

**THE TOWN OF GRANDE CACHE
BY-LAW NO. 746**

BEING A BY-LAW OF THE TOWN OF GRANDE CACHE IN THE PROVINCE OF ALBERTA PURSUANT TO SECTION 632 THE ALBERTA MUNICIPAL GOVERNMENT ACT, BEING CHAPTER M-26, RSA 2000 AND AMENDMENTS THERETO, TO ADOPT THE GRANDE CACHE MUNICIPAL DEVELOPMENT PLAN AND TO RESCIND BY-LAW NO. 595 AND ALL AMENDMENTS THERETO UPON THIRD AND FINAL READING

WHEREAS pursuant to the Alberta Municipal Government Act, being Chapter M-26, RSA 2000 and amendments thereto:

Section 632(1)

A Council of a municipality with a population of 3500 or more must by by-law adopt a municipal development plan.

Section 632(3)

A municipal development plan

(a) must address:

- (i) the future land use within the municipality,
- (ii) the manner of and the proposals for future development in the municipality,
- (iii) the coordination of land use, future growth patterns and other infrastructure with adjacent municipalities if there is no intermunicipal development plan with respect to those matters in those municipalities,
- (iv) the provision of the required transportation systems either generally or specifically within the municipality and in relations to adjacent municipalities,
- (v) the provision of municipal services and facilities either generally or specifically,

(b) may address:

- (i) proposals for the financing and programming of municipal infrastructure,
- (ii) the coordination 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,
- (vi) any other matter relating to the physical, social or economic development of the municipality,

(c) may contain statements regarding the municipality's development constraints, including the results of any development studies and impact analysis and goals, objectives, targets, planning policies and corporate strategies,

(e) must contain policies respecting the provision of municipal, school or municipal and school reserves, including but not limited to the need for, amount of and allocation of those reserves and the identification of school in consultation with affected school authorities.

AND WHEREAS the Council of the Town of Grande Cache deems it necessary to replace the current Municipal Development Plan, being By-Law No. 595 and all amendments thereto;

AND WHEREAS the new Municipal Development Plan specifically provides action-oriented policy direction with respect to community development, commercial, industrial, residential and recreational land use, transportation and utilities, reserve lands and intermunicipal planning and cooperation;

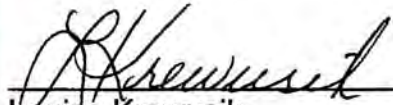
NOW THEREFORE the Council of the Town of Grande Cache, duly assembled in Council Chambers in Grande Cache, Alberta, enacts as follows:

1. That this by-law may be cited as the Town of Grande Cache Municipal Development Plan.
2. Parts One through Four and Appendix including Maps One and Two attached hereto are hereby incorporated and made part of this by-law.

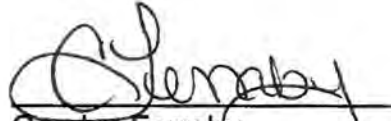


3. This by-law shall come into full force and effect and rescinds By-Law No. 595 and all amendments thereto upon third and final reading of this By-Law.

Read a first time this thirteenth day of June, 2012 AD



Louise Krewusik
Mayor



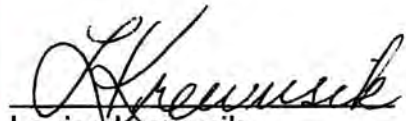
Carolyn Ferraby
Chief Financial Officer

NOTICE OF THE PUBLIC HEARING WAS DELIVERED BY MAIL to every residence in the area on the fifth day of July, 2012 AD as required by Section 606 of the Alberta Municipal Government Act, RSA 2000 and all amendments thereto.

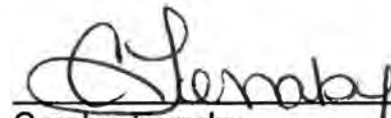
PUBLIC HEARING held the eighteenth day of July, 2012 AD

Read a second time this eighteenth day of July, 2012 AD

Read a third and final time this eighteenth of July, 2012 AD



Louise Krewusik
Mayor



Carolyn Ferraby
Chief Financial Officer

TOWN OF GRANDE CACHE

Municipal Development Plan



JULY 2012

Credits

This document was created through the involvement of numerous individuals that participated in a series of workshops, meetings and public open houses. The Town of Grande Cache would like to thank each of these individuals for their involvement in developing this document:

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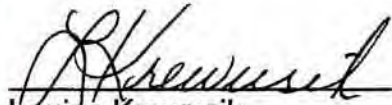
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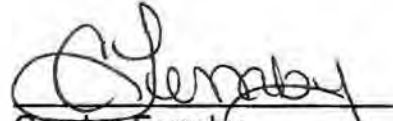
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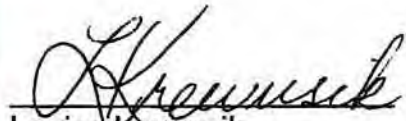
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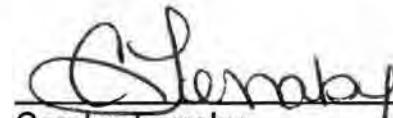
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Carolyn Ferraby
Chief Financial Officer

Purpose of the Municipal Development Plan

The purpose of this Municipal Development Plan (MDP) is to provide direction for the future growth and development of the Town of Grande Cache. It is both a statement and a strategy for achieving the community's vision. It provides Grande Cache's goals supported with objectives, policies, and actions that provide the direction required to guide day-to-day decision making.

The MDP gives direction for the community to ensure that what is important now and in the future is clearly understood and expressed. It also promotes a positive outlook to encourage development and business investment. For outside decision-makers such as the Government of Canada, Government of Alberta and the Municipal District of Greenview No. 16, the MDP provides a clear understanding of the type of growth and development the Town will pursue in future years.

An MDP is a living document, whereas social, economic and political conditions may necessitate regular updates. This plan has many similarities to its previously endorsed version, while it captures a more current outlook on the community's progress and conditions. The Town will encourage regular review of this plan by its Councils, Administration, and community at large with the intent of maximizing positive growth in all aspects of the community.

Legislative Framework

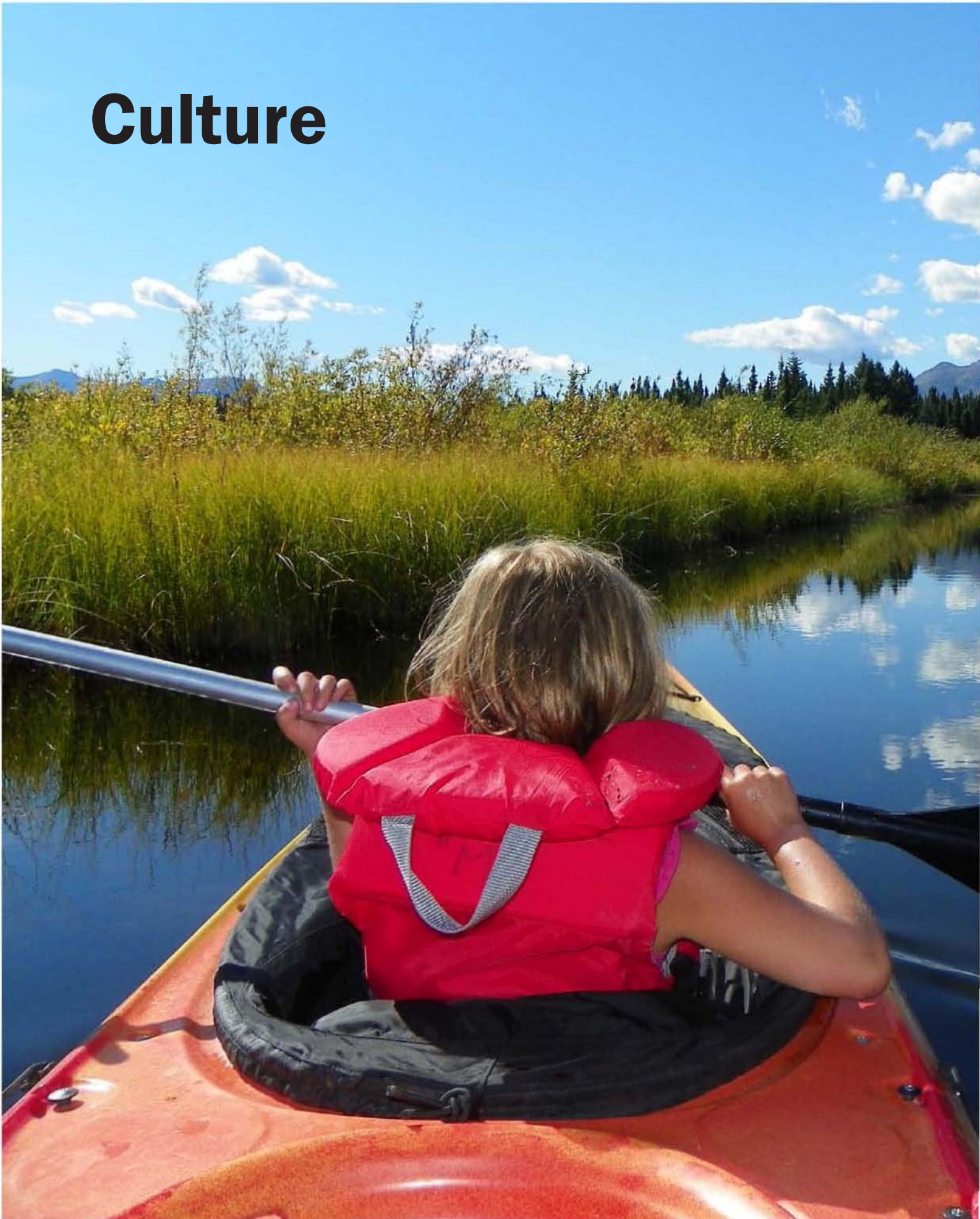
The Municipal Government Act (MGA) is the legislation that enables the creation of an MDP. The MGA requires municipalities with a population of 3,500 or greater to adopt an MDP. Section 632 of the MGA sets out the minimum requirements for the preparation of an MDP, which includes lists of what items and issues “must” and “may” be addressed. In addition, an MDP must be consistent with the land use policies adopted by the Minister of Municipal Affairs, as per Section 622(3) of the MGA.

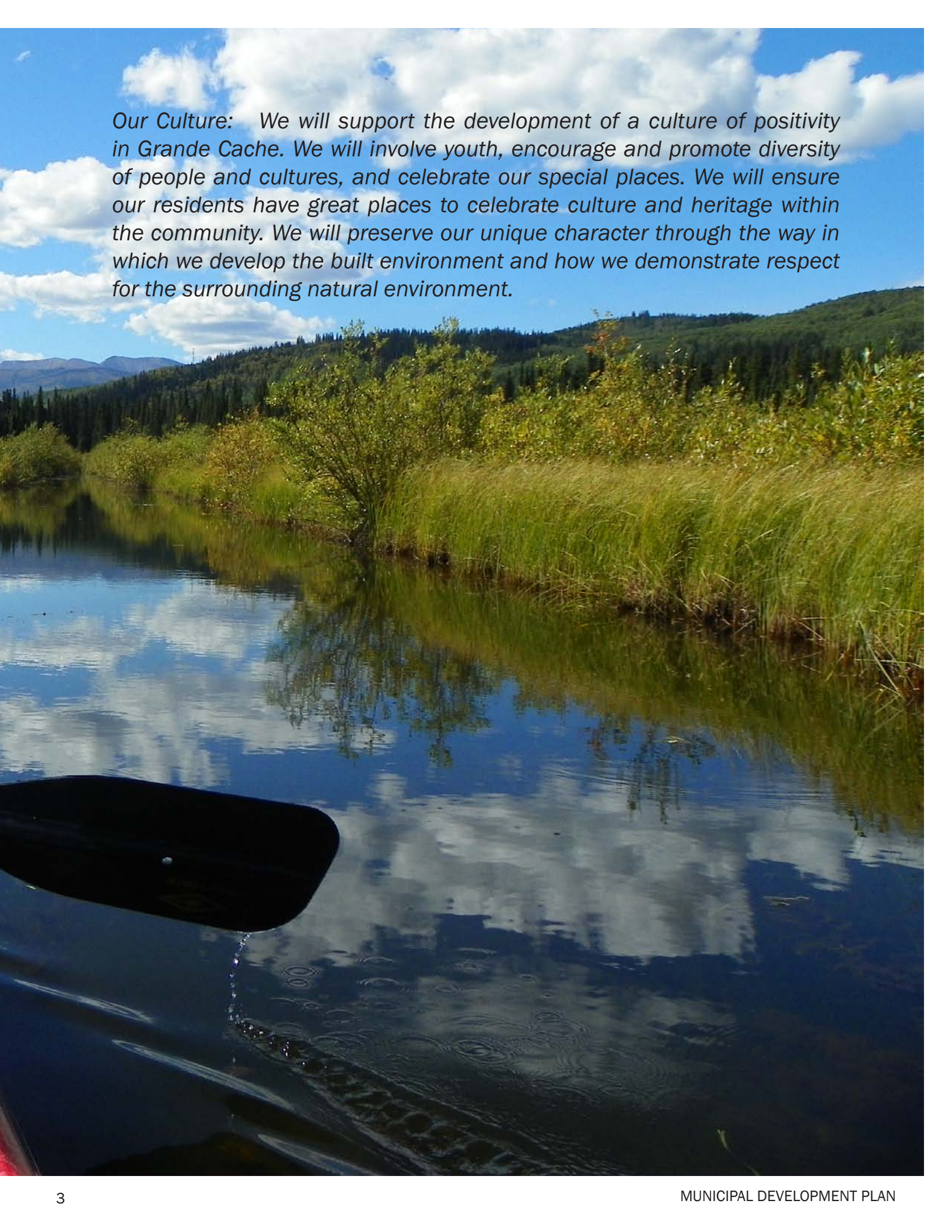
The Town of Grande Cache MDP meets and exceeds the requirements of the MGA and provincial land use policies.

