

VILLAGE OF WARBURG

MUNICIPAL DEVELOPMENT PLAN



VILLAGE OF
WARBURG





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MUNICIPAL
DEVELOPMENT PLAN



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SECTION 1 | BACKGROUND

- 1.1 The Alberta’s Municipal Government Act (Revised Statutes of Alberta 2000 Chapter M-26) is the provincial legislation that sets out the roles and responsibilities of municipalities and elected officials. Section 632 of the Municipal Government Act requires that the Village of Warburg adopt a Municipal Development Plan to guide long-range planning and land use. It also identifies the required and optional contents of a Municipal Development Plan. The Municipal Development Plan may be amended through a process defined in the Municipal Government Act.**
- 1.2 The overall purpose of the Warburg Municipal Development Plan (MDP) is to guide future growth and development to ensure that it is sustainable, orderly, appropriate, complementary, efficient, and that it enhances the quality of life for the citizens of Warburg.
- 1.3 The MDP is primarily a policy document that can be utilized as a framework which both public and private sector decision making can occur. As a policy document it is, for the most part, general in nature and long range in its outlook. The MDP provides the means whereby Council can evaluate immediate situations or proposals in the context of a long range plan for Warburg.

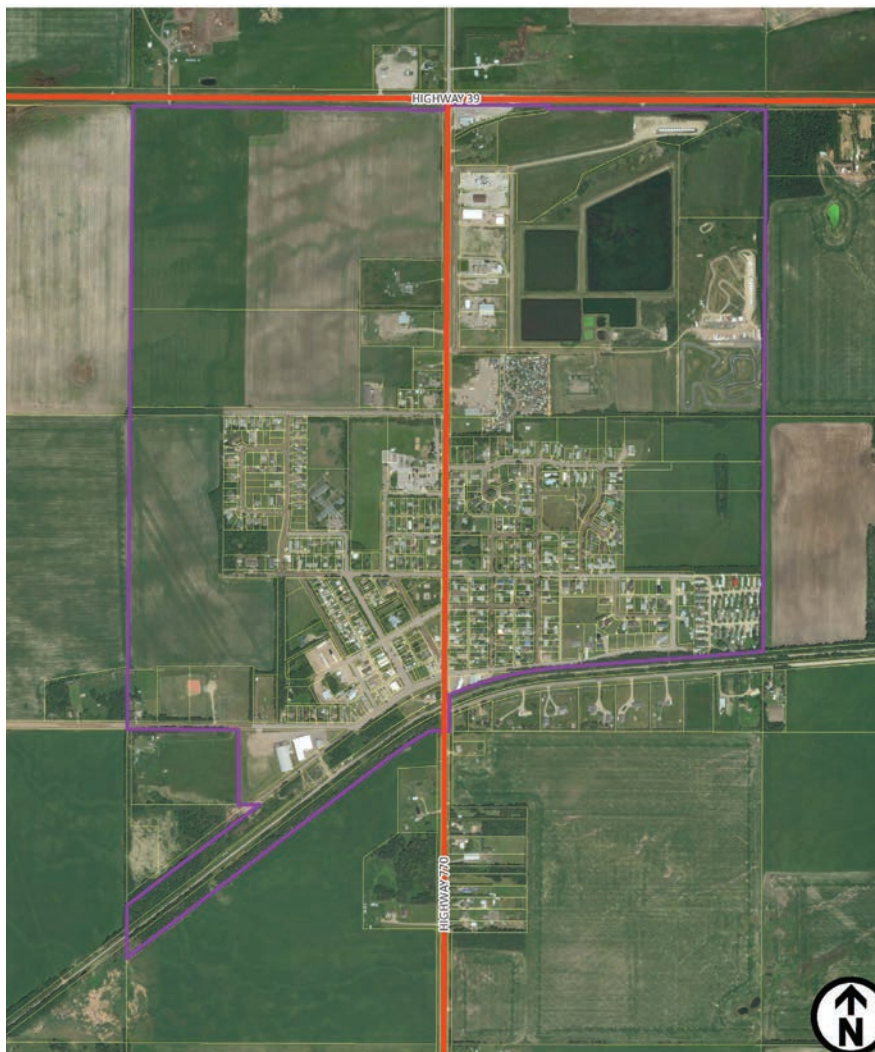
SECTION 2 | GOALS AND POLICIES

- 2.1 The goals and policies of the MDP apply to land within the Village boundary, and are intended to:
- 2.1.1 Protect and enhance past physical characteristics and traditions;
 - 2.1.2 Guide the orderly and systematic physical growth of the community;
 - 2.1.3 Establish the desirable qualitative and quantitative direction for future community development;
 - 2.1.4 Identify major current and potential constraints, issues and opportunities such as the need for jobs, variety in housing types and densities, and infrastructure expansion, amongst others;
 - 2.1.5 Define strategies for achieving the Village’s aspirations and set priorities for the near and long term future.
 - 2.1.6 Establish policies and recommendations that will delineate how the Village can move towards achieving its goals; and
 - 2.1.7 Be consistent with Provincial Land Use Policy.
- 2.2 Any goals or policies related to lands outside Village boundaries are statements of future intent or preference.

SECTION 3 | MAPS

- 3.1 Map 1 shows recent aerial photography of Warburg.
- 3.2 Map 2 identifies land use opportunities and constraints for Warburg.
- 3.3 Map 3 identifies future land uses as envisioned by the Municipal Development Plan.

