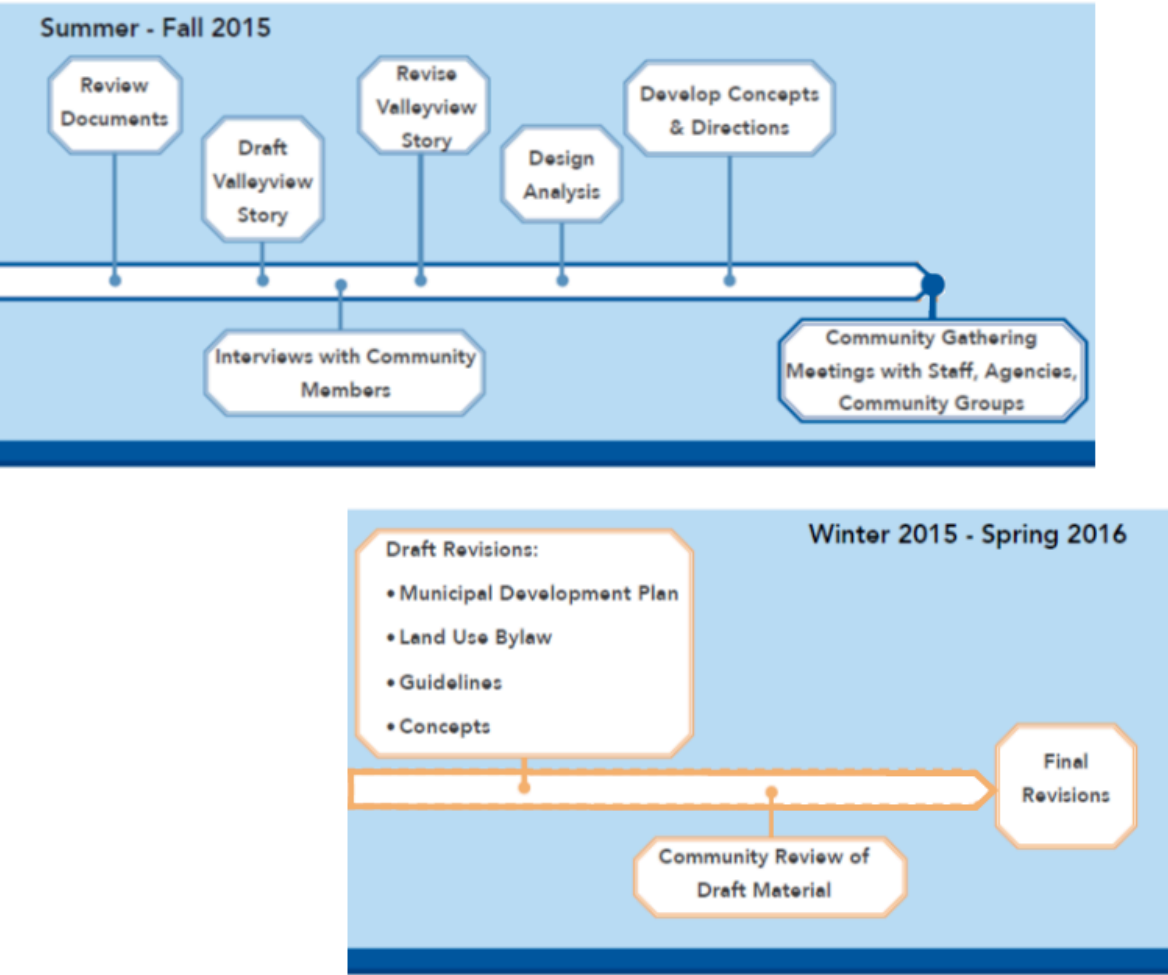
The Sturgeon Lake Cree First Nation is close to Valleyview, and its members spend time and use services in Valleyview. The Town and the First Nation have a need to identify mutual interests and issues, and to work together on these. Unlike the formal relationship with Greenview, however, no formal document helps to do so. It is hoped that the Town of Valleyview and the Sturgeon Lake Cree First Nation can continue to deepen their relationship.

1.3 Planning Process

This Municipal Development Plan was developed in 2015-2016 through a process that combined insights from technical data and analysis with community knowledge, needs and interests. This combination is

illustrated as a series of steps in Figure 1, where technical inputs are shown at top, and community inputs are shown on the bottom. About 150 people were engaged in the planning process, representing about 8% of community members. Of these, 70 people spent considerable time to respond to interview questions, provide detailed comments on initial concepts, and review the draft MDP.

Figure 1: Planning Process



1.4 Interpretation

1.4.1 Flexibility

It is intended that the boundaries of land use classifications as shown in the Land Use Plan be considered as approximate where they do not follow established legal boundaries. Any minor adjustments that may be necessary to these boundaries will not require an amendment to this plan. Adjustments that affect one or more entire parcels, that would change the relationship of uses to adjacent streets (existing or planned), or that would substantially shift the location of a boundary, will require an amendment.

1.4.2 Definitions

In this plan all words or expressions shall have the meanings respectively assigned to them in the Municipal Government Act and regulations and the Town of Valleyview Land Use Bylaw.

2.0 Past, Present and Future: Valleyview's Potential

2.1 Historical Setting

Known as the “Portal to the Peace”, Valleyview is a community of about 2,000 located at a highway junction leading from central Alberta to the famous Mackenzie and Alaska Highways. A small regional centre with a stable long-term population, it ably serves the needs of nearby farms, and forestry, oil, gas and mining operations. Valleyview's strengths are its traditional layout and quiet character, its people, its location, and its stable, diversified economy. Its future potential lies in maintaining these and building on them.

2.2 History

For thousands of years, the Dunne-za First Nations inhabited the region around Valleyview. With the expansion of the fur trade, the Cree moved into the Peace region in the 1700s, driving the Dunne-za to the West, a conflict which was resolved through agreements about boundaries between the nations, signed at Peace Point in the late 1700s. In 1899, Treaty 8 was signed between the Government of Canada and the Cree Chief and the Headmen of Lesser Slave Lake and the adjacent territory, setting the stage for greater immigration and use of the area by newcomers. The Sturgeon Lake Nation were assigned three Indian Reserves in the area totalling about 15,000 ha, with the largest one at Sturgeon Lake itself; the Nation now numbers 3,000, of whom 1,400 are on-reserve.

Fur trading had begun by the late 1700's, with Hudson's Bay establishing a post at Sturgeon Lake. Recognizing agricultural potential, farmers were encouraged to settle in the area, and lands near Valleyview were surveyed by Fred Young in 1901, making homesteading easier. The town that grew up to serve the area was originally named Red Willow Creek, but the town's name was changed to Valleyview in 1929 to distinguish it from another settlement and to reflect the beauty of the panorama visible from the town.

For much of its history, Valleyview has been a small regional centre, bypassed by major transportation routes. Early travel to the Peace region took the Long Trail from Edmonton through Athabasca or Swan Hills to Peace River and beyond. From 1911 to 1916, the Edson Trail connected Edson to Grande Prairie, and passed through nearby Sturgeon Lake but not Valleyview itself. By 1917, a railway from Edmonton to Grande Prairie made that trail obsolete, and it followed a route similar to the Long Trail, well to the east of Valleyview.

The construction of what is now Highway 43 in the late 1950's and the growth of auto and truck transportation meant Valleyview was now right on an important transportation corridor. At the same time, the oil and gas industry grew rapidly in Northern Alberta, leading to a population boom in Valleyview and surroundings. As a result, the community was incorporated as a village in 1954 and as a town in 1957.

2.3 Valleyview Today

Valleyview's population stabilized after the initial boom, with about 2,000 residents in the town itself and another 6,000 or so in the surrounding area. As the name suggests, it offers views over the Red Willow Creek valley to the Northwest. Built in the early post-war years, the core of the town is laid out with a traditional grid of streets, and the main streets have a traditional feel to them and are within easy walking distance of most homes. Despite being on a highway junction, the town itself is quiet and

friendly. Valleyview has a beautiful natural setting and offers easy access to fishing, camping, hunting, skiing, snowmobiling, and other outdoor recreation, as well as having ample community recreation facilities and schools in town. These characteristics make it a particularly attractive place to live.

Valleyview's people are friendly and hospitable, with a practical, hard-working nature that comes naturally from their pioneering history.