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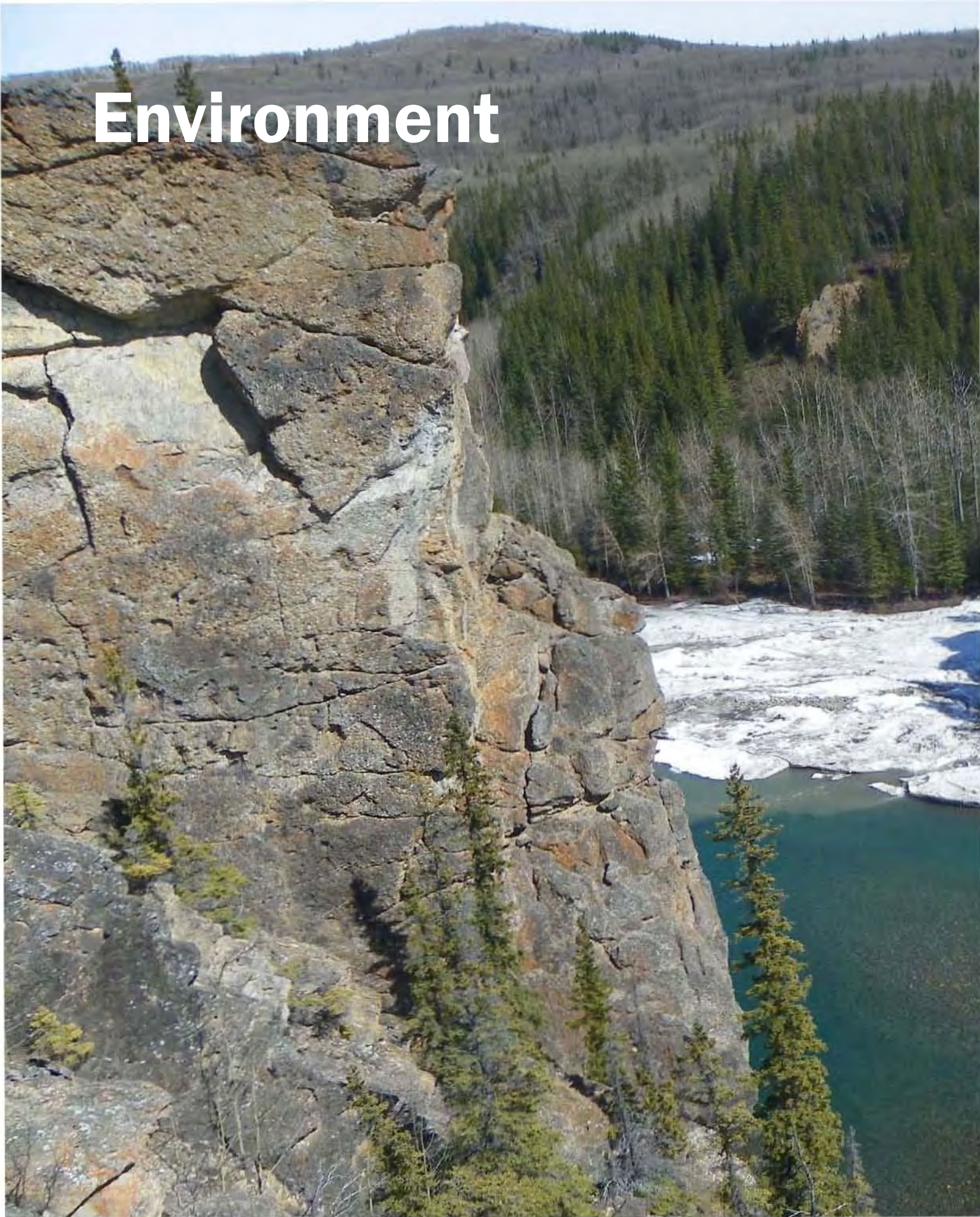
Culture



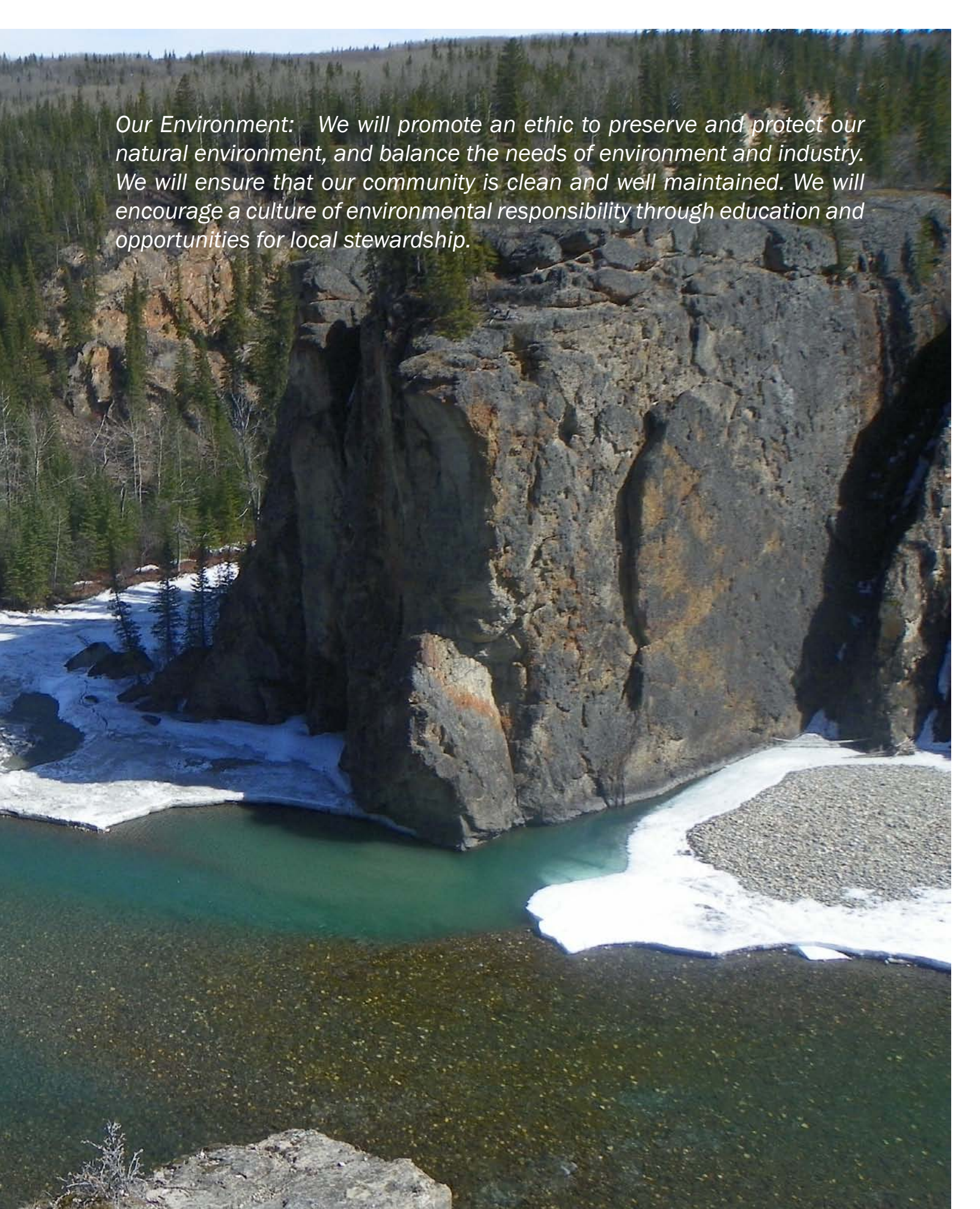


Our Culture: We will support the development of a culture of positivity in Grande Cache. We will involve youth, encourage and promote diversity of people and cultures, and celebrate our special places. We will ensure our residents have great places to celebrate culture and heritage within the community. We will preserve our unique character through the way in which we develop the built environment and how we demonstrate respect for the surrounding natural environment.

Environment



Our Environment: We will promote an ethic to preserve and protect our natural environment, and balance the needs of environment and industry. We will ensure that our community is clean and well maintained. We will encourage a culture of environmental responsibility through education and opportunities for local stewardship.





Governance

The background of the page is a close-up photograph of several leaves. The leaves are in various stages of color, with some being a vibrant green and others showing yellowing, suggesting an autumn setting. The lighting is soft, creating a natural and organic feel. The text is overlaid on the upper left portion of the image.

Our Government: We will ensure that our community is proactively governed. We will promote transparency, effective community engagement, and fiscal responsibility in community decision-making. We will engage youth in local governance. We will collaborate with our municipal neighbours. We will ensure that all perspectives are heard and treated with respect.

Programs and Events



A person wearing a light green jacket and dark pants is standing on a snowy slope, looking out over a vast, snow-covered landscape. In the background, there are dark, silhouetted mountains under a bright, overcast sky. The scene is captured in a soft, slightly blurred style, emphasizing the natural beauty of the environment.

Our Community Programs and Events: We will encourage celebration in our community through supporting both new and existing community events. We will encourage residents to take part in community programming and recognize the contribution of our volunteers. We will enhance opportunities to experience our natural context through our existing trail system, and ensure a balance of outdoor experiences is available.

Industry and Economy

A close-up photograph of a metal shovel digging into a pile of brown soil or sand. The shovel is positioned diagonally, with its blade cutting into the material. The background is a clear blue sky. The overall scene suggests industrial or construction work.



Our Local Industry and Economy: We will create an attractive community that will foster employee retention and long term economic growth. We will support the needs of industry, while also providing support for local tourism. We will promote and support our local businesses, and encourage new economic drivers to help our community flourish in ever-changing economic conditions.

Introduction

Our 20/20 Vision

Grande Cache has been successful in attracting new residents, investors and visitors for various reasons. The Town has also successfully retained many of its original residents due to a variety of reasons. Over the past several years Grande Cache has been very proactive in promoting the vitality and future potential of this community through careful planning, an array of programs and events, and strong governance. This Municipal Development Plan is intended to act as a guide for the Town of Grande Cache to reach its potential and continue to grow as a thriving and inspiring place to live, work, play, invest and grow old.

This MDP is based around the vision in the 20/20 Strategic Plan, as well as themes identified during the consultation efforts held throughout 2011 and 2012 during the creation of this new document.

“Grande Cache will be a vibrant and progressive mountain community that achieves excellence by embracing cultural diversity, safe & healthy neighbourhoods, leading edge environmental stewardship, and a sustainable diversified economy.”

Plan Context

The MDP is not an isolated planning document. It is part of a family of plans that work together to determine the development pattern of a community. It represents the overriding land use planning document to which more detailed planning must conform. For purposes of interpretation, it is important to note that the strategies and actions contained throughout the MDP comprise the policies of this Plan.

The MDP also establishes the need and frame work for future planning to implement key policy direction. The MDP also provides the policy framework for the Town of Grande Cache Land Use Bylaw (LUB), which implements the MDP’s policies through the processes of development approval and land subdivision.

Hierarchy of Plans

1. Municipal Development Plan:

- is a broad policy document that guides future land use in a municipality;
- applies to the entire municipality;
- is a requirement for municipalities larger than 3,500 people;
- has its legal basis defined in the Municipal Government Act; and
- the Town of Grande Cache currently has an approved Municipal Development Plan and will be replaced by this document.

2. Intermunicipal Development Plan:

- is a policy document that coordinates the development of lands in/adjacent to neighbouring municipalities;
- applies to an agreed upon area in one of two neighbouring municipalities or a portion in both municipalities;
- is secondary to either municipality's Municipal Development Plan;
- has its legal basis defined in the Municipal Government Act; and
- the Town of Grande Cache and the MD of Greenview have an Intermunicipal Development Plan in place that articulates planning synergies between the two municipalities.

3. Land Use Bylaw:

- is a specific, regulatory plan that dictates land use, subdivision of land, etc.;
- divides the municipality into zones or districts and sets out requirements for development and use in each type of zone or district;
- has its legal basis defined in the Municipal Government Act; and
- the Town of Grande Cache has a current Land Use Bylaw in place.

4. Area Structure Plan:

- is a policy document that includes land use, density, staging detail as a framework for the development of the area;
- usually applies to a few or several quarter section of land;
- has its legal basis defined in the Municipal Government Act; and
- Area Structure Plans exist for various areas within the Town of Grande Cache.

5. Area Redevelopment Plan:

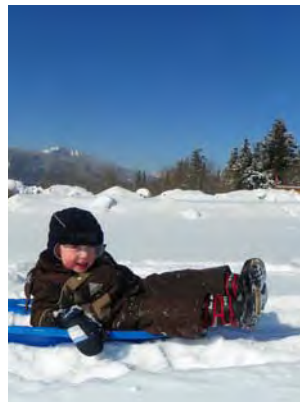
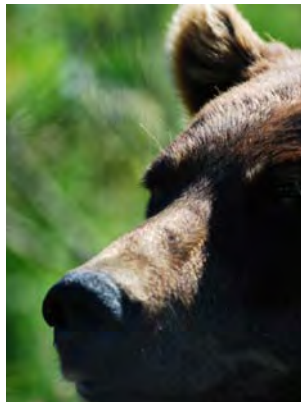
- is a policy document that focuses on a specific area, considering preserving or improving land, rehabilitation and removal of buildings, infrastructure renewal, and facilitating development in an already-developed area;
- allows for the imposition and collection of a “redevelopment levy”;

- has its legal basis defined in the Municipal Government Act; and
- the Town of Grande Cache has yet to complete an Area Redevelopment Plan for any area within the Town.