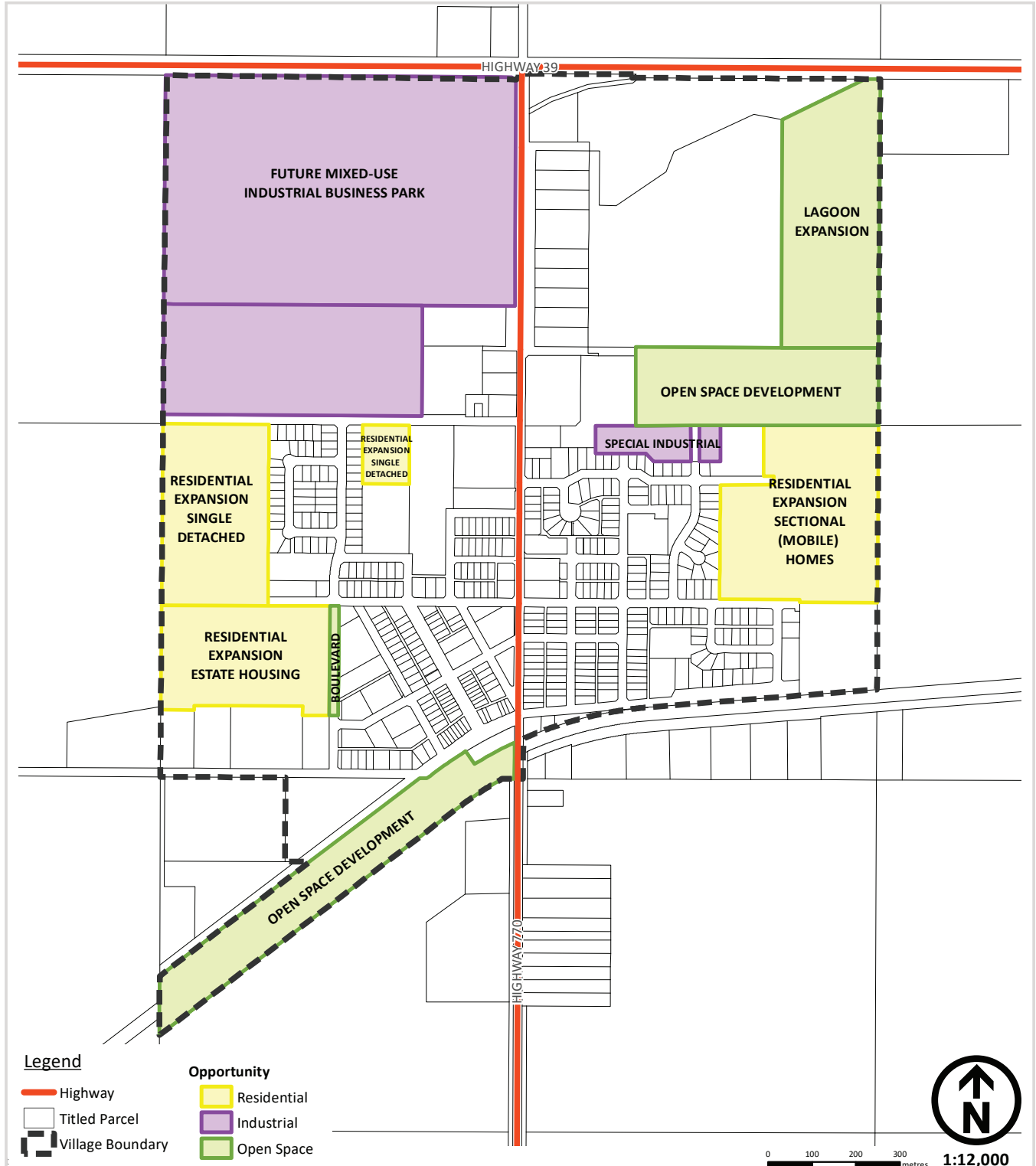
MAP 1 – WARBURG AERIAL PHOTO



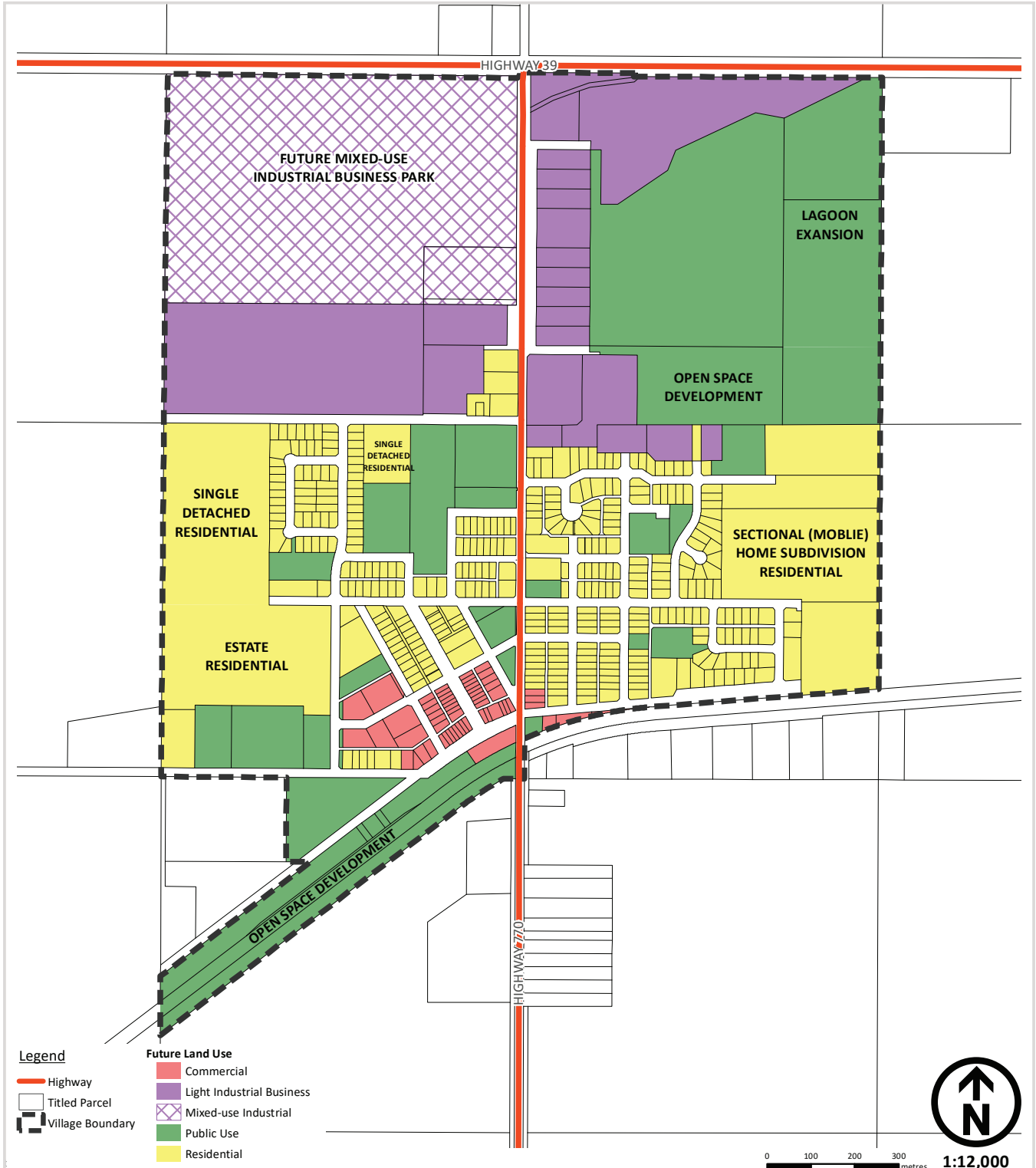
Legend

-  Highway
-  Titled Parcel
-  Village Boundary

MAP 2 – WARBURG DEVELOPMENT OPPORTUNITIES AND CONSTRAINTS



MAP 3 – WARBURG FUTURE LAND USE CONCEPT

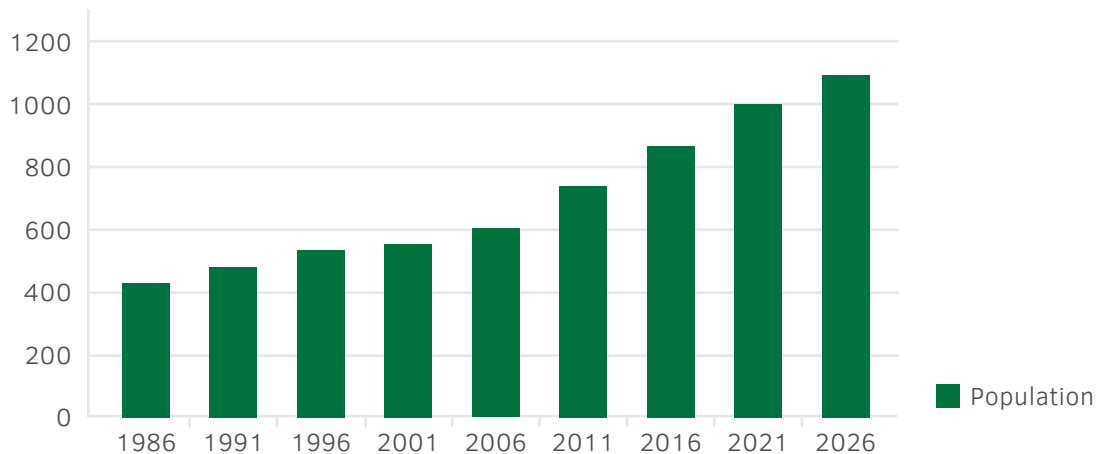


SECTION 4 | POPULATION PROJECTIONS

4.1 Figure 1 illustrates the population for the Village of Warburg since 1986, and anticipates the population moving forward to 2026.

The chart shows that over the past 20 years, the Village has experienced moderate growth, with an annual population increase of 15 persons.

Figure 1 - Historical Population and Projected Population 1986 to 2026



Through this period, building permit activity has remained consistent, however population increase has been modest due to lower rates of persons per occupied dwelling, and fluctuations in the rental vacancies.