While Grande Prairie is the major centre in the region and has seen rapid growth paralleling regional investments in oil and gas, Valleyview has maintained a more consistent population. Its population has also been more consistent than that of other towns in the area that lost population from 2006 to 2011, such as Swan Hills, High Prairie, Swan Hills, Fox Creek, Little Smoky, and Donnelly. This stability is likely due to its diverse economy, having a role as a regional administrative and commercial centre as well as four major economic sectors: agriculture; forestry; sand and gravel extraction; and oil and gas. It may also be due to its relatively young community.

2.4 Possible Future

Valleyview has a lot of potential. This is likely to be realized through a gradual evolution of its past and present, based on the community's values. It can be described as having "big town opportunities, with a small town rural lifestyle".

Valleyview's strengths include:

- Strong community (described by one person as "loving"!) that values being:
 - Close knit
 - Compassionate, happy to help one another
 - Hard working, entrepreneurial, willing to go the extra mile
 - Friendly
 - Welcoming
 - Considerate and respectful
 - Deeply rooted locally, with a strong sense of ownership
 - A good neighbour to nearby communities
- Attractive traditional town and main streets, and a very walkable town centre
- Location on a major transportation and tourism corridor
- Diverse economy and role as a regional centre, with access to ample opportunities for employment
- Beautiful natural setting and great views from many viewpoints
- Immediate access to green spaces and recreation ("right out my door"), including hunting, fishing, and camping
- Community services, including schools and the hospital
- Recreation facilities and associated programs, valued for bringing the community together; these include the (multiplex, library, pool and arena)
- Parks and open spaces in town: playing fields, Legion Park, Trout pond, Splash park, walking trails, and the skate park
- Relatively young community
- Good sunshine and ample precipitation

The community's future will be affected by a number of factors:

- Politics – levels of leadership and local engagement locally, and political changes at all levels
- Oil and gas industry – a major employer and source of business. It may be affected by global economic forces and environmental concerns
- Agricultural industry – has been strong historically and is currently an important economic sector. It may be affected by a changing climate, although the exact impacts are unclear and may be either positive or negative
- Highway expansion – brings more travellers, but easier access to larger communities increases potential competition for retail spending
- Relationships (competition, collaboration) with other nearby centres, e.g. Grande Prairie
- A relatively young population demanding more amenities, and the transient population working in the oil and gas sector but living permanently elsewhere
- The new recreation centre – a potential draw for newcomers

The key opportunities Valleyview has include:

- Energy resources – diversify towards renewables, drawing on closely related existing expertise
- Maintain agricultural and forestry strengths and look for ways to keep more revenue local
- Focus on long-term financial sustainability of the Town
- Make public spaces (streets) more beautiful for residents and visitors
- Draw visitors into the town from the highway – capitalize on the Town's great character and ease of access for northbound travellers
- Maintain and strengthen local health and education services for the region

3.0 Vision, Values, and Principles

To guide the 2016 MDP update, a Vision Statement and lists of Values and Principles were prepared in 2015 from interviews with community members and material from the 2007 MDP and best planning practice, and were vetted through community consultation.

3.1 Vision of Valleyview in 2040

This Vision Statement captures a shared sense of direction for the future in terms people can easily understand. It answers the question “what do we want Valleyview to be like in the future?”

More than just the portal to the Peace, Valleyview is a small town with deep roots, a great sense of community, and economic stability that provides opportunities for all. Its heritage as a traditional town with beautiful, walkable grid network of streets with views over the Red Willow Creek is unique in the region. This is complemented by a modern, thriving business community serving the region, from retail shops to industrial operations. Coupled with access to local recreation, these attributes draw travellers off the highway and make Valleyview a destination for visitors and workers, who choose it because they can mingle with locals and experience the true meaning of a great small town.

3.2 Values

Values capture important beliefs or ideals shared by community members that help them set priorities and make decisions. These answer the question “What do we value?”

- **Community:** A close knit, compassionate community that is happy to help one another.
- **Dedication:** Being hard working, entrepreneurial, willing to go the extra mile.
- **Relationships:** Friendly, welcoming, considerate and respectful relationships with locals, visitors, and nearby communities.
- **Local roots:** Having a strong sense of ownership and valuing the history of the community.
- **Small town atmosphere:** The sense that everyone knows your name, and the physical feeling of a small town.
- **Nature:** Maintaining and inhabiting the natural surroundings of Valleyview.
- **Well-being:** A healthy life as individuals and as a community, in every way.
- **Quality of life:** A place that is rich in recreation and other opportunities for fun and enjoyment.
- **Opportunity:** The chance to make a living, and raise and support a family who will in turn have opportunities of their own here.
- **Freedom:** The ability to act reasonably independently, with some flexibility in the ways government is involved in private lives.

3.3 Principles

Principles provide guidance for goals, priorities and actions, answering the question “How should we act?” (as in the phrase “In principle, we should...”).

1. Be Neighbourly

- **Act with compassion & respect** – Relationships should be characterized by the compassion and empathy needed to understand others’ points of view, and the respect

needed to consider and respond to others' needs. This principle relates to the social well-being of all community members as well.

- **Work together** – Cooperation is essential with others in the community such as nearby businesses or neighbours on the street, and with nearby communities and governments, including the Municipal District of Greenview, the Sturgeon Lake Cree Nation, or other towns and villages.
- **Include everyone** – Everyone should be welcomed and included in the community and in the community's decision-making and governance.

2. **Maintain Long-Term Value**

- **Target steady opportunity** – Steady growth and a measure of stability are important, in contrast to rapid cycles of growth and contraction, implying the need for diversity, and the need to seek consistent prosperity and opportunity for the long term.
- **Use resources responsibly** – Resources are limited, be they natural resources, staff, or finances. Wise stewardship of resources allows us to be responsible with what we have.
- **Be financially responsible** – The long-term financial health of the Town, local businesses, and residents is critical to success.

3. **Live Well**

- **Have fun** – Growth should come with amenities, and discussions about growth should be accessible and have an element of fun, even if they are of a serious nature.
- **Conserve** – The natural features surrounding Valleyview and the heritage represented by the town's buildings and public spaces are important attractions and are essential to shaping and maintaining our identity.

4. **Govern Well**

- **Be flexible** – A good balance is needed between ensuring community standards are enforced and allowing for creativity and independent action. Similarly, a balance of short-term action planning with long-term visioning or conceptual planning is important.
- **Lead openly** – Leadership should involve decisive action, open listening, as well as working with others to make good decisions and get things done.

4.0 Applying the Vision: Design Analysis, Concept Plan and Goals

To guide development of policy and detailed planning for Valleyview, a Concept Plan was developed. First, an analysis of landmarks, districts, edges, corridors, and “nodes” was completed to describe Valleyview as it is now. Then, a series of discussions and design explorations, including public comments on a public realm concept and land use map, supported the development of the Concept Plan. Its aim is to express the community’s values and vision physically, and to do so in a way that maximizes long-term benefits for the community as a whole. In other words, it is an effort to create a long-lasting, great place that contributes to a healthy environment and supports a strong community.

The policy and associated maps that support this concept are based in the belief that if we are to build communities that meet those needs, their development must be viable, and if they are to last, they must support healthy municipal and household finances. In other words, the Municipal Development Plan needs to support a viable development model that is focused on creating lasting environmental, social, and economic value.

The Design Analysis and Concept Plan are shown on the following pages.

4.1 Design Analysis

The design analysis (Figure 2) shows the main features of the town. These features shape its character, identity, and function. The analysis shows that:

- There are two parts of the town: a traditional town, and a commercial/industrial area along Highway 43 to the south.
- Almost everyone lives within a 10 minute walk of main street shops, and most live within a 10 minute walk of the very centre of town, at 50th and 50th.
- Most places that people love are within the traditional town.
- The main “gateways” to town are where the highway meets the traditional town.
- There are many green spaces, but they are not well connected.
- The highways are major barriers to safe pedestrian travel.

Figure 2: Community Design Analysis

4.2 Concept Plan

The Concept Plan (Figure 3, on the facing page) and the more detailed Downtown Concept (Figure 4, the next page) tell the story of some of the main strategies of the Municipal Development Plan. They can and should be used as a reference point for anyone considering changes to policy or land use designations: such changes should be in keeping with the Vision, Values and Principles, and with these broad strategies.

The Concept Plan itself embodies the Vision, and some of the Values and Principles can be clearly seen in it, as described below.

4.2.1 Values

- **Community:** Keeps homes close together and close to downtown, supporting a close knit community.
- **Local roots:** Supports the traditional town character, maintaining a sense of history.
- **Small town atmosphere:** Enhances the physical feeling of a small town.
- **Nature:** Protects the natural surroundings of Valleyview.
- **Well-being:** Supports a walkable community, maintaining accessibility for children and seniors, and enabling active lifestyles.
- **Freedom:** Provides a flexible framework on which to base planning and development.