6. Open Space Master Plan:

- is a guideline for future development of various open spaces within the community;
- compiles a comprehensive list of opportunities for enhancing the public realm;
- allows administration to forecast enhancement strategies for a variety of areas throughout the community; and
- the Town of Grande Cache has a current Open Space Master Plan, completed in 2009.

Through stakeholder consultation and the creation of this MDP document, it became apparent that other studies would help support this hierarchy of plans. Working with local and regional stakeholders during the consultation process helped to identify various challenges and opportunities that can be best implemented through future plans.

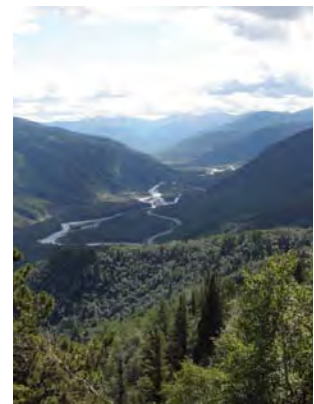


Consultation Process

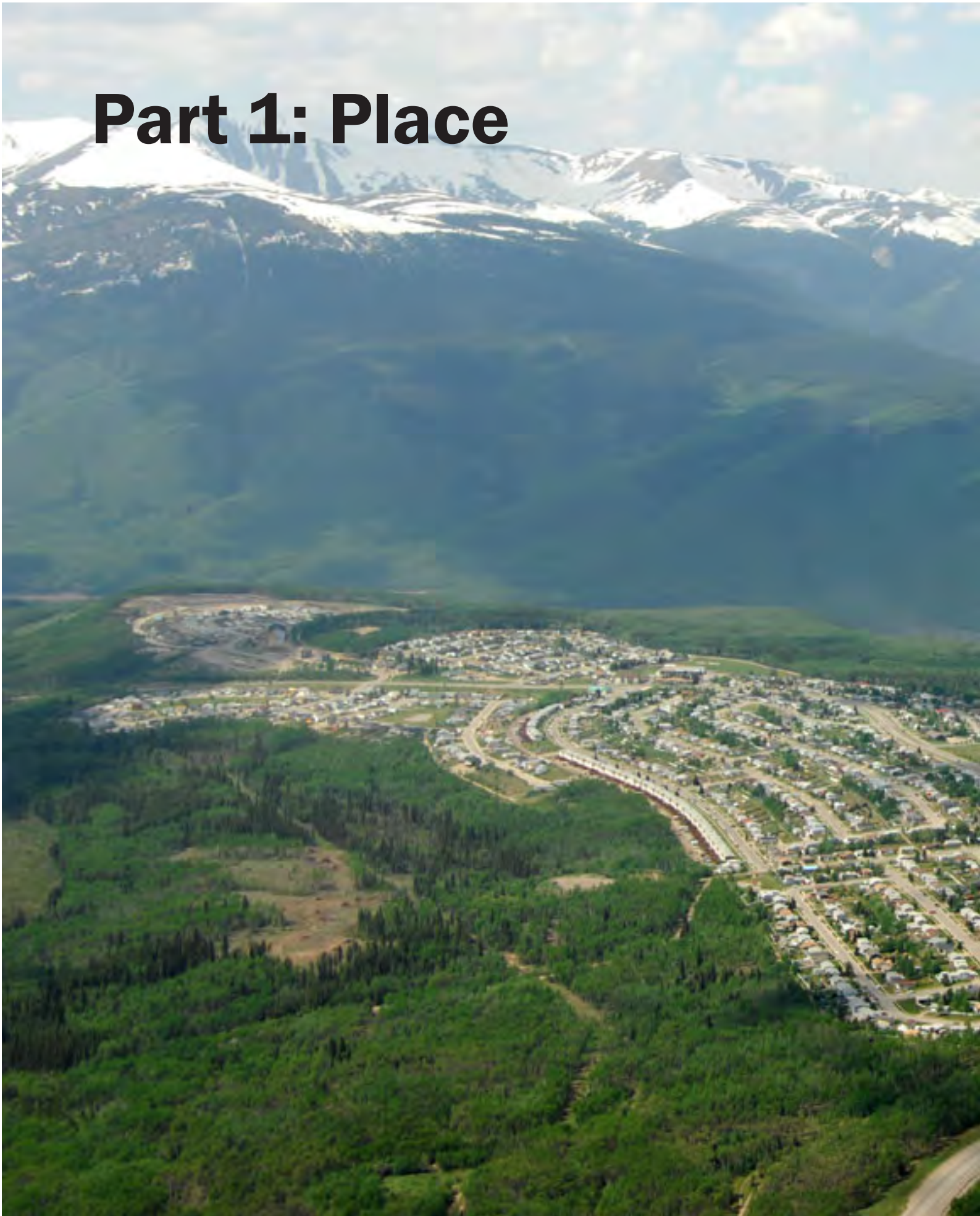
The creation of this plan was the result of extensive community involvement that was facilitated by Town Administration and a team of consulting professionals. The following activities were included in the consultation strategy to create this plan:

- a three day stakeholder charette including various stakeholders, Town Administration, Council representatives, and consulting professionals;
- a public open house to share preliminary findings from the stakeholder charette;
- two evening presentations for the general public, including the themes of sustainable community development and health and the built environment;
- an evening follow-up workshop with the stakeholder team;
- two subsequent public information sessions; and
- council presentations and a required public hearing.

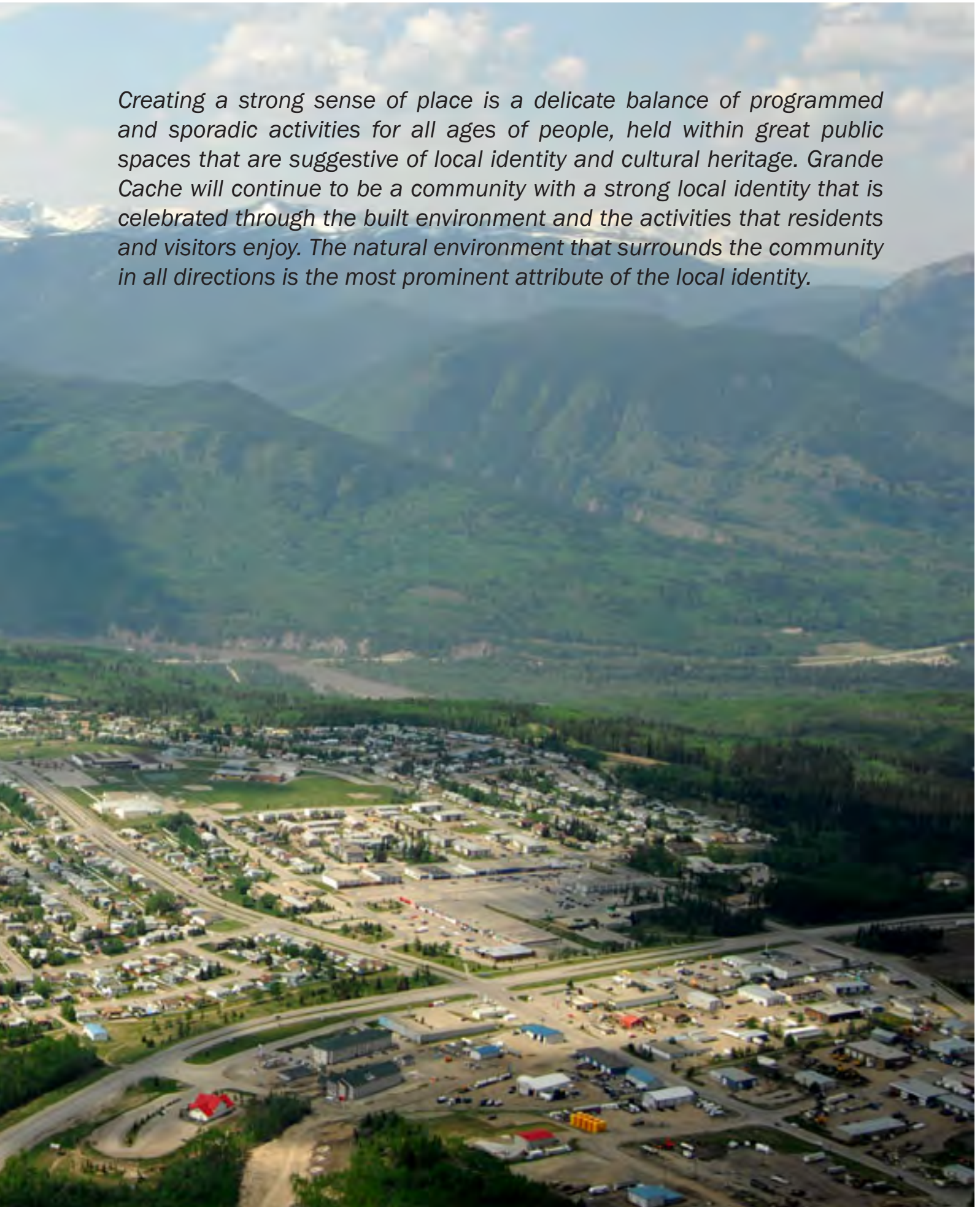
Throughout the consultation process for this plan, feedback from participants helped shape the final MDP document. This process is consistent with Council's approach to transparent and inclusive governance.



Part 1: Place



Creating a strong sense of place is a delicate balance of programmed and sporadic activities for all ages of people, held within great public spaces that are suggestive of local identity and cultural heritage. Grande Cache will continue to be a community with a strong local identity that is celebrated through the built environment and the activities that residents and visitors enjoy. The natural environment that surrounds the community in all directions is the most prominent attribute of the local identity.



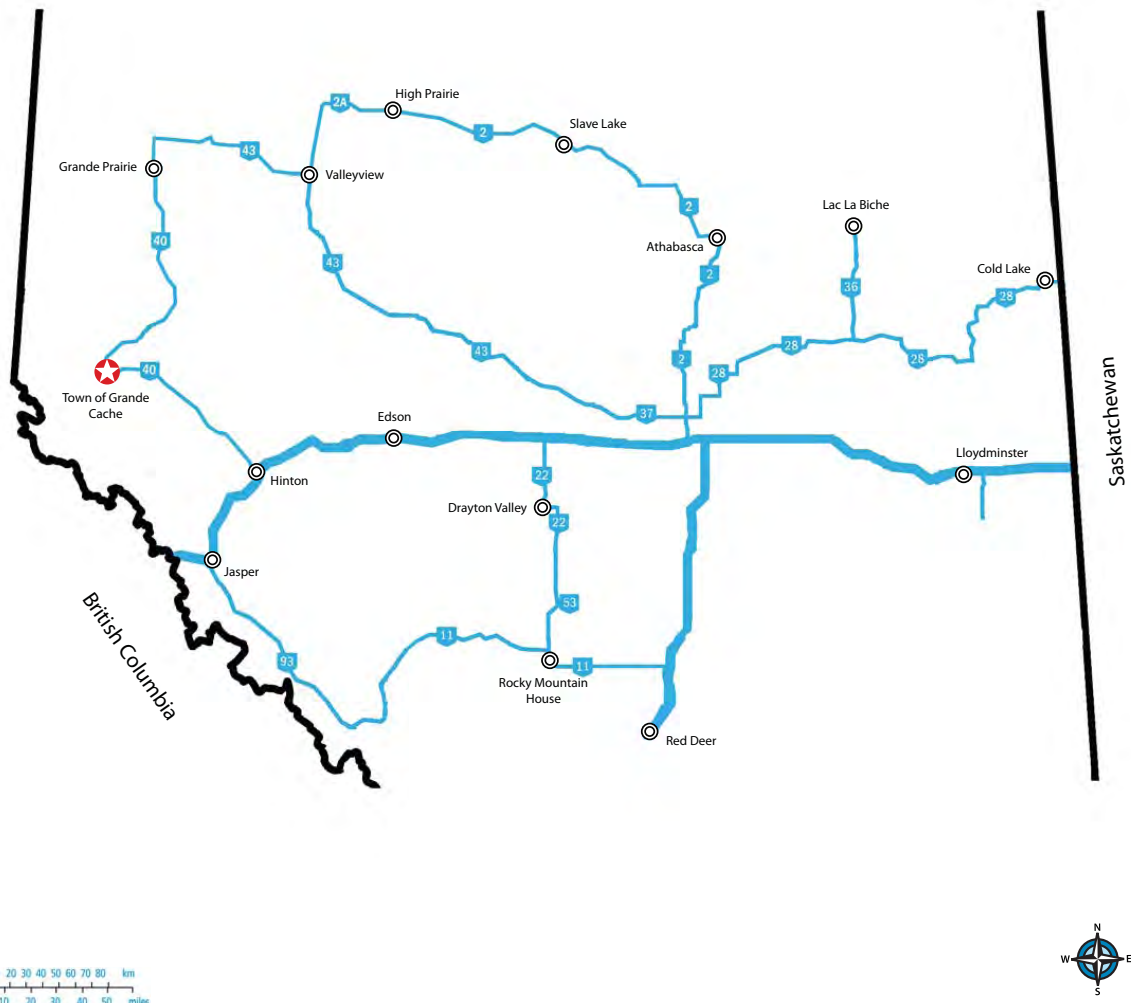


The Place We Call Home

We live in a land of sparkling lakes, rushing rivers, green valleys, and windswept peaks. Nestled on a mountain plateau at 1280 m (4200 ft.) above sea level, Grande Cache is 214 km (130 mi.) northwest of Jasper National Park in the Canadian Rocky Mountains in western Alberta. The Bighorn Highway 40 provides a paved corridor connecting Hinton, Alberta with Mile Zero of the Alaskan Highway at Dawson Creek, British Columbia. This is the shortest, most scenic route to Alaska from the United States, and thousands of tourists pass through our community each year. Map 1 shows the community's location in the provincial context.