4.2 **The Village of Warburg has undertaken a growth analysis for the community. The growth analysis anticipates that growth of the Village could be sustained driven by the bright prospects for the Village in terms of becoming an industrial node. In 2011, the Village successfully annexed approximately 96 acres of land adjacent to Highway 39 to achieve these growth objectives. Furthermore, the municipality through public consultations, has identified that Warburg will benefit from both young families and retirees seeking a small-village lifestyle with adequate services, and driven by the small-scale manufacturing and industrial service sector seeking skilled labour.**

4.3 In reviewing recent development permit activity, Warburg has witnessed a significant increase in dwelling unit construction activity, with over ten dwelling units being built annually. In projecting the amount of growth Warburg will have in the future, it is estimated that 2.45 persons will be added for every new unit constructed. Therefore it is estimated that Warburg will experience an annual growth of between 3% and 4% between 2006 and 2026.


SECTION 5 | GOALS

- 5.1 To ensure the orderly, complementary, contiguous, and efficient development of the physical environment within Warburg.
- 5.2 To identify future growth needs and directions for Warburg and endeavour to ensure an adequate supply of developable land.
- 5.3 To undertake community consultation through the preparation of a community Strengths, Weaknesses, Opportunities and Threats (SWOT) Analysis and Community Visioning Session.