4.2.2 Principles

The Concept Plan is most relevant to the principles of maintaining long-term value, living well, and governing well.

1. Maintain Long-Term Value

- **Target steady opportunity** – Anticipates and directs 10-20 years of anticipated growth.
- **Use resources responsibly** – Focuses growth to areas with existing infrastructure, close to existing services, using them as efficiently as possible.
- **Be financially responsible** – Keeps costs of infrastructure, facilities, roads, and transportation down for the Town and landowners.

2. Live Well

- **Have fun** – Links the parts of town that people love together and puts growth close to them.
- **Conserve** – Protects natural areas, focuses investment in key parks, and supports reinvestment in the downtown.

3. Govern Well

- **Be flexible** – Provides a flexible framework to guide planning.

Figure 3: Concept Plan

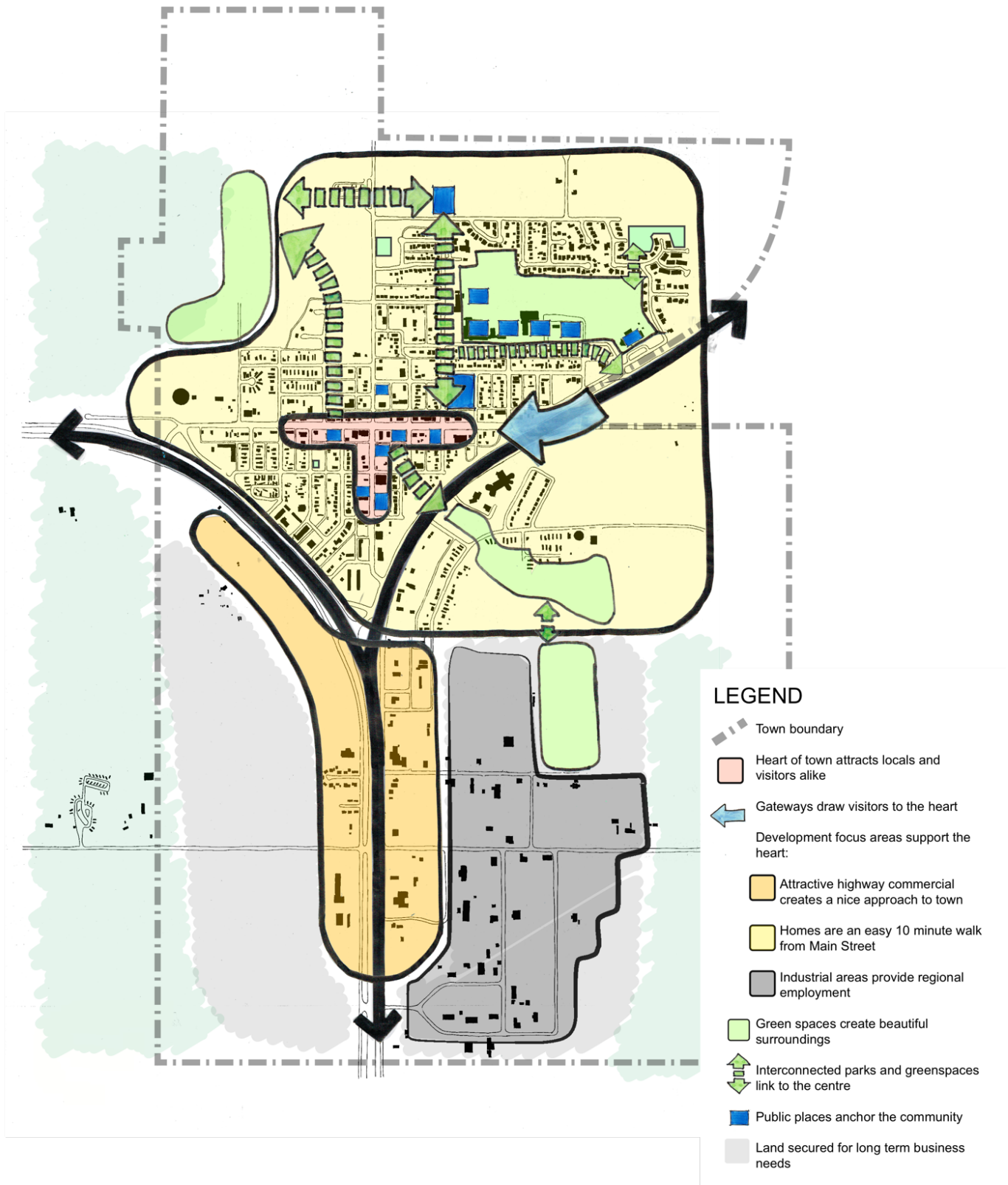
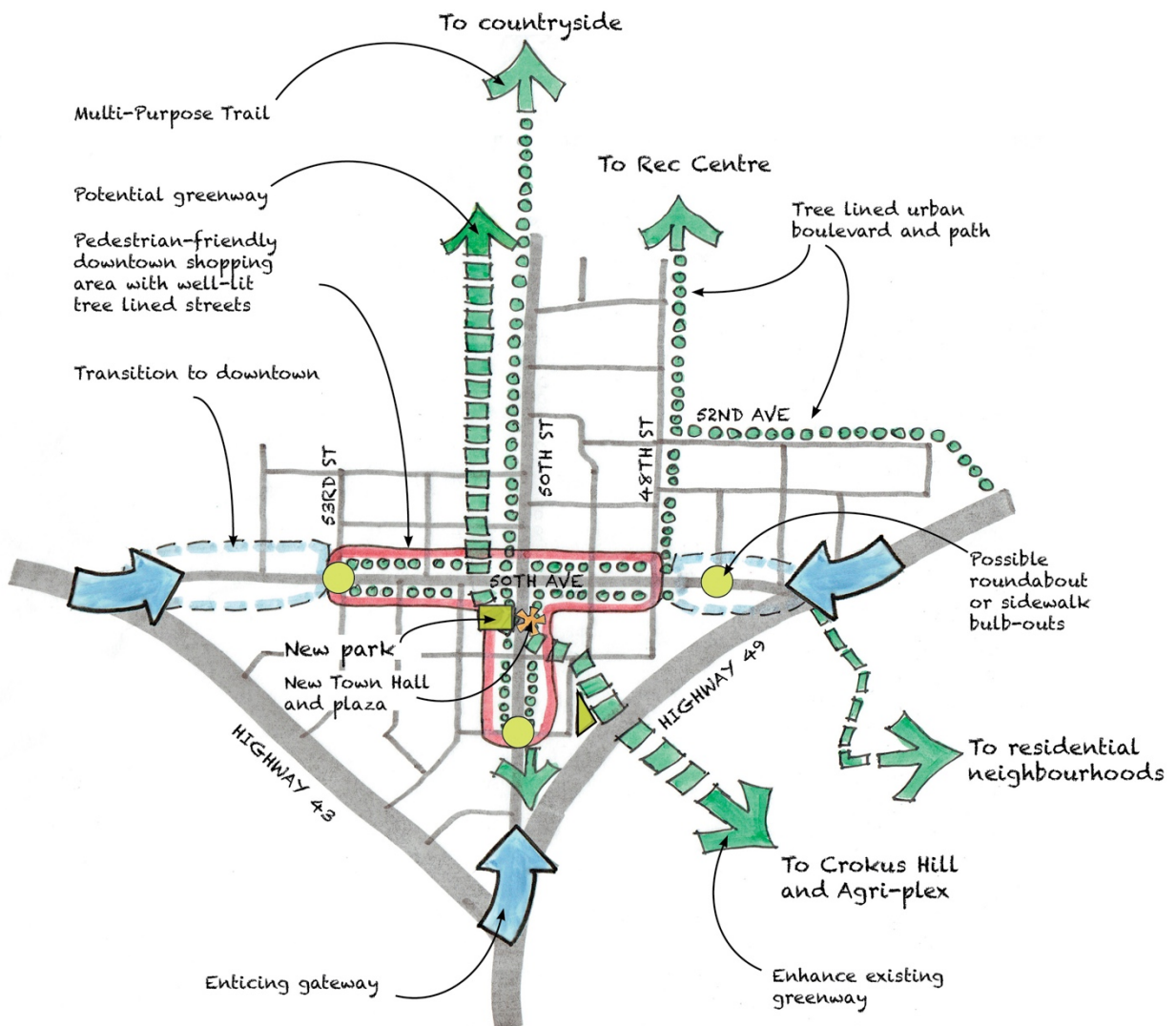