Grande Cache is the Gateway to Willmore Wilderness Park, Alberta's greatest mountain treasure. Willmore Wilderness Park has an abundance of trails, big game, alpine flowers, and spectacular waterways. To protect its natural splendour, no motorized vehicles are permitted; visitors can access the park by horseback or on foot.

Outside the park, Grande Cache offers outdoor adventures with endless trails for motorized activities that include 4WD, all-terrain vehicles and snowmobiles. Fishing, golfing, kayaking, canoeing, rafting, wildlife viewing and photographic opportunities await all visitors. Grande Cache has an excellent choice of shops, campgrounds, accommodations, restaurants, and evening entertainment. Those who want a true wilderness experience can stay in a backcountry lodge. There is an abundance of outdoor adventures just outside our doorsteps.



Map 1 - Context Map



Programs and Events

Providing space for community gatherings is integral to community building. Grande Cache Council will act as host and supporter of residents getting to know each other and growing pride in their community and their neighbours. These events will be rooted in the common values of residents, including the unparalleled location and environmental context of Grande Cache.

Goals:

- encourage celebration in our community through supporting both new and existing community events and festivals;
- encourage residents to take part in community programming and recognize the contribution of our volunteers; and
- enhance opportunities to experience our natural context through our regional trail system.

Strategies:

- assist community groups in accessing outside funding for events and capital projects;
- promote, in conjunction with local/provincial/federal agencies, and encourage developments, events and recreational/cultural activities that, while enhancing a sense of civic pride, can generate lasting economic activity and benefit; and
- support non-profit, recreationally-focused community groups.
- Support the Beautification strategies that have been implemented



Actions:

- identify initiatives to expand the volunteer base and create excitement around community building exercises;
- undertake a Communication Plan to explore opportunities to promote Grande Cache and its events, both within the community and externally;
- connect with other agencies to determine possibilities for working together for regional promotion of events and activities;
- recognize volunteers for their contributions;
- support the creation of a new Winter Festival, including activities like outdoor curling, a pond hockey tournament, cross country ski loop, and snow shoe race; and
- consider the creation a community human resource asset map identifying skilled residents to promote locally-based entrepreneurialism.



Culture

The development of a strong cultural identity benefits both residents and visitors, and can make Grande Cache a more resilient community. Residents overwhelmingly identified a rich and vibrant culture as an element to quality of life that they wish to see supported by the Town of Grande Cache. There is a strong ethnic multiculturalism in our community. The natural environment and seasonal variations are important elements to these cultures and should be celebrated.

Goals:

- develop a culture of positivity;
- encourage and promote diversity of people and cultures, and celebrate the many cultures present in the community; and
- celebrate our special places.



Strategies:

- ensure cultural integration as new people move to the community;
- foster community cohesiveness through a mixture of events and celebrations;
- support a diverse and active arts community;
- celebrate and protect Grande Cache's special places; and
- ensure Grande Cache is a community where residents want to stay and engage in their community, through all stages of their lives.

Actions:

- expand the use of Central Park;
- involve youth in all aspects of the community;
- actively involve Grande Cache's Aboriginal and Metis community in community development conversations and initiatives;
- include a wide variety of ages in community development conversations and initiatives; and
- work with interested parties/potential sponsors to develop a family-oriented multicultural festival (annual or otherwise).



Environment

The proper stewardship of our environment (both natural resources and the physical environment in which we live) is of critical importance to many residents in Grande Cache. This theme splits into two main streams: ecological sustainability and community aesthetics. Sustainability deals with ensuring that choices result in long-term viability of resources; community aesthetics focuses on ensuring surroundings are tidy and pleasant.

It is important to note that this subject matter can often be beyond the jurisdiction of a single municipality. It is not Grande Cache's intention to overstep their jurisdictional boundaries, but rather provide clear policies and actions that support strong partnerships with other municipal entities and levels of government.

Goals:

- promote a strong environmental ethic and preserve our natural environment;
- develop stronger partnerships with other municipalities and levels of government;
- balance the needs of industry with environmental protection;
- encourage a culture of environmental responsibility through education and stewardship; and
- ensure that our community is clean and well maintained.

Strategies:

- encourage the protection and sustainable use of water resources;
- promote innovative measures for aquifer protection, water conservation, and wastewater treatment;
- encourage the responsible disposal of solid waste, including: recycling, reusing and composting;
- support the reasonable development and responsible use of the local trail system;
- encourage the community to become well-educated with respect to environmental stewardship and sustainability;
- encourage the use of more efficient building materials and fixtures;
- consider alternative energy generation opportunities;
- continue to work with key partners to mitigate the risk of dangerous wildfires where feasible;
- provide municipal services in an environmentally efficient manner;
- continue to preserve natural areas and greenspace in the community;
- support an industry-free view-shed; and
- support a tidy, visually-appealing community.

Actions:

- undertake an Environmental Master Plan to guide corporate and community actions towards sustainability and healthy environment;
- review All Terrain Vehicle use in the community, both within the developed area and on trails, and create recommendations for use that balance access, sustainability, safety and equity for all residents and visitors;
- continue to implement wildfire protection initiatives in order to reduce the potential impact of wildfires on the community. This will include working with provincial ministries to ensure that forest fire fuels are monitored and addressed proactively as well as working with local property owners to reduce forest fire risks;
- continue to maintain and encourage access into natural areas while protecting ecological habitat;
- work with community partners to implement environmental education programs and encourage environmental entrepreneurship;
- continue to implement the Community Beautification program;
- create educational materials for the local trail system;
- continue to support Passport to the Peaks program;
- enforce bylaws for the upkeep of residential and commercial properties;
- require applicants for subdivision or development in forested areas to submit a Fire Hazard Assessment and plan to address wildfire mitigation guidelines as contained in FireSmart: Protecting Your Community from Wildfire (2003).



Urban Design

To promote a strong sense of place, Grande Cache must be sensitive to the way it develops the urban fabric. Urban design will be inspired by the surrounding natural environment, taking advantage of views and vistas. The palate of materials will be based on locally found products such as timber, rock and native plants. Major renovations and new construction projects will be encouraged to use consistent materials that reinforce a mountain lodge aesthetic.

Grande Cache has recently completed a variety of community beautification projects that included strong elements that are inspired by a mountain lodge theme. The Town will ensure that all public realm and public amenity buildings will be consistent with this theme. The Town will also encourage all private development to also be consistent with these urban design guidelines.

As communities throughout Alberta manage growth and redevelopment, they must ensure that the appropriate planning guidelines are in place and available to residents, businesses and the development community. Grande Cache supports a form-based approach to urban design that not only prescribes land use and architectural guidelines, but also outlines the relationship between on-site development and the public realm – streetscapes and public amenities such as parks. It is important that all planning documents are consistent and supportive of each other, to ensure great urban design and the implementation of successful public places.

Grande Cache needs to promote strong identity of the various neighbourhoods within

the community. Various areas of Town have unique character yet are not distinguished by individual neighbourhoods. The public engagement process for this MDP recognized the importance of not only promoting the identity of Grande Cache as a whole, but also its various neighbourhoods. While urban design guidelines must be developed for the community as a whole, it is important to recognize the variation between different areas of the community.

Goals:

- create a pedestrian friendly public realm that is accessible to all people regardless of their physical abilities;
- ensure accessibility for year round conditions;
- maintain a strong visual character of public amenities and streetscapes that is consistent with current Community Beautification guidelines; and
- create a safe community.

Strategies:

- scrutinize new developments as well as major retrofits of existing developments for their compatibility with accessibility;
- look to Administration to ensure that development is consistent with various development guidelines; and
- work with Administration to develop priority projects to achieve these goals and allocate annual funding to support this initiative.

Actions:

- establish architectural guidelines for development within the community, including detailed guidelines for all public buildings and various elements within the public realm (including streetscapes, parks and recreational development) such as furniture, light fixtures, and public art – guidelines must be compassionate to neighbourhood identity rather than being community-wide;
- establish neighbourhood names and new street names for the entire community, to celebrate the variation between different neighbourhoods;
- create a unified report that outlines Community Beautification best management practices and guidelines for new development and the retrofit of current areas; and
- develop stronger synergies between related documents, policies and strategies through updates to the current Land Use Bylaw, which can be inspired by “Form-Based” approaches to land use.

Part 2: People

Our most precious asset is our people. While this community is relatively young having been incorporated in the mid-1900s, Grande Cache has developed a strong local culture that is founded by ethnic diversity and our reliance on the land for resources, education, recreation and economic prosperity.





Community Dynamics

Over the past decade, Grande Cache has taken on a number of initiatives to promote its culture, heritage and local identity. The surrounding environment in its pristine state has been an inspirational element in defining this community. Views of 21 mountain peaks, immediate access to nature and an abundance of outdoor recreational activities are some of the immediate defining features of Grande Cache. On a more localized level, the Town celebrates strong volunteerism and local stewardship that is part of what defines this community. People are very proud of their community, and the Town has made significant efforts to beautify the public realm and provide up-to-date facilities and programs for its residents.

The appearance of the public realm is very important to this community. Beginning in 2006, the Town has completed numerous major parks and open space enhancement projects such as the completion of Central Park, community signage and trail head enhancements. Local community organizations and volunteers have also taken on many noteworthy projects such as Communities in Bloom, the Labyrinth, and Birds Eye View Park.

Population

Population projections are challenging within any community that is reliant on a natural resource based economy. Regional, national and global markets are very volatile and unpredictable, and as a result there are challenges in forecasting future growth in Grande Cache. The preliminary numbers from the 2011 Federal census indicate significant growth from 2006-2011. Overall growth was approximately 14% over five years, which translates to



a constant annual growth rate of 2.7%. Without the more detailed census information, there is very little way of knowing what type of growth this represents (families, singles, seniors, etc.), however, understanding that this has occurred is an important step to ensuring the Town is able to plan for the future.

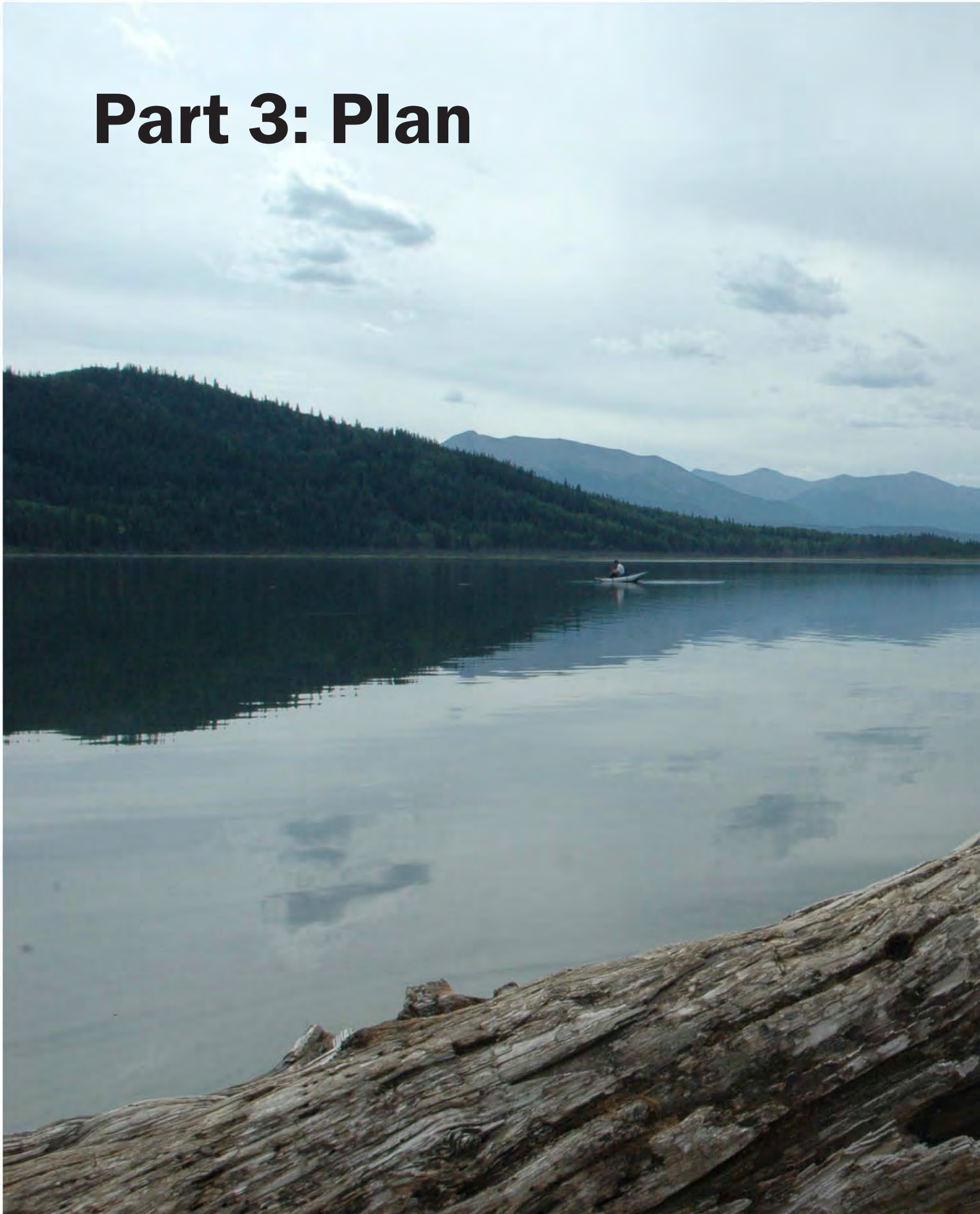
2006 population	3,783
2011 population	4,319
Constant Annual Growth Rate	2.7%

Grande Cache has experienced a wide variety of population fluctuations in its history. Historical growth (and contraction) is a difficult predictor of future growth in this case. The projections undertaken for this MDP are based on three different growth models: 0.5% annual growth (low), 1.5% annual growth (medium) and 2.5% (high) annual growth.