SECTION 6 | POLICIES

- 6.1 All development and subdivision of land shall, whenever possible, adhere to the goals and policies of this plan and follow the land use concepts as shown on Map 3.
- 6.2 Development and subdivision proposals that do not comply with the goals and policies of this plan will be evaluated on their merits. The Village may consider amending this plan to accommodate proposals it deems acceptable.
- 6.3 A high level of quality and aesthetic appeal will be encouraged in all development and redevelopment.
- 6.4 The Village may require the preparation of an area structure plan (ASP) or other non-statutory plan, acceptable to Council, before subdivision and/or development of any large tract of land is permitted to proceed.
- 6.5 The Village may require the preparation of an area redevelopment plan (ARP) or other non- statutory plan, acceptable to Council, before the subdivision and/or redevelopment of any large tract of land is permitted to proceed.
- 6.6 All adopted statutory plans shall adhere to this plan.



- 
- 6.7 The Land Use Bylaw and all non-statutory plans and policies adopted by Council should be consistent with this plan.
 - 6.8 The Village should give consideration to the following matters when reviewing proposed developments and/or amendments to the Land Use Bylaw.
 - 6.8.1 Goals and policies of this and other applicable statutory and non-statutory plans and/or policies adopted by Council;
 - 6.8.2 Views of the public;
 - 6.8.3 Physical characteristics of the subject and adjacent land;
 - 6.8.4 Use of other land in the vicinity;
 - 6.8.5 Availability of and possible impact on public and private utilities;
 - 6.8.6 Access to and possible impact on transportation systems;
 - 6.8.7 Overall design; and
 - 6.8.8 Any other matters which, in the opinion of Council, are relevant.
 - 6.9 In compliance with the Subdivision and Development Regulation, pursuant to the Municipal Government Act, no applications for subdivisions and/or development of schools, hospitals, food establishments, or residences will be approved within 300 metres of the working areas of Village Sewage Lagoon without the written consent of the Deputy Minister of the Department of Environmental Protection.
 - 6.10 Higher utilization of existing infrastructure is encouraged through the appropriate infill development.
 - 6.11 The Village will endeavour to maintain an adequate supply of serviceable land.
 - 6.12 The Village may assume a role in land development, including acquisition, servicing and subdivision, in order to ensure an adequate supply of land.
 - 6.13 Upon the subdivision of land, the Village will require the provision of reserves; in the form of land, money, or a combination thereof; to the maximum amount provided for in the Municipal Government Act.
 - 6.14 New development and re-development will be required to pay its fair share of expanding existing or creating new public facilities and services (water, sewer, stormwater, roads and other community facilities).

SECTION 7 | GOALS

- 7.1 A mixture of residential densities and tenure will be encouraged in all neighbourhoods so that a variety of housing is available.
- 7.2 High quality housing design, layout, site amenities and development will be promoted for all new residential housing projects.
- 7.3 Housing affordability will be encouraged to support the needs of first time home buyers, singles, lone-parents, seniors and persons with disabilities.
- 7.4 Encourage infill development by creating smaller lots and higher densities.
- 7.5 Provide for separation and buffering of residential neighbourhoods from incompatible land uses.

SECTION 8 | POLICIES

- 8.1 Map 3 identifies existing and future residential areas.
- 8.2 In residential areas, upon subdivision, it is the Village's preference that the provision of reserves is in the form of land in order to provide adequate buffering, open spaces, and school sites.
- 8.3 Although detached housing will be the dominant housing type, the Village supports the provision of a wide range of housing types in order to meet all of its housing needs.
- 8.4 Higher density housing is encouraged to develop small clusters with good access to major roads. Consideration should also be given to proximity to schools, open spaces and community facilities.
- 8.5 The maximum residential density should be approximately 16 dwelling units per gross developable hectare.
- 8.6 Innovative residential designs are encouraged. The external design and finish of all residential buildings should be of high quality and reflect or complement existing development in the vicinity.





SECTION 9 | GOALS

- 9.1 To promote and encourage the provision of a full range of goods and services for the citizens of Warburg.
- 9.2 To minimize potential conflicts between commercial and non-commercial land uses.
- 9.3 To encourage aesthetically pleasing commercial development.



SECTION 10 | POLICIES

- 10.1 Map 3 identifies existing and future commercial areas.
- 10.2 The Village supports the concept of creating a mixed light industrial and commercial district within the land use bylaw, to encourage a wide array of options for commercial development within the Village.
- 10.3 The external design and finish of all commercial developments should be of high quality and reflect or complement existing development in the vicinity.
- 10.4 Home based businesses will be allowed as discretionary uses in residential districts provided they are secondary to the residential use and do not detract from the amenities of the surrounding residential neighbourhood. Specific standards and requirements will be governed by the Land Use Bylaw.
- 10.5 In commercial areas, upon subdivision, it is the Village's preference that the provision of reserves is in the form of money, except in cases where the site borders on a non-commercial use in which case the Village may consider the dedication of land to provide adequate buffering.