Figure 4: Downtown Concept



4.3 Goals

These concepts are complemented by the following goals, which provide the framework for the policies that follow. Through an approach that considers all aspects of the community vision, values and principles together, the Municipal Development Plan aims to:

- | | |
|--|--|
| <i>Growth Management</i> | • Encourage growth and development, and focus it where it will have the most benefit to Valleyview and be most efficiently serviced, in cooperation with the Municipal District of Greenview No. 16. |
| <i>Residential</i> | • Encourage and support the development of housing that meets the full spectrum of Valleyview residents' needs, and is located in safe, attractive and accessible neighbourhoods. |
| <i>Commercial</i> | • Strengthen the downtown commercial area along 50 th Avenue and 50 th Street, and create attractive highway-oriented commercial entries to town. |
| <i>Industrial</i> | • Support and encourage industrial development, while adequately protecting non-compatible land uses. |
| <i>Recreation & Community Services</i> | • Enhance the quality of life for all residents through provision of a variety of recreation facilities, parks, and community services. |
| <i>Transportation & Infrastructure</i> | • Enable all residents and businesses to easily access personal and business needs throughout Valleyview, and to efficiently provide basic infrastructure. |
| <i>Implementation</i> | • Support alignment and prioritization of Town action with the policy directions set out in this Bylaw. |

5.0 Growth Management

5.1 Goal

To encourage growth and development, and focus it where it will have the most benefit to Valleyview and be most efficiently serviced, in cooperation with the Municipal District of Greenview No. 16.

5.2 Background

Valleyview has been subjected to some considerable population fluctuations over the past 20 years, which is characteristic of a resource-oriented economy . From 1971 to 1992, population growth averaged a modest 1% per year, with the greatest increases taking place in the 1976-1981 and 1986-1987 periods. Conversely, however, the population either levelled off or declined in the 1971-1976 and 1981-1986 periods. After showing an increase of 3.0% in the 1991-1992 period, the Town experienced a decrease of 3.7% between 1991 and 1996 (Statistics Canada). Generally the population since 1966 has ranged between 1,800 and 1,950 persons: it has been very stable for almost half a century.

A change in Valleyview's economy and population is strongly affected by changes in economic fundamentals, relating to regional and global changes in the oil and gas sector, trends in tourism and travel between Edmonton and the Peace region, and shifts in local and regional shopping patterns. Growth can be influenced locally by more effectively serving oil and gas, drawing emerging economic sectors to locate in town, drawing tourists to spend more time in town, and increasing the local share of retail spending.

The MDP's focus is necessarily on the physical development levers available to the Town to support and direct growth, so it considers these larger trends and applies them to create a growth management strategy.

5.3 Objectives

- 5.3.1 To minimize servicing costs related to growth, by prioritizing growth with minimal or no new servicing requirements.
- 5.3.2 To focus residential and local commercial growth near the downtown in order to support its rejuvenation.
- 5.3.3 To focus highway commercial growth on Highway 43.
- 5.3.4 To support service commercial and industrial growth.
- 5.3.5 To cooperate, communicate and consult with the Municipal District of Greenview No. 16 on the planning and development of the Valleyview area.

5.4 Policies

- 5.4.1 The Town will manage growth consistent with Map 1: Future Land Use.
- 5.4.2 The Town will encourage growth in the well-developed areas of town through infill of vacant lots and redevelopment of properties in poor condition.
- 5.4.3 The Town will facilitate growth in undeveloped areas within the Growth Focus Area
- 5.4.4 To encourage growth within the Growth Focus Area, the Town may prioritize investment (e.g. public realm improvements), adapt zoning and other regulations, adjust infrastructure financing, and engage in development including negotiations with private landowners.
- 5.4.5 The Town will discourage growth outside the Growth Focus Area.
- 5.4.6 The Town will coordinate future planning with the Municipal District of Greenview No. 16 in order to ensure a comfortable transition from rural to urban land uses.
- 5.4.7 The Town may play an active role in the promotion and marketing of the Town and encourage business, industry and government to locate in Valleyview. In particular, it may encourage retail businesses to locate in the Downtown Commercial designation.
- 5.4.8 The Town will monitor residential, commercial, industrial and institutional development needs.
- 5.4.9 The Town will work with other organizations to ensure that schools and other community facilities are located where they are easily accessed from residential areas.
- 5.4.10 The Town will accommodate primarily serviced industrial development, with un-serviced industrial development primarily being accommodated in the Municipal District of Greenview No. 16.
- 5.4.11 The Town respects the importance of Highways 43 and 49 to the Valleyview area and will protect the integrity of these highway corridors. However, the Town also affirms the urban nature and generally slower speed of Highway 49 south of 51st Avenue.

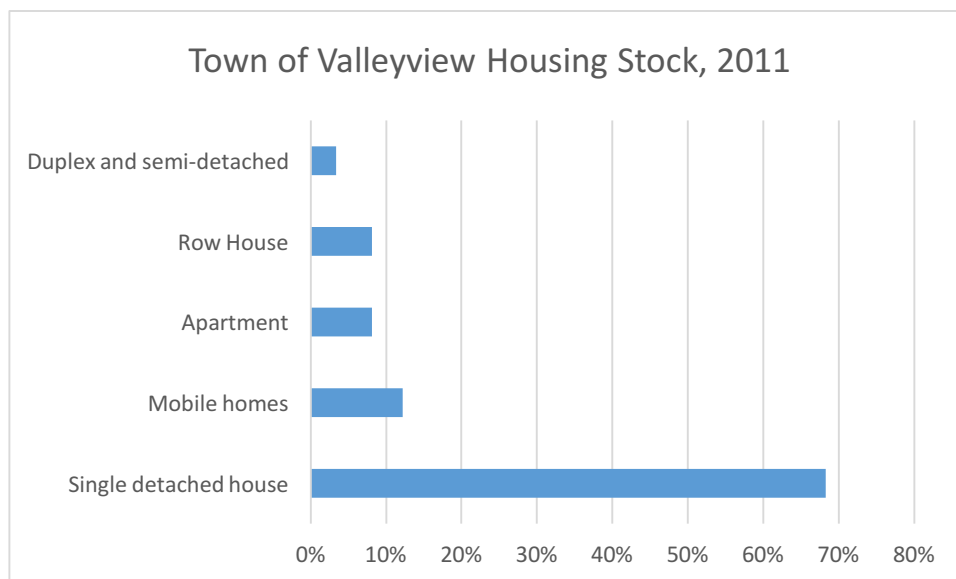
6.0 Residential Development

6.1 Goal

To encourage and support the development of housing that meets the full spectrum of Valleyview residents' needs, and is located in safe, attractive and accessible neighbourhoods.

6.2 Background Information

In 2011, Valleyview housing was predominantly single-family, 80% of the housing stock when combined with mobile homes. The dominance of single-family housing is typical of a small town developed in the 1960s. However, the prevalence of mobile homes distributed through Valleyview's neighbourhoods is unusual and gives the Town a unique character, while creating opportunities because replacing this housing requires less demolition, and challenges because their form limits upgrading options.



Source: Statistics Canada 2011 Census.

As the population of the region ages, a rapid increase in the proportion of seniors is expected. This does not necessarily mean more seniors will be dependent on public housing services, but it does mean that housing needs to meet their needs in terms of interior and site design, that new seniors housing will be needed and should be located in places where seniors have easy access to services of all kinds, and that new supportive housing will be needed around 2020, when the oldest "baby boomers" approach 80 years of age.

Housing affordability is an issue for many families renting in the region, but the condition and size of housing is generally adequate. There is a generally negative attitude towards low-income rental housing in the community because of poor upkeep by tenants.

There are many different kinds of housing, meeting different needs and markets. These are differentiated by the length of occupancy and type of ownership that runs from very short-term emergency and transition shelter to homes owned for the long-term, and includes employer-provided work camps, which provide a short-term "home away from home" for workers on a rotating schedules whose full-time homes are elsewhere. Figure 5, below, shows this spectrum of housing.