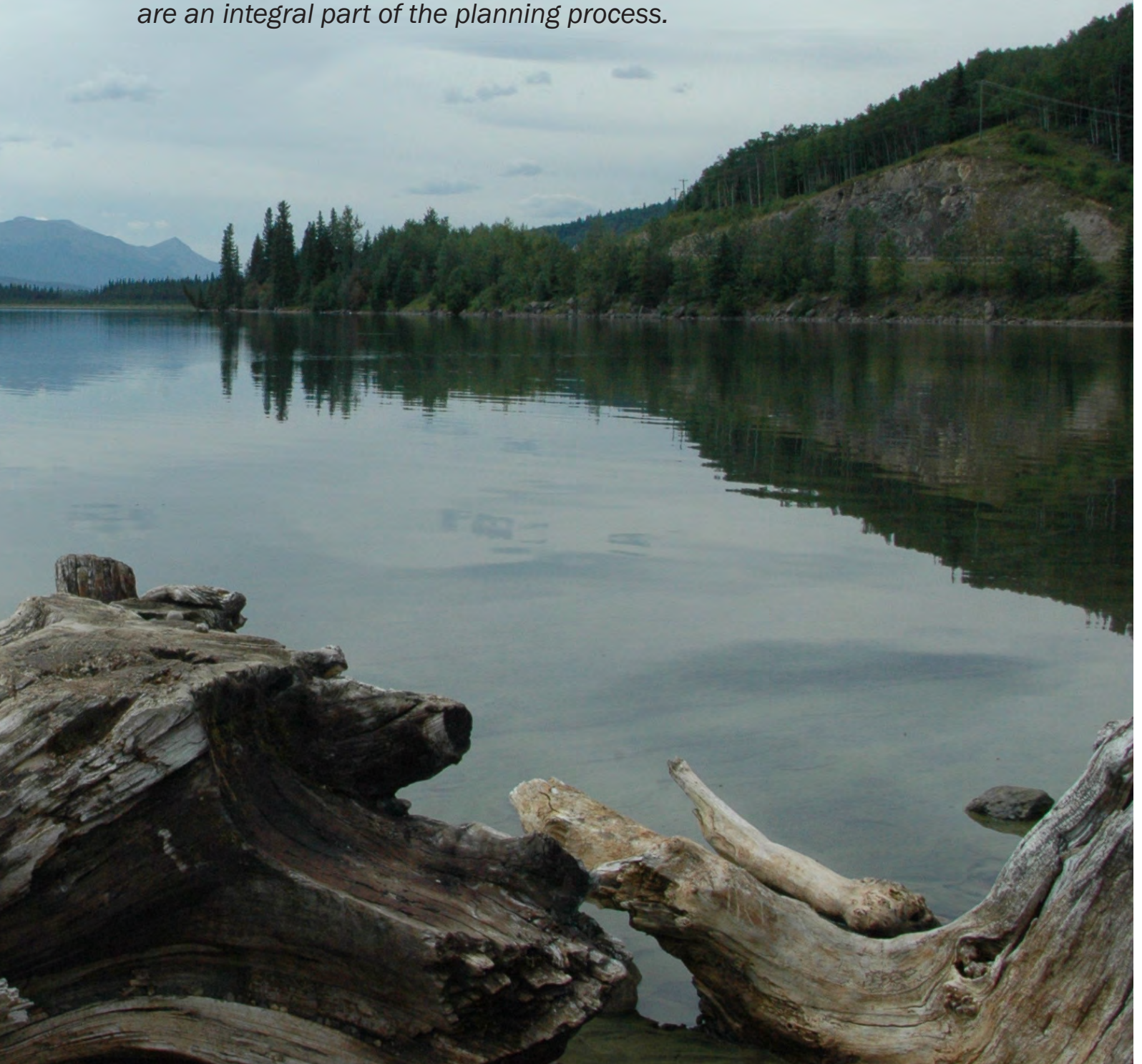
Constant Annual Growth Rate	0.5%	1.5%	2.5%
	low	medium	high
2016	4,428	4,653	4,887
2021	4,540	5,012	5,529
2026	4,655	5,400	6,255
2036	4,893	6,267	8,007
2050	5,246	7,719	11,314

These population projections help give a better sense of how growth might affect the population of Grande Cache and the Town’s ability to provide service and quality of life for current and future residents.

Part 3: Plan



Developing an array of community plans is complex and can seem overwhelming. As communities across Alberta are responding to strong demands for growth due to positive growth of our economy, local communities need to ensure that strong, clear and accessible planning tools are in place to facilitate community development. Community planning should be transparent and very inclusive, whereas stakeholders such as local residents, industrial partner, cultural groups and the business community are an integral part of the planning process.



Plan Review Context and Scope

The Town of Grande Cache has undertaken land use planning to guide its growth and development since it was first formed in 1969. A considerable amount of thought and effort went into the Town's first MDP, which was initiated in 1980 and finally completed in 1986. The 1986 MDP reflected the circumstances and aspirations of the Town at that time. The 1986 version of the MDP was technically revised in 1998 to ensure that the 1994 changes made to the Municipal Government Act (MGA) in terms of planning were adequately reflected in the Town's MDP. A comprehensive review of the 1986 MDP was undertaken shortly thereafter. That process resulted in the current MDP which was adopted in 2000. Several amendments have been made to the 2000 MDP (e.g. to accommodate both the Floyd McLennan Business Park and Tower Park Estates ASPs). The 2012 MDP will replace the 2000 MDP in its entirety.

In 2002, as recommended in the 2000 MDP, the Town and the Municipal District of Greenview prepared the Grande Cache Intermunicipal Development Plan (IDP). The Grande Cache IDP is a high-level policy document intended to establish a planning area of mutual interest, identify future growth directions within the plan area and outline mechanisms and processes to resolve conflicts that may arise.



In 2011, it was decided that the MDP was once again in need of a thorough review for many of the same reasons the 1986 MDP was comprehensively reviewed in the late 1990's. As stated earlier, the MDP is a living, strategic document and needs to adapt to changing circumstances. Further, there is a greater need for stakeholder and citizen engagement, in order to ensure that the MDP is based on what is truly important for the community and what the community needs and wants to be, moving forward. Other reasons for updating the MDP include:

- the 2000 Plan, although amended since, had not been substantively revised or updated since its adoption in 2000;
- the Town's economic situation continues to evolve, particularly in terms of the major employers involved (e.g. coal, gas, forestry, corrections, and so forth) and there continues to be the need to manage and moderate the cyclical effects of the Town's economic drivers)
- an accumulation of individual planning issues regarding a variety of land uses needed updated policy guidelines.

Early in the 2012 MDP review process, an intensive consultation/charette was conducted to gather input from various stakeholder groups and citizens to help shape the goals, objectives and direction of a revised MDP. Through the three-day process, the working group identified the above-noted themes to be included in the MDP and thoughts and ideas about how to address each of the themes in the community.

The participants of this process included:

Project Advisory Team

Lorraine Jones	Big Horn Golden Age Club
Jerry Amyiot	Big Horn Golden Age Club
Ron Sibbald	Big Horn Golden Age Club
Claude Menard	Big Horn Golden Age Club
Jack Spencer	Hayden Ridge Development
Gerry Verstraten	1049726 Alberta Ltd.
Tim Kennedy	Milner Power
Brian Hunt	Milner Power
Janet Karasz	Grande Cache Coal Corp
Doug Ivy	Grande Cache Coal Corp
Scott Webb	Encana
Sauna Cooney	SRD
John Bladen	Member at Large
Kraig Gramlick	Member at Large
Andre Deschenes	Member at Large
Jack Deenick	Member at Large
Harpiar Gandhi	Public Works
Kevin Gramm	Public Works

Town Council

Louise Krewusik	Mayor
Rob Staples	Councillor
Richard Thompson	Councillor

Various issues were also identified as part of the stakeholder and public process:

- parking and pedestrian traffic along the Highway 40 in town boundaries;
- development of recreational land, tourism promotion, and the role of tourism;
- desirability of establishing architectural themes to guide redevelopment, particularly in relation to the Town Centre;
- the Town's involvement in land banking and land development and the role of the private sector in major Town initiatives;
- staging new development to take maximum advantage of existing infrastructure;
- accommodating limited commercial and/or mixed-use development at the south end of Hoppe Avenue;
- reconfirming the exclusion of residential acreages within Town limits in the interests of maintaining sustainable infrastructure costs;
- planning and use of municipal and school reserve;
- continued support for the development of an integrated recreational trail system;
- framework and terms of reference for future area structure plans: the first being for the lands surrounding and including the Town Centre and the second being for the lands comprising Stage VI; (Changed to be first – ASP Stage 4 and 6 and ARP For downtown second, Townsite II third)
- the need to appropriately accommodate FireSmart principles into planning policy, development control regulations and standards;
- review of off-site bylaw and template development agreement to ensure that development continues to pay for development; and
- the need to revisit the Grande Cache/MD of Greenview Intermunicipal Development Plan.



Infrastructure

Master Plans for both the water distribution and wastewater collection systems were completed in October and November of 2007. In general, both systems are serving the population well. Aside from pressure issues in a couple of areas of the Town, most of the recommended upgrades are required to deal with significant growth. With respect to the water system, a new reservoir would be required when Grande Cache's population reaches 6600. The collection system requires a few upgrades and some new construction to facilitate growth.

Land Base and Population Characteristics

The Town of Grande Cache has developed into a mature community with a wide range of businesses and community services. Most retail development, hotels/motels and government services are concentrated in the Town Centre and along Hwy. 40. The Grande Cache Hospital is located immediately north of the Town Centre and a new RCMP detachment building is located immediately east of the Hospital across Highway 40. All existing service commercial and light industrial uses are located east of Hwy. 40. Additional land has been planned within the Floyd McLennan Business Park and Tower Park Estates ASPs and is available for future highway commercial, service commercial, industrial and some residential uses (in the Urban Village of Tower Park, only) in behind the existing service commercial light industrial area east of Hwy. 40.

Although multi-family housing is located in several areas of the Town, single-family housing is the predominant form of housing. Within the Tower Park Estates ASP, the housing will be higher density, and development will be in more of a mixed-use configuration.

In early 2012 the Town completed the construction of Phase I of an addition to the



recreation and community centre complex, including a new indoor pool/aquatic park, meeting rooms, and large change rooms. Phase II will include the completion of a fitness centre and day care space. There is a tourism and cultural/interpretive centre and park located at the southeast entrance to the Town along Hwy. 40. There is also a 9-hole golf course and a fully serviced municipal campground located south of the golf course in a very attractive setting.

A full range of K-12 programming is provided in Grande Cache within three public schools, which are part of the Grande Yellowhead Public School Division No. 77. Existing municipal infrastructure can accommodate considerable population growth, as the existing water reservoir could accommodate up to 6,000 residents. The wastewater treatment facility also has capacity to accommodate a population increase.

Developable Areas

Determining the most logical land areas to expand into is an important step for any community. Grande Cache has undertaken extensive work to ensure that developable lands (i.e. those that could be easily and logically provided with municipal services) are identified. Note that two of the significant developable areas are located within the Floyd McLennan Business Park and Tower Park Estates ASPs.

The areas identified for possible future development areas that are still within Grande Cache's existing corporate limits are indicated on the map entitled "Developable Areas" that can be found in the Appendix.

Future Land Use Concept

A map entitled “Generalized Future Land Use Concept” is included in the Appendix It establishes a sound framework for community development generally and for making decisions concerning future land use, subdivision and development.

The Future Land Use Concept provides for more than a doubling of the Town’s current population from approximately 4,000 to 9,000 residents, depending on final development densities. The Map entitled Generalized Future Land Use Concept gives a general indication of how and where this population growth is to be accommodated.

Population growth will also depend on the Town’s ability to extend municipal services. There is water and sewage treatment capacity to support the build out population indicated in the chart below, although another water reservoir will be required beyond 6,600 people. Achieving this population level within existing services capacities will depend not only on the orderly and economic expansion of water and sanitary sewer services but also on the logical extension of the Town’s storm water management system and road network.

Residential

Providing adequate land for new and existing Grande Cache residents is a priority for Council. The land availability situation is unique, but not insurmountable. In fact, there is ample space for growth in the near to medium term, especially if a mix of housing forms , including some multi-family options, are included in new developments in infill, as contemplated.

The following chart shows projected population for each undeveloped residential area, using 40 people/per gross hectare as a population factor. This assumption is based on a household size of 2.5 persons per household and an average of 16 units per hectare. The 2011 Stats Canada census population of 4319 was used to calculate the overall population that could ultimately be accommodated in Grande Cache.

Stage	Area	Density	Additional Population	Potential Total Population
VI (Phase I)			(from previous MDP) 275	4,594
VI (Phase II)	13.0 ha	40 p/ha	520	5,114
VII (West Bench)	59.3 ha	40 p/ha	2,372	7,486
VIII (South Bench)	56.2 ha	40 p/ha	2,248	9,734
IX (Lower Bench)	45.4 ha	40 p/ha	1,16	11,550
Tower Park	40.5 ha		(from ASP) 987	12,537

The chart above shows ample land availability for growth of Grande Cache into the foreseeable future.

Accommodating growth in Grande Cache means using existing and future municipal services very wisely. To ensure economic and sustainable municipal infrastructure costs over the long term, one hectare of serviced land needs to yield at least approximately 16 residential lots. There also needs to be consideration of redevelopment opportunities in the Town Centre. This will support a more walkable, vibrant commercial area, while supporting efficient use of infrastructure.

Goals:

- develop residential areas in a way that maximizes infrastructure investment;
- increase density in both existing and new residential areas appropriately;
- ensure appropriate staging in new residential areas;
- direct manufactured housing to appropriate areas; and
- ensure Grande Cache’s residential areas are attractive, safe, and pleasant places for residents to live.

Strategies:

- refuse new manufactured housing to locate east of Highway 40;
- monitor housing affordability in the community;
- in new residential areas, allow residential development in small stages;
- encourage greater overall residential density comprising a wide variety of forms, including duplexes, townhouses, apartments, live/work units, etc.; and
- use a performance standard approach based on the impact of the home occupation on the surrounding community to regulate home occupation activities.

Actions:

- refuse acreage type residential subdivision/development within the Town’s current Corporate Limits;
- undertake the preparation of area structure plans for the areas currently known as “Stage VI” and “Townsite II”, the plan boundaries of which as generally indicated on the Map in the Appendix entitled Developable Areas. Note that the “Stage VI” ASP may include some of the lands within the “West Bench” area. At a minimum, these ASPs will be prepared in accordance with the Generic Terms of Reference for the Preparation of Area Structure Plans/Conceptual Schemes contained in the Appendix and also address but not be limited to addressing the following:
 - o Wider variety of forms and densities.
 - o Mixed use areas at appropriate locations; and
- review the Town’s off-site levy bylaw and generic development agreement.



Reserve Land

Ensuring proper acquisition of reserve lands to both meet the needs of the public and prevent development on environmental sensitive land is a priority for the Town of Grande Cache. Both of these goals will contribute to a positive quality of life in the community.

Goals:

- ensure adequate amounts of reserve land for recreation and schools in new areas;
- where land is not required, ensure cash-in-lieu of reserve funds are collected and applied where appropriate;
- ensure environmental reserve land is dedicated to protect riparian areas and other environmentally sensitive lands; and
- support landowners in conserving appropriate land.

Strategies:

- promote the use of flat lands for recreational and parks development; and
- consider taking land offered by a landowner under a conservation easement agreement, if the land is for the purposes of protecting an important wildlife habitat or ecosystem. It is preferred that the donor select a non-profit/not-for-profit organization to be the dominant tenement of the easement agreement.



Actions:

- require reserve land as described under Section 666(2) of the Municipal Government Act, and in accordance with the 2009 Open Space Assessment;
- require reserves for the entire parcel that is the subject of the application at the time of subdivision and do not defer if, in the opinion of the Town, no further subdivision will be permitted (ie: the “terminal subdivision” has been reached);
- where the Grande Yellowhead Public School Division No. 77 has identified future land needs for school locations, require school reserve and/or municipal and school reserve in the form of land. If required, the Town will establish or update/reaffirm, as the case may be, its reserve agreement with the Grande Yellowhead Public School Division No. 77 and, if deemed necessary by the Town, establish a reserve agreement with the Municipal District of Greenview No. 16 for the purposes of municipal and school reserves;
- where cash is to be provided in lieu of municipal reserve land, require the value of the land to be determined by an approved/accredited appraiser in accordance with Division 8 of the Municipal Government Act, the cost of which to be borne by the owner/developer prior to a decision on the subdivision;
- require environmental reserves to be taken according to Section 664 of the Municipal Government Act either in the form of a lot (ownership transferred to the Town) or as an environmental reserve easement (private ownership is retained). Where the Town wishes to ensure public access to a watercourse or waterbody, environmental reserve in the form of a lot will be taken. All environmental reserve is to remain in its natural state except as permitted in accordance with Division 9 of the Municipal Government Act; and
- require any developer to provide hazard land as environmental reserve, if deemed appropriate.



Industrial and Commercial Land

Grande Cache Council views a vibrant industrial and commercial base as providing a two-fold benefit to the community – opportunities for employment, and basic and enhanced services for residents. While the community was originally formed to serve industry and business by providing a workforce, Grande Cache now exists in its own right. Commercial and industrial development are part of the picture, not the whole picture.

Goals:

- attract new businesses to support the region's residents and industry;
- accommodate additional highway commercial development; and
- ensure new development and major renovations result in attractive buildings and sites, with particular emphasis in the Highway 40 corridor and within the Town Centre.

Strategies:

Town Centre

- continue to support the Town Centre as the hub of Grande Cache;
- link the Town Centre and Highway 40 areas so each can benefit;
- encourage infill and redevelopment in the Town Centre;
- recognizing the importance of having a community focal point for annual festivities, fairs, cultural events, and so forth, and given the economic development spin-offs that result from these activities the Town will endeavour, as budgetary resources



permit, to implement all or portions of the Grande Square and Town Centre Design Concept. The Town will also encourage local businesses to participate in the implementation of this design concept.

Light Industrial/Service Commercial/Highway Commercial

- enhance the appearance of the Highway 40 Corridor as per the Community Beautification program recommendations;
- encourage development of industrial, service commercial and highway oriented commercial land designated with the Floyd McLennan Business Park and Tower Park Estates ASPs;
- direct un-serviced, land-intensive industrial uses (heavy truck storage, etc.) to lands surrounding the Grande Cache;
- continue to prohibit billboards along Highway 40 within the Town boundaries; and
- consider limited commercial or mixed-use development, as part of the West Bench Area Structure Plan, at the south end of Hoppe Avenue.

Actions:

- undertake an Area Redevelopment Plan for the Town Centre; and
- undertake a Corridor Plan for the Highway 40 Commercial strip to review parking, aesthetics and multi-modal transportation options, among other things.

Transportation and Mobility

Land use and transportation planning are inextricably linked. The transportation network facilitates mobility for travel to and from work, shopping, schools, recreation, social and other events. All modes of travel are considered important – movement by foot, bicycle, vehicle and public transit. Thus the transportation network comprises of roadways, trails and informal pathways. It is also important to different modes to have reasonable networks on which to travel; networks that are safe, secure and efficient.

Goals:

- to provide safe, convenient and enjoyable connections between areas in the community and between the community and the surrounding region;
- to encourage clarity, efficiency, and connectivity in transportation networks; and
- to consider “Complete Streets” as part of redevelopment programs and servicing standards.

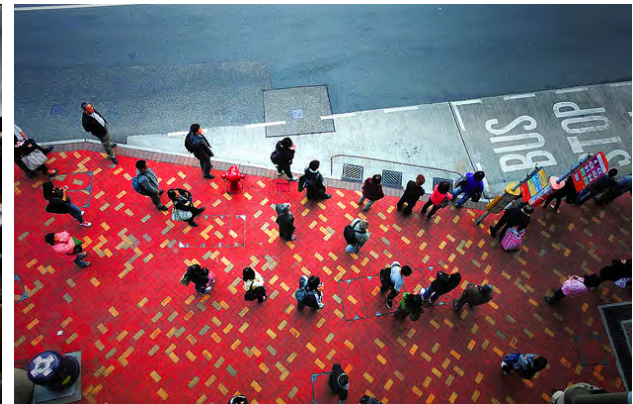
Strategies:

- encourage the busing of resource workers to and from work sites;
- prioritize a comprehensive, continuous, safe and convenient pathway system to improve connectivity between neighbourhoods, all parts of the open space system, key community activity areas and the Town Centre; and
- encourage the use of grid, modified grid or fused grid patterns where it can be shown that these patterns contribute to safety, connectivity, smooth traffic flow, identity and visual variety.



Actions:

- review All Terrain Vehicle use in the community, both within the developed area and on trails, and create recommendations for use that balance access, sustainability, safety and equity for all residents and visitors;
- evaluate roadway and transportation standards to ensure cost-effective solutions are being incorporated to provide attractive streetscape (landscaping), safety (clear sight lines), effective emergency response, winter use (snow clearing), pedestrian use (sidewalks and walkways) and function (above and underground utilities);
- examine the feasibility of a limited public transit system;
- identify immediate and future needs and plan accordingly for sidewalk, street furniture, beautification or other relevant pedestrian-friendly design elements in capital plans;
- ensure that important trail, pedestrian and vehicular connections are maintained or enhanced as a result of new development;
- require that new ASPs and amendments to existing residential ASPs show a proposed pedestrian circulation system. The system should include both internal and external linkages. Internal linkages should include sidewalks, multiways, walkways between blocks, trails within parks, trails around stormwater ponds, and other elements of the pedestrian circulation system. The ASPs or amendments should also show external linkages to the community pathway system and the potential routes to key community activity areas;
- require that the design and layout of the local street networks as proposed in new or amended ASPs needs to demonstrate a clear and fluent circulation pattern, the avoidance of enforced ‘backtracking’, a balance between privacy and easy accessibility to streets and the avoidance of unwelcome through traffic; and
- undertake a parking needs assessment, as part of the Town Centre Area Redevelopment Plan, to determine how much parking should be required in the Town Centre.



Municipal Servicing

Municipal servicing includes deep utilities such as the water system, the sanitary sewer system and the stormwater system. Grande Cache is in a very sound position with regard to capacities for additional growth and the quality of existing infrastructure.

Shallow utility services, which include natural gas, electricity and telecommunications, are provided by non-municipal entities or utility franchises. Communication infrastructure refers to wireless communication facilities, such as radio and cellular towers. The visual, practical and environmental impacts of such facilities should be considered for both residential and non-residential installations.

Goals:

- maximize the capacity of existing infrastructure;
- promote the logical and economical extension of infrastructure to new development; and
- promote the wise use of land for infrastructure both inside and proximal to the Town boundary.

Strategies:

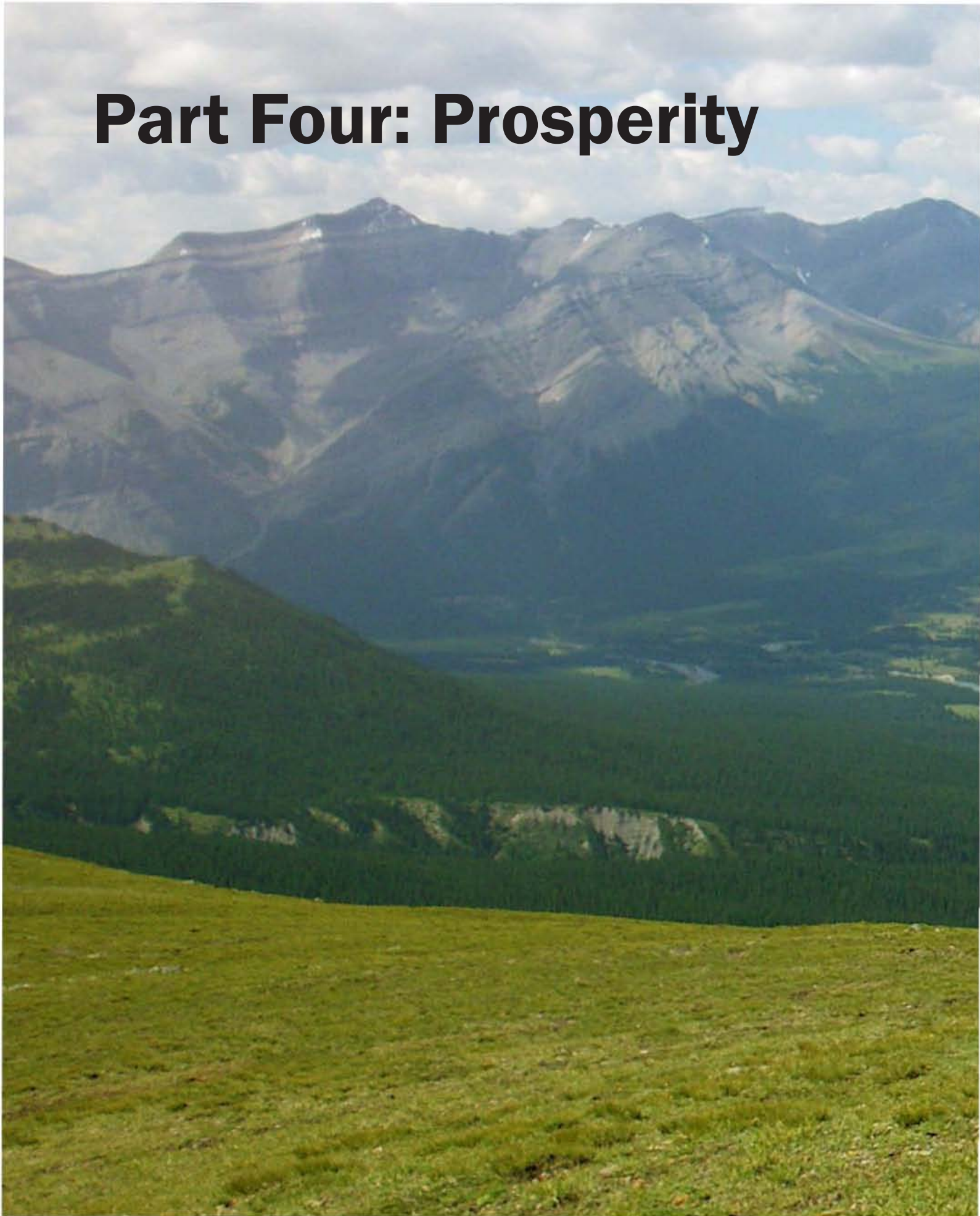
- ensure that infrastructure capacity constraints, including water, wastewater and stormwater are considered as part of the review process for development projects;
- continue to invest in monitoring and maintenance for infrastructure which contribute to infrastructure sustainability;
- ensure that the responsibility of extending adequate infrastructure services to new developments is borne solely by the developer unless a previous arrangement has been made through an executed development agreement;
- discourage non-contiguous growth and unnecessarily premature extension of municipal services;
- explore the use of community-based social marketing and education programs to encourage energy and water conservation and solid waste management;
- prioritize the regular updating of long-range infrastructure master plans for water, sanitary sewer and stormwater;
- promote growth patterns maximizing the use of existing infrastructure and services in order to avoid or delay the construction of capital expansions;
- optimize the use of existing system capacity by encouraging infill and redevelopment;
- require any necessary system modeling and analysis to ensure proposed increases in residential density in developed areas can be economically supported by existing services. The costs of such modeling and analysis should be borne solely by the developer;
- ensure stormwater management ponds be developed so that they may be used as community amenity features whenever feasible to do so;
- maximize retention of stormwater and support enhancement to natural wetlands where possible to ensure a high quality of stormwater effluent and facilitate wetland

- habitat creation;
- encourage stormwater management techniques that improve stormwater discharge quality;
- support efforts to reduce development related stormwater run-off that are consistent with best practices under similar geographic/climatic conditions;
- support programs and initiatives that encourage developers and builders to reduce construction waste and divert construction debris away from landfills;
- encourage the co-location of communication towers;
- recommend communication towers be located in a manner that minimizes the impact on the natural environment, residential communities and significant viewsapes;
- consider the impact on future urban expansion and environmental and viewscape impacts when reviewing a circulated application for the installation of a communication tower;
- ensure appropriate setback requirements of the Energy and Resources Conservation Board (ERCB) be adhered in all new and infill development as required;
- consider new uses of existing Public Utility Lots in residential areas; and
- consider alternative energy generation opportunities.