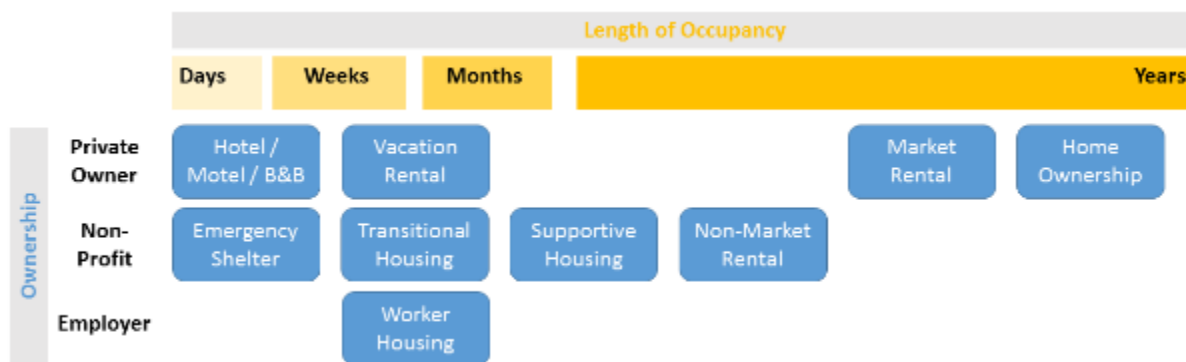


Figure 5: The Housing Spectrum

6.3 Objectives

- 6.3.1 To meet the housing needs of all Town residents, across the housing spectrum.
- 6.3.2 To make neighbourhoods safe and attractive.
- 6.3.3 To provide housing having good access to downtown shopping and community facilities such as healthcare, education, recreation and social services.
- 6.3.4 To adequately protect residential areas from adjacent industrial areas.
- 6.3.5 To support revitalization of older residential neighbourhoods.

6.4 Residential Development Policies

- 6.4.1 The location of residential development shall be consistent with Map 1: Future Land Use and the Growth Management strategy.
- 6.4.2 The Town will encourage the infilling of vacant lots and the rehabilitation of existing homes as an alternative to the development of new residential areas.
- 6.4.3 The Town will encourage residential neighbourhoods to be developed in areas close to schools and community facilities.
- 6.4.4 The Town will encourage new residential development to locate where it will use existing municipal infrastructure.
- 6.4.5 All new infill development shall be of a scale that is compatible with the surrounding area in terms of height, scale, and density.
- 6.4.6 In the Future Annexation Area defined in the Valleyview Intermunicipal Development Plan (IDP) between the Municipal District of Greenview No. 16 and the Town of Valleyview (Plan dated April 2009) the Town will not support the subdivision of lots for county residential purposes except as provided for in the IDP.
- 6.4.7 The Town will encourage apartment buildings and townhouses to locate on sites:
 - Within 800 m of the portion of 50th Avenue within the Downtown Commercial designation;
 - With easy vehicular access to an arterial or collector road, or for properties fronting arterial or collector roads, access from the lane; and
 - With good pedestrian access to schools and community facilities.

- 6.4.8 The Town will require apartment buildings developed on sites not adjacent to arterial and collector streets to be designed to minimize visual, privacy, character, and traffic impacts on adjacent properties. Generally, buildings should not be more than one storey higher than adjacent single family homes; if the difference in height is more than one storey, the apartment building should step down so that the portion of the apartment building next to the adjacent house is not more than one storey higher.
- 6.4.9 The Town will direct future mobile home development towards the area located between 50th Avenue and 52nd Avenue and west of 50th Street, and will encourage its development through fee-simple subdivision to reflect past practice, maximize future flexibility, and ensure due consideration of the proposed pattern of development.
- 6.4.10 The Town will encourage the replacement of existing, older mobile homes with single detached dwellings or modular and manufactured homes of a higher quality or value.
- 6.4.11 The Town should not permit mobile homes in excess of ten (10) years of age to move into any of the Town's residential neighbourhoods and may be allowed in mobile home parks.
- 6.4.12 The Town strongly supports the upgrading of existing mobile home parks that will result in the enhancement of their appearance and attractiveness as a location for newer mobile homes and manufactured homes no larger than a double-wide mobile home. This may include implementation of density controls, and the provision of landscaping and screening (landscaped or fenced).
- 6.4.13 The Town supports the development of permanent “tiny homes” as primary or accessory units to single family homes if the structures conform to an accepted manufactured housing safety standard or building code. The permanent occupancy of RVs is not supported by the Town.
- 6.4.14 The Town will support the provision of non-market affordable housing in Valleyview, including non-market rental and supportive housing (e.g. seniors housing), and encourage it in locations with easy access to shopping and community facilities in the Downtown Commercial and Gateway Commercial designations.
- 6.4.15 The Town may support the provision of transitional housing and emergency shelters, and will consider these uses through a process that includes early and ongoing public consultation. These uses should be supported when potential impacts have been identified and the proponent and operator have committed to adequate measures to manage expected impacts.
- 6.4.16 The Town will allow worker housing for heavy industrial users, and will encourage it to be located close to the Downtown Commercial designation to provide occupants access to community facilities and local businesses. Worker housing for commercial uses is generally

discouraged and will not be supported at all except where the housing is located within 400 m of the area designated Downtown Commercial.

- 6.4.17 The Town encourages any hotel, motel, B&B and vacation rental accommodation to locate within 400 m of the Downtown Commercial designation.
- 6.4.18 The Town will encourage new residential subdivisions, including mobile home subdivisions, to include paved streets, curbs, gutters and sidewalks, and provide underground services.
- 6.4.19 In situations where it is not possible to separate residential development from existing or planned incompatible uses, the Town will require a landscaped buffer, berm or some other screening be provided by the developer of the residential property or properties.
- 6.4.20 The Town may continue to assume a leadership role in land development through the marketing and development of residential lots.

7.0 Commercial Development

7.1 Goal

Strengthen the downtown commercial area along 50th Avenue and 50th Street, and create attractive highway-oriented commercial entries to town.

7.2 Background Information

Due to its relative isolation from larger centres, the Town has a well developed commercial sector to serve area residents. With the exception of higher order goods such as automobiles and farm implements, most retail and service needs can be met locally.

The Town's principal commercial area is located along 50th Avenue and 50th Street. The majority of retail, office and service outlets are located in this area, as well as local and provincial government services.

Service commercial uses are those that deal with goods and services which generally require large storage areas or contain facilities that are not suited to the Downtown Commercial and Gateway areas. This would include such uses as bulk fuel outlets, car washes, tire shops, lumber yards, equipment storage, and the like. The Town generally accommodates these types of uses on a small number of lots on the east side of Highway 43 adjacent to the industrial park.

The Town's location at the intersection of two primary highways has resulted in considerable highway commercial development. Such developments as gas stations, accommodations, and other uses catering to the travelling public are located along the highway corridor to maximize their exposure. This represents an important component of the local economy given the large amount of tourist and commercial traffic present.

7.3 Objectives

- 7.3.1 To enhance, develop and maintain the downtown shopping area as a community focal point for both residents and tourists having pedestrian-friendly, diverse, interesting and safe character.
- 7.3.2 To provide opportunities for development of highway commercial uses that will generate economic activity and create an attractive approach to Valleyview, having a clean, well-landscaped, easily navigated character.
- 7.3.3 To minimize competition between downtown and highway commercial.
- 7.3.4 To shift service commercial uses away from downtown and highly visible highway locations, where they can have a light industrial character.
- 7.3.5 To minimize impacts of shifts in commercial locations on existing businesses.
- 7.3.6 To manage impacts of commercial activities on residential neighbourhoods.

7.4 Commercial Development Policies

- 7.4.1 Commercial development shall take place in accordance with Map 1: Future Land Use and the Growth Management strategy.
- 7.4.2 The Town will encourage primary commercial uses, such as retail and service outlets, professional offices, entertainment facilities, and compatible public and institutional uses to locate within the Downtown Commercial designation.

- 7.4.3 The Town encourages all development in Commercial districts to be consistent with the Town's relevant Development Guidelines, which are intended to provide greater clarity about the Town's expectations for form, character, and function of development.
- 7.4.4 The Town may continue to assume a leadership role in land development through the marketing and development of commercial lots.

Downtown and Gateway Commercial

- 7.4.5 Residential development is encouraged in the Town's Downtown Commercial designation as part of a mixed-use development, and within the Gateway Commercial designation as a standalone development or as part of a mixed-use development.
- 7.4.6 The Town supports upgrading and the adoption of design standards along 50th Avenue and 50th Street within the Downtown Commercial designation.
- 7.4.7 The Town wishes to provide additional parking areas in the Gateway Commercial designation and on commercially zoned properties within 200 m of the Downtown Commercial designation to accommodate the travelling public in recreational vehicles.