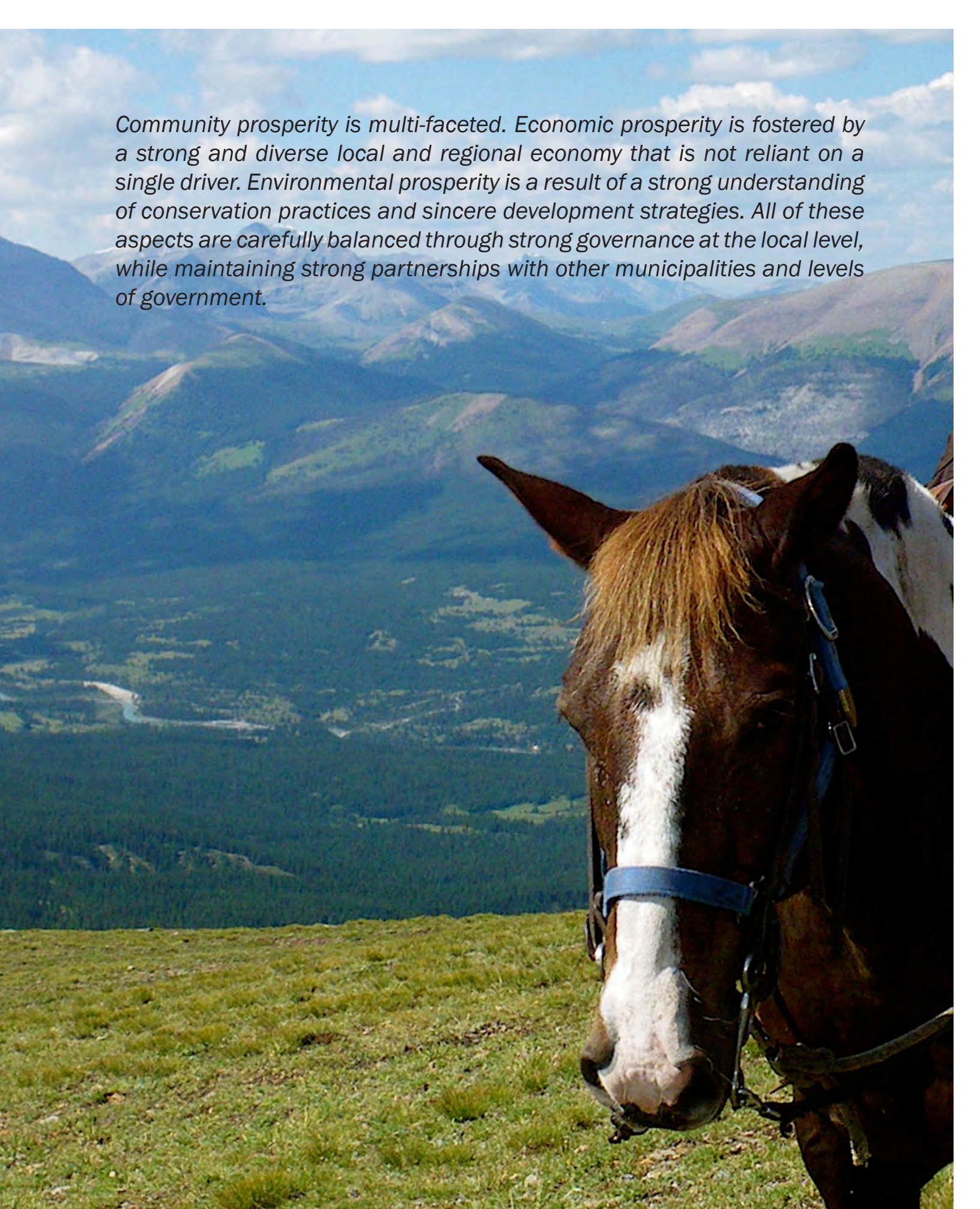
Actions:

- develop and implement a water conservation strategy;
- require all power lines in new developments be located underground;
- require the provision of electrical services be borne by the developer in new developments;
- review development standards and remove barriers to the use of proven, low impact development techniques for stormwater;
- require that all residential and commercial development shall be required to connect to municipal services, where feasible, subsequent to signing an approved development agreement; and
- review the feasibility of alternative energy generation for Grande Cache.

Part Four: Prosperity



Community prosperity is multi-faceted. Economic prosperity is fostered by a strong and diverse local and regional economy that is not reliant on a single driver. Environmental prosperity is a result of a strong understanding of conservation practices and sincere development strategies. All of these aspects are carefully balanced through strong governance at the local level, while maintaining strong partnerships with other municipalities and levels of government.



The Town of Grande Cache first established as a community to support the extraction of coal by McIntyre Mines. From this focused beginning over forty years ago, Grande Cache has evolved into a complex and dynamic community. Today, local employment is much more diverse. Employers such as Corrections Canada Grande Cache Institution, the Town of Grande Cache, Milner Power, Encana, Foothills Forests Products, the health care sector as well as the public school system provide an assortment of careers for residents. A wide array of professional and service-oriented businesses is supported by the local population. At the same time, with growth comes the challenge of attracting new people to this community to serve its future needs. There is a strong desire from residents and the Town to explore the diversification of the local economy to reduce the vulnerability of Grande Cache to the global resource economy.

That being said, the latest sale of Grande Cache Coal to a consortium of owners will reduce the Town's vulnerability to the coal market. The new owners are producing coal for their own production purposes, so the price of coal on the open market will be of less concern to the overall health of the Town.

The natural environment has obvious benefits to the local economy through resource extraction. On the other hand, there are various other attributes of the natural environment that allows Grande Cache to prosper. The Town boasts some of Alberta's most breathtaking views and vistas of mountainous terrain, with immediate access to the surrounding environment via a comprehensive trail network. The natural environment is also very important to the community's identity and local culture, and must be celebrated through interpretive programming and celebration of local heritage.



Industry and Economy

Residents in Grande Cache understand the importance of a healthy, diversified economy. With increased opportunities to connect to world markets in knowledge-based industries, a remote location becomes less of a barrier, and often a positive element, when attracting younger, more active members of the creative and knowledge-based workforces. Creating a community that attracts residents and industry is the main consideration when thinking about long term vitality for the Town.

Goals:

- create an attractive community that will foster employee retention & attract skilled labour to Grande Cache and long-term economic growth;
- support the needs of industry and local tourism;
- promote and support our local businesses;
- improve the form and character of the Town Centre, Highway 40 Corridor, and Commercial/Industrial Area; and
- develop an increasingly diversified economy, with a particular interest in developing a knowledge-based economy.

Strategies:

- sustain and enhance the level of community services and facilities;
- promote the diversification of the local economy by supporting the development of projects pertaining to education, tourism, alternative energy, oil and gas, other types of mining, forestry and other sectors deemed to be appropriate for Grande Cache;



- maintain a lively, attractive and functional Town Centre area by promoting the Town Centre as a place to live, work, shop and visit. Continue to place emphasis on high quality design of buildings and public spaces;
- support and encourage entrepreneurship and small business in the community; and
- support and promote key tourism assets within the MD of Greenview. These should include but not be limited to access to natural areas and arts and cultural resources. This would include working with tourism operators who want to leverage these resources to attract tourists to Grande Cache.

Actions:

- work with local businesses to promote more local spending by residents of Grande Cache;
- develop and implement a Town Centre Area Redevelopment Plan;
- prepare a marketing and recruitment strategy to attract new businesses to Grande Cache;
- undertake an opportunity assessment with respect to improved telecommunications services. Determine what economic development opportunities (new businesses and ventures) might be possible with the introduction of improved telecommunications services to Grande Cache; and
- develop partnerships with academic institutions and research agencies to create a knowledge-based economy and take advantage of the unique setting offered by this community – initiate a process to develop and sustain a Knowledge Academy that brings together local and non-local interest groups together.



Governance

The residents of Grande Cache are proud of their community and support Council in governing in a proactive, collaborative way. Governance issues impact the relationship between Council and residents, as well as Council with other municipalities and other orders of government in the region.

Goals:

- ensure that our community is proactively governed;
- promote transparency, effective community engagement, and fiscal responsibility in community decision-making;
- engage youth in local governance;
- collaborate with our municipal neighbours; and
- ensure that all perspectives are heard and treated with respect.

Strategies:

- communicate clearly and consistently with residents and businesses in Grande Cache about decision making frameworks, timelines, and outcomes;
- consider collaboration, financial and otherwise, with organizations and governments outside Grande Cache's boundaries; and
- continue to work with the MD of Greenview in a cooperative manner to ensure mutual benefit for the region.



Actions:

- update the Grande Cache/MD of Greenview Intermunicipal Development Plan, in conjunction with the MD;
- review communication efforts regarding Council processes;
- continue to identify opportunities to work with other municipalities in the region;
- increase communication about Grande Cache's Community Disaster Response Plan; and
- engage with the public in new ways (i.e. an online suggestion box, social media, etc.).

Intermunicipal/Intergovernmental Coordination and Planning Policies

Grande Cache is somewhat unique in Alberta in terms of having a very large incorporated area in relation to the amount of land that has been developed as a Townsite. The very existence of Grande Cache depends on the lands surrounding this community, within the Municipal District of Greenview No. 16. Grande Cache has always been and will always be directly tied to its hinterland, no matter what resource one considers, be it coal, timber, gas, recreation, wilderness or a paved highway.

To this end, it is fortunate that the Town and the Municipal District of Greenview No. 16 established the Grande Cache IDP in 2002. However, as is the case with all planning documents, including the 2000 MDP which this MDP replaces, the existing Grande Cache IDP should be updated as well. Thus, there is the need to embark on a review of the Grande Cache IDP with the MD of Greenview.

Goals:

- continue to invest in relationships with intermunicipal neighbours and senior governments; and
- encourage synergies between this MDP and the planning initiatives of our neighbours to guide the direction for regional considerations such as the care for the natural environment.

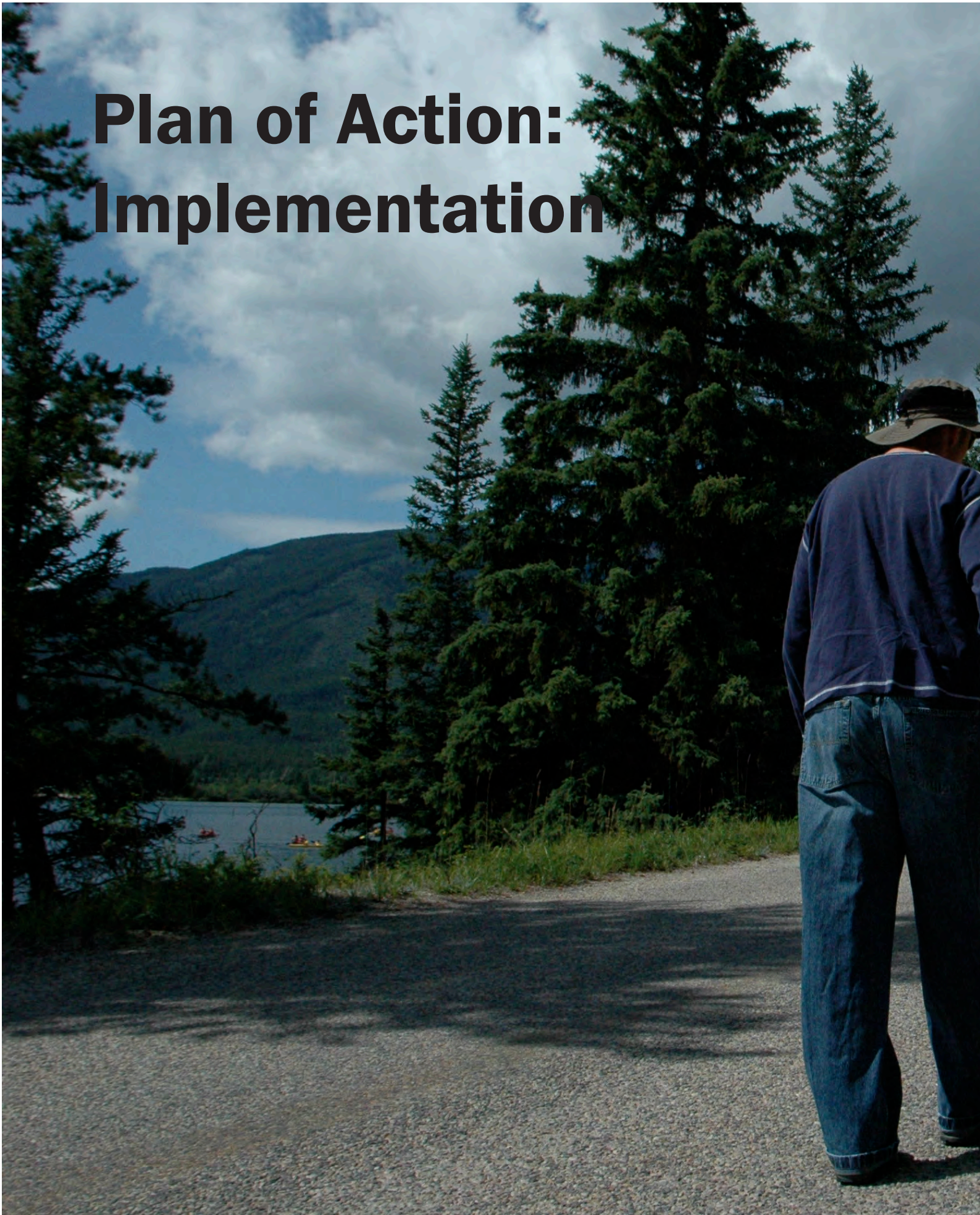
Strategies:

- work to coordinate land use in areas surrounding Grande Cache, ensuring the Town's interests are upheld; and
- continually improve relationships with senior levels of government and surrounding municipalities.

Actions:

- enter into discussions with the Municipal District of Greenview No.16 update the Grande Cache/MD IDP;
- maintain support for existing intermunicipal and inter-governmental initiatives, provided they continue to serve the interests of the Town;
- actively pursue new intergovernmental initiatives that will benefit Grande Cache, for example transportation and wildlife corridors and regional tourism strategy;
- promote compatible land use patterns in lands adjacent to neighbouring municipalities through joint planning initiatives;
- establish joint-use agreements with its neighbours to provide the economies of scale necessary to develop and operate major recreational and other mutually beneficial facilities; and
- keep current on various funding opportunities available to municipalities.

Plan of Action: Implementation





Plan Implementation, Monitoring and Amendment

Municipal Development Plans are meant to lead many aspects of municipal operations and to provide guidance in all municipal decision-making processes. This section outlines how the content of this Plan will be integrated into the Town's operations.

Goals:

- convey the intent of the MDP policies through all aspects of the Town's planning and development functions and activities.

Strategies:

- implement this Plan and its policies through the Land Use Bylaw, area structure plans and broader land use strategies, the subdivision and development review process, development agreements, and all formal and informal Corporate communication;
- use the intent of the MDP policies as a guide for preparation and review for all local planning documents, including ASPs and the Town's Land Use Bylaw;
- consider appointing an MDP Implementation Committee comprised of members of Town Council, municipal administration and interested community residents to address the effectiveness of this Plan's policies and to ensure ongoing progress toward achieving this Plan's goals;
- recognize that the Town's planning documents are "living documents" and require constant review, updating and implementation strategy preparation;
- review the MDP every 5 years, at a minimum, and make appropriate amendments;
- require Area Structure Plans or conceptual schemes to be prepared for the development of new areas or where existing areas are being significantly altered or expanded. ASPs required will be prepared in accordance with the Generic Terms of Reference for the Preparation of Area Structure Plans/Conceptual Schemes contained in the Appendix;
- require developers to enter into an agreement with the Town as a condition of an approved subdivision or development permit application. Such agreements may set out responsibilities with respect to but not limited to any of the following:
 - a. provision of water and sewer facilities and storm water management;
 - b. provision of roadways, sidewalks and parking facilities;
 - c. provision of public reserve;
 - d. provision for architectural controls and landscaping;
 - e. payment of off-site levies;
 - f. phasing of development; and,
 - g. any other matters that Council considers necessary for a particular proposal.
- require caveats, performance bonds, irrevocable letters of credit, restrictive covenants or any other mechanisms contained within the Land Use Bylaw to secure performance of any requirement stipulated in the provisions of the MDP, other

- statutory plans in effect or the Land Use Bylaw;
- uphold the purpose and intent of the MDP, any statutory plans in effect, the Land Use Bylaw or any other land use agreement;
- make recommendations on land use, subdivision and development which are consistent with the goals, objectives and policies of the MDP;
- require decisions on development permit applications made by the Development Authority and any decisions made by the Subdivision Authority with respect to subdivision applications to be subject to the provisions of the MDP;
- in rendering decision on appeals, the Subdivision and Development Appeal Board must adhere to the Municipal Government Act in terms of when it is bound by and when it must have regard for the provisions of the MDP; and
- consider the MDP when considering amending the Land Use Bylaw. If they determine that the Land Use Bylaw is to be amended, notwithstanding the MDP, the Council should also amend the MDP to maintain consistency between the two.

Actions:

- in addition to policies, realizing the community’s goals articulated in a Municipal Development Plan requires a clear plan of action or an implementation strategy. The following summary provides a checklist of clear action items that will need to be completed to help the Town of Grande Cache achieve the goals outlined in the Municipal Development Plan;
- each action item relates to policy statements included in the MDP. An MDP Implementation Committee may be established to work with the Town to prioritize the action items. The MDP Implementation Committee could work to ensure accountability between the Town of Grande Cache and the community, as well as report on quality of life issues on a yearly basis; and
- the action items should be reviewed regularly to monitor progress and determine if changes are required.

Summary of Recommended Plans and Initiatives

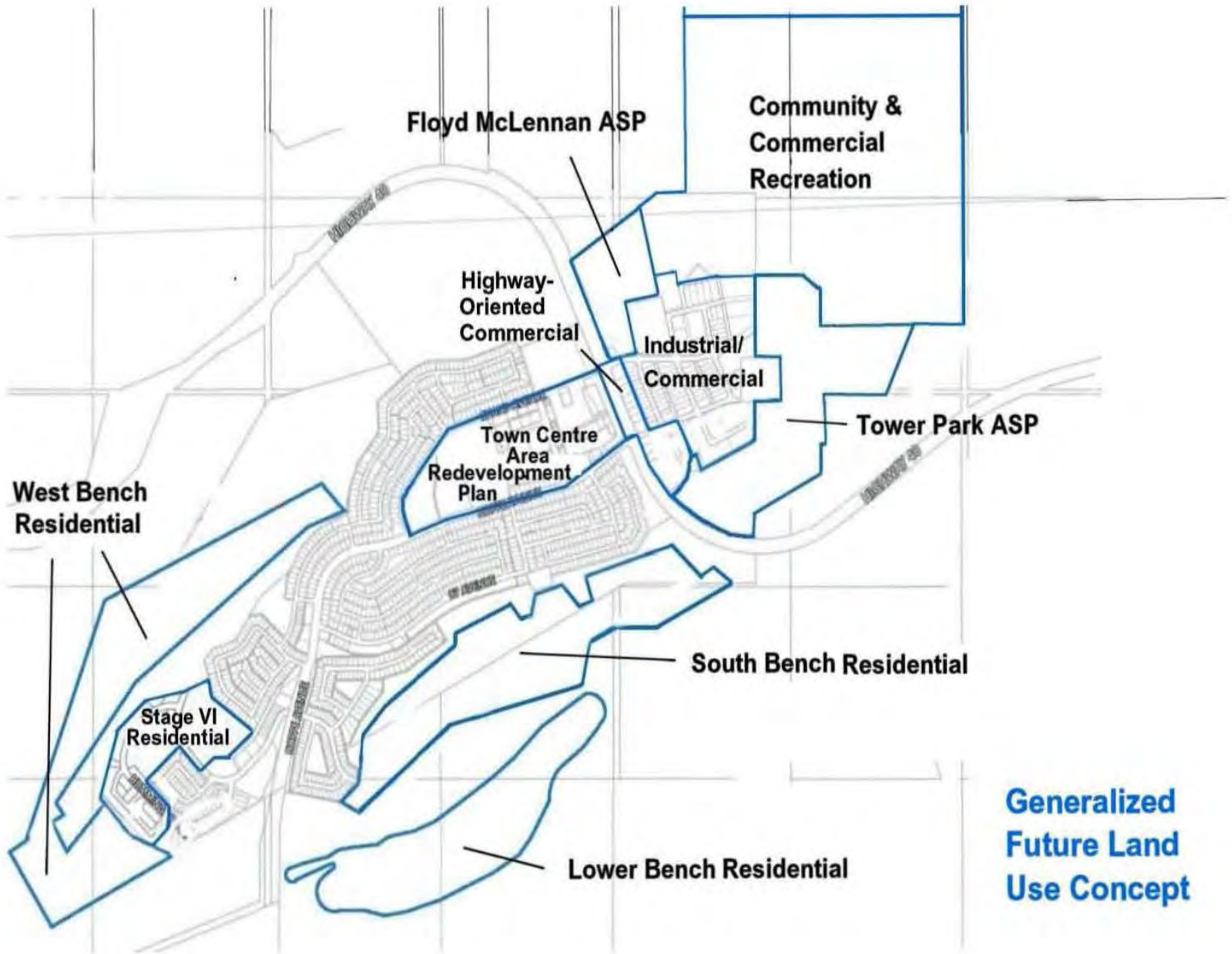
- Complete **Area Structure Plans** as indicated on Page 41 in Park Three;
- Complete an **Area Redevelopment Plan** for the downtown area and Highway 40, including all land within the area enclosed by Hoppe Ave., Shand Ave. and Highway 40;
- Develop **Architectural Guidelines** for the community;
- Update the current **Land Use Bylaw**, to include influences from form-based zoning strategies;
- Create **Community Beautification Guidelines** for public spaces;
- Complete a **Health Impact Assessment** for the community;
- Establish a **Community Knowledge Academy** to promote a knowledge-based economy and to develop partnerships within the community; and
- Develop **Off-Highway Vehicle and Recreational Vehicle Use Guidelines** for areas within the corporate limits.

Appendix

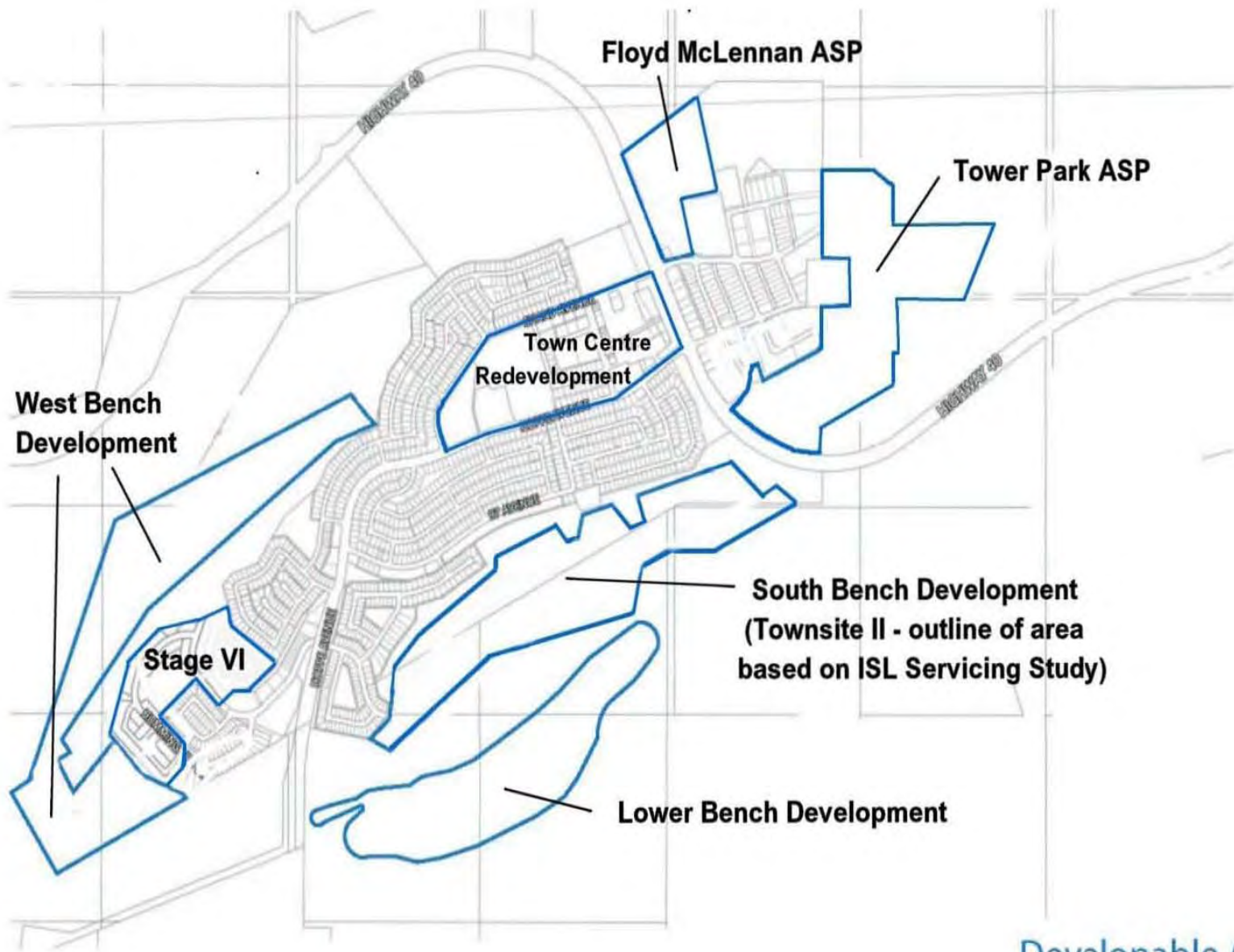
Map One: Developable Areas

Map Two: Generalized Future Land Use Concept

Generic Terms of Reference for the Preparation of Area Structure Plans / Conceptual Schemes



**Generalized
Future Land
Use Concept**



Developable Areas