Highway and Service Commercial

- 7.4.8 Highway commercial development, that is businesses whose primary customers are visitors and the travelling public, and which require highly visible locations along the highway, is encouraged within the Highway Commercial designation. All parcels in the area should be reserved solely for these types of uses.
- 7.4.9 Development in the Highway Commercial designation shall be consistent with the Town's Highway Commercial Design Guidelines, whose purpose is to promote development that presents an attractive frontage to passersby.
- 7.4.10 Service commercial uses are encouraged to locate in the area designated for Service Commercial, and the Town will encourage such uses located on the highway to move, making room for highway commercial uses.
- 7.4.11 Primary commercial uses, such as retail and service outlets, professional offices, entertainment facilities, and similar public and institutional uses, are strongly discouraged in Highway and Service commercial districts.
- 7.4.12 Service commercial and highway commercial developments that are adjacent to residential areas shall provide a buffer to reduce the level of noise, light, odours, and dust to which adjacent residential properties are exposed to that typical of a residential area.

Home-Based Businesses

- 7.4.13 The Town shall encourage and support the establishment and operation of home occupations in residential areas provided that they meet performance standards in the Land Use Bylaw.

8.0 Industrial Development

8.1 Goal

To support and encourage industrial development, while adequately protecting non-compatible land uses.

8.2 Background Information

All industrial development in Valleyview is accommodated in a large industrial park located in the southeast quarter of Town. The area is characterized by small and medium sized service industries, primarily involved in oilfield servicing and similar uses. There are no heavy industrial uses presently located in the area, but there is sufficient capacity to accommodate such operations if necessary.

Potential conflicts with non-industrial uses are minimized due to the presence of Highway 43 and the slope above Highway 49, which essentially segregate the area from the traditional townsite. In addition, the prevailing west and northwest winds limit considerably the potential for any noxious odours or smoke to reach other areas of Town. If conflict is to occur, it would be with those residential properties located in the vicinity of Williamson Street north of the industrial park. Such conflicts can be prevented through landscape buffers and setbacks.

The presence of subdivided, fully serviced lots, combined with large unserviced parcels results in considerable flexibility to accommodate a range of industrial developments.

8.3 Policy Objectives

- 8.3.1 To provide land that will accommodate industrial development serving Valleyview and the region.
- 8.3.2 To provide for the development of industrial uses that may not require the full range of municipal services such as water distribution and sewage collection.
- 8.3.3 To support the compatibility of industrial development with existing and future adjacent land uses.

8.4 Industrial Development Policies

- 8.4.1 Industrial development shall take place in accordance with Map 1: Future Land Use and the Growth Management Strategy in Section 5.0.
- 8.4.2 Light and medium industrial uses as well as secondary commercial uses may be located anywhere in the industrial area. To minimize possible impacts on non-industrial uses north

- of 45th Avenue, heavy industrial uses or those which might produce nuisance factors such as smoke, airborne emissions or noise will be directed to sites south of 40th Avenue.
- 8.4.3 Industrial uses that involve the manufacture, storage and/or handling of dangerous goods will be located in the industrial area located south of 39th Avenue.
- 8.4.4 Industrial subdivisions shall be planned in a manner that effectively and safely connects the developments to the highway system.
- 8.4.5 All developments in the industrial area are required to provide space for sufficient on-site vehicle parking, vehicle loading and unloading, and traffic circulation.
- 8.4.6 The Town may allow the siting of a single mobile home on an industrial lot for use by the owner and/or one staff member of the industrial operation.
- 8.4.7 With the exception of work camps, worker housing is not permitted on an industrial lot.
- 8.4.8 Work camps are discouraged in Valleyview, because they represent a temporary residential use that may compete with existing hotel businesses. However, they are recognized as an important option for addressing short-term (1-3 year) peaks in demand for industrial worker accommodation. These camps will be considered for approval only on a temporary basis, and will be subject to fees for recovery of servicing and administrative costs and contribution to community services.
- 8.4.9 Industrial developments adjacent to an area designated for residential development shall be designed to reduce the level of noise, light, odours and dust to which adjacent residential properties are exposed.
- 8.4.10 The Town may continue to assume a leadership role in land development through the marketing and development of industrial lots.

9.0 Recreation and Community Services

9.1 Goal

To enhance the quality of life for all residents through provision of a variety of recreation facilities, parks, and community services.

9.2 Background Information

Valleyview residents and visitors alike have access to a wide variety of recreational facilities. Available recreational facilities include parks, trail network and playgrounds, an arena, curling rink, swimming pool, multiplex, and picnic and camping facilities. These are shown on Map 2: Community Facilities and Trail Network.

Community and support services are provided through cooperative efforts of the Town, Municipal District of Greenview No. 16, provincial government, and local service clubs. The challenge for the future is to ensure that the needs of all residents continue to be met as the community's demographics change.

9.3 Policy Objectives

- 9.3.1 To ensure that residents of the Town are provided with a variety of quality recreational facilities and community services for all ages.
- 9.3.2 To plan for the development of new community facilities that respond to community needs and are integrated into the Town's community planning.
- 9.3.3 To encourage and promote the development of new and/or enhancement of existing community, tourism and cultural facilities.

9.4 Recreation and Community Services Policies

- 9.4.1 The Town shall continue to encourage and support the efforts of community and volunteer organizations in the development of community facilities and the delivery of community recreational, cultural, and social services. These include the efforts of the Enhancement Society and the Greenview Family and Community Support Services (FCSS).
- 9.4.2 When reviewing proposals for development of new community facilities, the Town will consider:
 - compatibility of the facility to existing and future land uses in the area;
 - the relationship to existing and planned residential neighbourhoods;
 - pedestrian and vehicle access to the facility; and
 - coordination with the location of other facilities and operational efficiencies.

- 9.4.3 The Town will cooperate with local school authorities in relation to planning for the location of new schools and/or the redevelopment of existing schools.
- 9.4.4 The Town supports the implementation of joint use agreements with local school authorities, community organizations and the private sector interests related to the use of community facilities.
- 9.4.5 The Town supports the development of a trail system to connect community facilities to residential neighbourhoods and schools, as shown on Map 2: Community Facilities and Trail Network, and as generally indicated in the Concept Plan.
- 9.4.6 The Town may work with the Municipal District of Greenview No. 16 on the development of a trail system that connects key locations located in both municipalities.

10.0 Transportation and Infrastructure

10.1 Goal

To enable all residents and businesses to easily access personal and business needs throughout Valleyview, and to efficiently provide basic infrastructure.

10.2 Background Information

Valleyview has a municipal water and sanitary sewer system which services the entire Town. The Town obtains its water from the Little Smoky River to the east. The raw water system and the water treatment system were constructed in 2000 and 2001 respectively and both are sized to serve a population of 3,000 people with the ability to be easily expanded. The Town has treated water storage of two average days for 3,000 people, or approximately 3,600 cubic metres (800,000 gal).

The sewage treatment system consists of a complete mix aerated lagoon system which was constructed in the early 1990s. The system received some minor upgrades in 2000, including additional storage through the conversion of the previous raw water reservoir to a storage cell. The system seems to experience a high level of inflow due to rainfall. With the improvements completed in 2000 and moderate reductions in inflow, this system is expected to serve a population of 2,500-3,000 people.

Stormwater runoff is accommodated predominantly by surface drainage with isolated areas having storm sewers. A ravine runs through Town from the east to the northwest, which delineates the drainage route for the overland flows. Over time, parts of the ravine have been re-routed or filled in with culverts provided. The integrity of this ravine is important to the overall drainage of the Town and is an opportunity for a recreational corridor.

In addition to the Municipal systems described above, the Town of Valleyview also operates its own natural gas utility, provides residential garbage pick-up, and supports local recycling efforts. Protective services in the Town include a volunteer fire department, Emergency Medical Services, an RCMP detachment and Community Peace Officer.

Roads in the Town are paved, with the exception of those in industrial areas and an isolated block of residential. These roads are constructed to a gravel standard, and are maintained by the Town.

Given that there is capacity to service a 50% larger population, the **primary** challenge facing the Town in these areas is ensuring that current infrastructure and services are adequately maintained. A **secondary** need is the extension of servicing to new development areas.

10.3 Policy Objectives

- 10.3.1 To ensure that utility systems and municipal infrastructure (roads, sidewalks, trails, sewer, storm, and water) are maintained and upgraded to adequately meet the demands of the community as it evolves.
- 10.3.2 To minimize lifecycle financial and environmental costs of municipal infrastructure.
- 10.3.3 To protect the integrity of the highway system in the Valleyview area for its function as part of the North-South Trade Corridor.

10.4 Transportation and Infrastructure Policies

Transportation Policies

- 10.4.1 The Town will ensure that development located adjacent to the highway system protects the integrity of the highway system. Measures include:
- limitation of direct access onto the highway system through the use of service road connections;
 - access controls; and
 - other measures to ensure the safe movement of traffic.
- 10.4.2 The Town will prioritize walking and cycling over driving in development of transportation infrastructure and networks in residential areas, and will consider mixed-use streets in areas where apartments and townhouses make up a large proportion of the housing stock.
- 10.4.3 The Town will prioritize safe, efficient vehicular access to service commercial and industrial areas, while ensuring pedestrian safety is addressed.
- 10.4.4 The Town will require parking facilities to be hard surfaced when they connect to a paved street.

Infrastructure Policies

- 10.4.5 The Town should require developments to provide all municipal services and utilities, including development of road rights of way (carriageway, curbs, sidewalks, trails, trees, lighting, landscaping, etc.) consistent with or better than Town standards, at the expense of the developer and subject to a development agreement.
- 10.4.6 In order to maximize the efficiency of existing infrastructure, infill development will be encouraged before the extension of services to new areas. To this end, the Town will prioritize maintenance and renewal of existing infrastructure over construction of new infrastructure.
- 10.4.7 When financing capital projects, the Town should continue to reduce its potential dependence on debentures. Other sources of revenue, including frontage charges and off-site levies, may be used, especially when their use reinforces the Growth Management Strategy.
- 10.4.8 The Town will manage its infrastructure assets through a lifecycle-based asset management system, and may consider environmental and social costs and benefits within that system.
- 10.4.9 The Town will plan for and coordinate the installation of utilities with utility companies that provide services to the Town.
- 10.4.10 The Town may pursue the installation of communications and energy infrastructure throughout Valleyview in order to support economic development and environmental goals.
- 10.4.11 The Town will require the proponent of any capital works or other new development project to assess their potential effect on stormwater drainage prior to the commencement of construction, and to mitigate any adverse effects. “Low-impact development”

approaches suitable for cold climates are encouraged, as are approaches where stormwater management infrastructure can also be used as an amenity or feature.

- 10.4.12 The Town will extend infrastructure systems to a “Future” development area only when 90% of the related “Focused Growth” area is occupied.
- 10.4.13 The Town will not extend sanitary sewer or water services to land beyond the Town boundaries.
- 10.4.14 The Town will not supply water to properties beyond the Town boundary.
- 10.4.15 When the opportunity exists, the Town will work with the Municipal District of Greenview No. 16 on infrastructure projects that would more effectively use resources to the benefit of the municipalities.

11.0 Implementation

11.1 Goal

To support alignment and prioritization of Town action with the policy directions set out in this Bylaw.

11.2 Background

A plan is implemented through municipal regulations, guidelines, projects and programs. From a legislated point of view, a Municipal Development Plan has one direct impact: the Municipal Government Act stipulates that subdivision applications must be consistent with it. However, in order to give municipalities flexibility in implementation, it does not require the Land Use Bylaw to be consistent with it, nor does it require that projects identified in the MDP be implemented. The policies in this section, then, offer non-binding guidance for implementation of the plan by the Town, beyond the requirements of the Municipal Government Act.

11.3 Objectives

- 11.3.1 To provide guidance for detailed planning via Area Structure Plans.
- 11.3.2 To provide guidance for regulation of development through subdivision and development permit application processes, and the land use bylaw.

11.4 Area Structure Plans

- 11.4.1 Prior to the subdivision and/or development of land within the Town of Valleyview, Town Council may require the preparation of an Area Structure Plan at the proponent's expense. An Area Structure Plan (ASP) will be required to address:
 - future land uses;
 - general layout for the subdivision of the land;
 - population number and density generated by the proposed development;
 - infrastructure requirements;
 - general location of major transportation routes and public utilities; and
 - sequence of development for the area.
- 11.4.2 In addressing the matters identified in Policy 11.4.1, an ASP must demonstrate:
 - How it supports the Town Vision, Values and Principles;
 - How it creates net social and environmental benefits for the community; and
 - How it contributes to the long-term financial viability of the Town.

11.5 Land Use Bylaw

- 11.5.1 Any amendments to the Land Use Bylaw shall be consistent with the spirit and intent of the Municipal Development Plan.

11.6 Land Development

- 11.6.1 As part of an approval to subdivide and/or develop land in the Town, proponents will be required to:
 - enter into an agreement with the Town in accordance to the provisions of the Municipal Government Act;

- be responsible for the provision of all roads, municipal services, sidewalks, gutters, and other infrastructure required to service the land proposed to be subdivided and/or developed; and
- connect to existing services and contribute towards the cost of off-site infrastructure, as required pursuant to established Town of Valleyview charges and/or a Development Agreement.

11.6.2 All applications for subdivision approval, development permits, and land use bylaw amendments shall be evaluated by the Town in accordance with the following criteria:

- consistency with relevant statutory plans, including support for the Vision, Values, and Principles in this plan;
- consistency with applicable Guidelines (as adopted and amended from time to time by the Town);
- long-term financial impacts for the Town (on a lifecycle basis if possible);
- compliance with bylaws and regulations;
- adequacy of road access;
- provision of municipal services and utilities, including stormwater runoff management;
- compatibility with adjacent land uses;
- accessibility to emergency services;
- site suitability in terms of size, shape, and other characteristics; and
- any other matters the Town may consider necessary.

11.6.3 At the time of subdivision and as a condition of approval, ten (10%) of the lands to be subdivided shall be dedicated as municipal and/or school reserve in accordance with the provisions of the Municipal Government Act. The Town may take municipal and/or school reserve in one or a combination of the following methods:

- land, similar in quality to the land being proposed to be subdivided;
- money in lieu; and/or
- deferral to the balance of the subject property.

- 11.6.4 Money-in-lieu of municipal reserve shall be placed in a special reserve fund administered by the Town, to be used for recreation area and facility construction and improvement.
- 11.6.5 The Town will coordinate the location of new schools and the allocation of school reserves in the municipality with the local school divisions.
- 11.6.6 In residential areas, the Town may allocate municipal and/or school reserve for the purpose of developing parks, playgrounds, trail systems, recreation facilities, schools and similar uses.
- 11.6.7 In commercial or industrial areas, the Town may allocate municipal reserve for the purpose of providing a buffer between incompatible land uses.
- 11.6.8 Land that is deemed to be undevelopable will be left in its natural state and allocated as environmental reserve in accordance with the provisions of the Municipal Government Act. These lands shall not be allocated as municipal and/or school reserve.

11.7 Inter-Municipal Development Plan

- 11.7.1 The Town of Valleyview will remain strongly committed to the implementation of the Valleyview Inter-Municipal Development Plan in cooperation with its municipal neighbour, the Municipal District of Greenview No. 16.
- 11.7.2 The Inter-Municipal Development Plan will provide for the future planning of the rural-urban portion of the Valleyview area, as well as assist with the implementation of the Growth Management strategy for the Town.

11.8 Annexation

- 11.8.1 In cooperation with the Municipal District of Greenview No. 16, the Town of Valleyview will coordinate any annexation of land into the municipality.
- 11.8.2 Any annexation of land into the Town will conform to the provisions of the Valleyview Inter-Municipal Development Plan and the Growth Management strategy.
- 11.8.3 Annexation of land into the Town will be based on the following criteria:
 - It is consistent with the Growth Management strategy;
 - There is a demonstrated need for additional land, based on an assessment of population growth, housing needs, market demand for industrial/commercial land, and availability of land within Town boundaries that may be viably developed;
 - It is a logical extension to land use and infrastructure systems;
 - It has a minimal impact on agriculture operations; and
 - It is likely to have positive financial impacts on the municipalities.
- 11.8.4 Proposals for the annexation of land into the Town from the Municipal District will include a public consultation program as part of the process. The goal of the consultation is to explain

the rationale for and implications of the proposal, and to assess the level of public and landowner support for it.

11.9 Municipal Finance

- 11.9.1 On an annual basis, Town Council will review the Town of Valleyview Capital Works Plan to identify and coordinate infrastructure requirements that may be required to implement the Town of Valleyview Municipal Development Plan.
- 11.9.2 When financing infrastructure projects, the Town should continue to reduce its potential dependence on debentures by using other sources of revenue including frontage charges, off-site levies and government funding programs.

11.10 Monitoring and Review

- 11.10.1 To ensure that the policies of this Plan continue to be current and relevant, the Town should monitor and report on its administration and implementation annually.

11.11 Additional Plans and Studies

- 11.11.1 In order to attain the goals outlined in this Plan, additional plans and studies may be initiated as required by Council.

12.0 Maps

This section contains maps referenced in Municipal Development Plan policy and forms part of the plan.

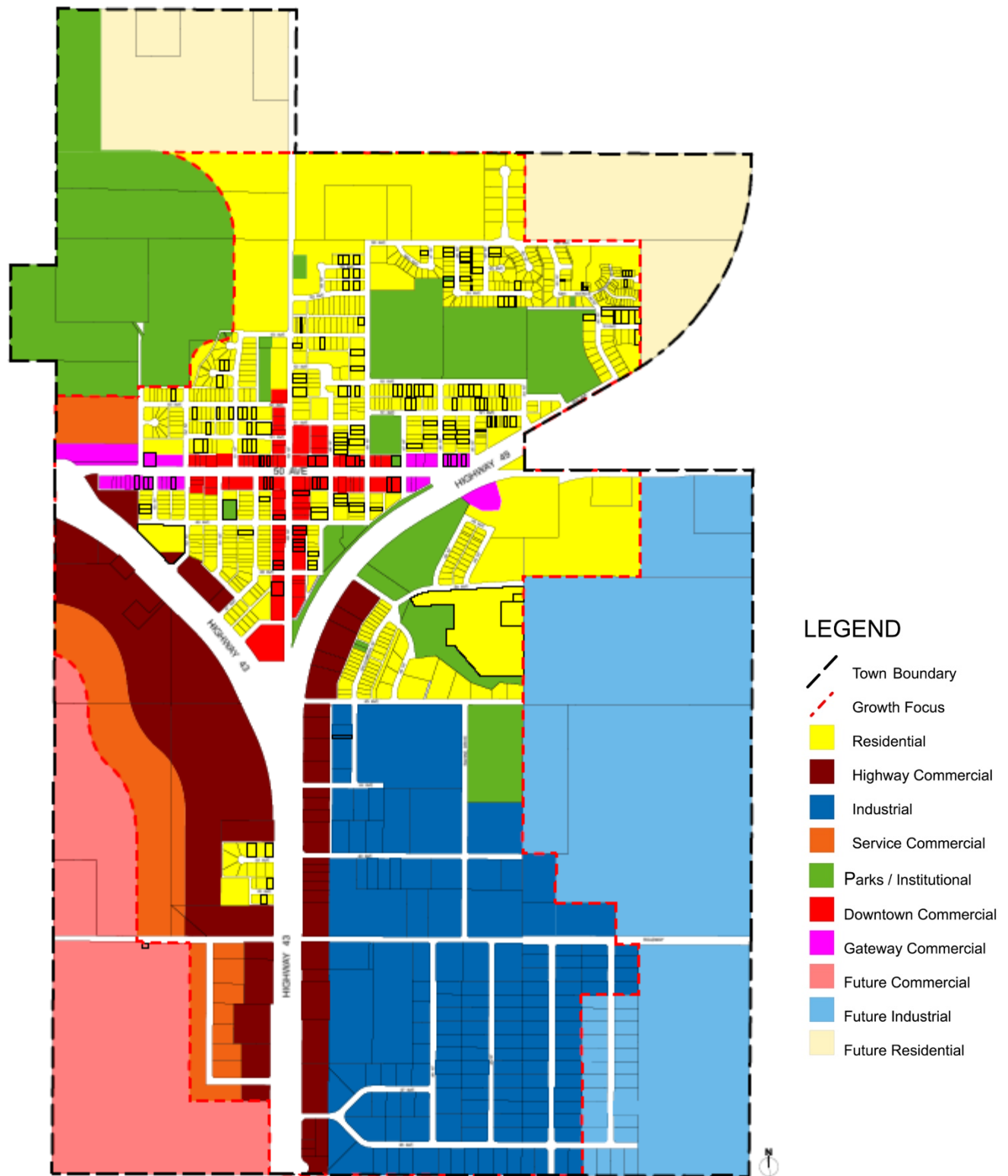
Index of Maps:

Map 1: Future Land Use

Map 2: Community Facilities and Trail Network

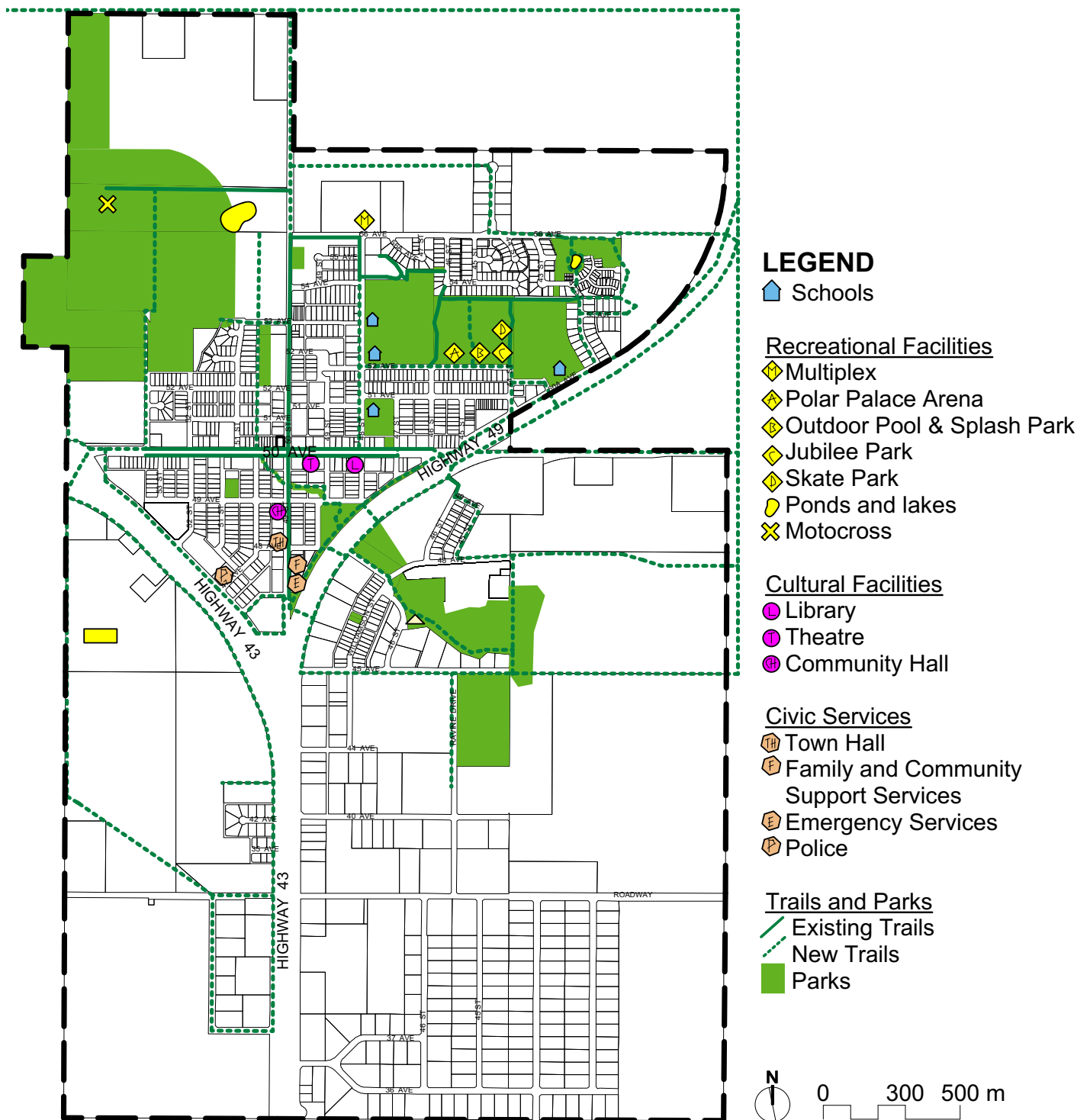
Map 3: Town of Valleyview Servicing

Map 1: Future Land Use



Disclaimer: Do not rely on this map as it may not be up to date.
Please refer to the Town of Valleyview GIS mapping for the latest version.

Map 2: Community Facilities and Trail Network



Map 3: Town of Valleyview Servicing