SECTION 11 | GOALS

- 11.1 To accommodate a broad range of industrial development.
- 11.2 To minimize potential conflicts between industrial and non-industrial land uses.

SECTION 12 | POLICIES

- 12.1 Map 2 identifies a “special industrial” area, located in the vicinity of the Alliance Church and accessible via 55 Avenue. It is envisioned that the land use bylaw will create a “direct control” land use district, allowing Council to approve industrial uses which will not negatively affect neighbouring residential uses while at the same time be not be detrimental to the 55 Avenue infrastructure.
- 12.2 Map 3 identifies existing and future industrial areas.
- 12.3 The Village will seek to minimize potential negative externalities associated with industrial developments.
- 12.4 Where negative externalities associated with an industrial use cannot be reduced to an acceptable level, the Village will strive to assist in the relocation of the industrial use to a more suitable location within the Village.
- 12.5 In industrial areas, upon subdivision, it is the Village’s preference that the provision of reserves is in the form of money, except in cases where the site borders on a non-industrial use in which case land may be dedicated to provide adequate buffering.
- 12.6 The Village may require an independent environmental impact assessment (EIA) to be completed before permitting an industrial use that may potentially cause environmental or health problems.





SECTION 13 | FUTURE MIXED-USE INDUSTRIAL BUSINESS PARK

13.1 Vision and Guiding Principles

13.2 The Village has identified approximately 96 acres within the northwest sector of the municipality as a mixed-use industrial business park, as identified on Map 3. The following vision and guiding principles will guide development, future site planning, and zoning bylaw amendments necessary to enable future development of the site.

13.3 The vision for the subject lands is to establish a mixed-use industrial business park development that contributes to a complete, adaptive, rural character of Warburg with a bold, innovative, sustainable development that cultivates a symbiotic community relationship.

13.4 The development of the subject site is guided by six defining principles. They are:

- 1. contribute to a complete region;**
- 2. cultivate symbiotic relationships;**
- 3. strengthen heritage and the rural character of Warburg;**
- 4. drive bold and innovative design;**
- 5. establish an adaptive and resilient development; and**
- 6. sustain our community.**

13.5 Prior to development occurring, the Village may require a master conceptual site development plan to guide future development, servicing, and subdivision of the area.

13.6 Future development will be pedestrian-friendly with a high degree of pedestrian connections throughout the site while providing the opportunity for connections to abutting properties, and be in the form of sidewalks, trails and pathways throughout the site.

13.7 Future development will seek to utilize, where feasible, Low Impact Development techniques and may include alternative infrastructure practices which seek to reduce infrastructure costs and reduce impacts on the environment.

13.8 Future development will seek to ensure adequate transition of land-uses to abutting properties and may be in the form of mixed-uses, road right of way separation, setbacks, natural area buffers, or other suitable methods.

SECTION 14 | GOALS

14.1 To identify short and long term transportation needs of both the Village and the surrounding region and strive to ensure that these needs are adequately met in a manner that is compatible with existing and future development.

SECTION 15 | POLICIES

15.1 The Village will endeavour to protect Highways 39 and 770 from uses and development that may be detrimental to the flow and safety of traffic.

15.2 The Village may establish bylaws concerning off-site levies in accordance with the provisions of the Municipal Government Act to finance the provision of off-site road upgrades.

15.3 **All roads servicing new residential, commercial, and mixed-use industrial business park developments shall be paved.**

15.4 Additional development setbacks and dedications for future roads may be established in the Land Use Bylaw.





SECTION 16 | GOALS

- 16.1 To support the adequate, safe, and efficient provision of municipal and private utilities.
- 16.2 To ensure municipal services are provided in a timely and efficient manner.

SECTION 17 | POLICIES

- 17.1 All future development within the Plan area shall be connected to the municipal water and sewer system.
- 17.2 Prior to subdivision approval, the developer shall be required to provide detailed engineering plans to describe how the water, sanitary and storm water servicing will be fulfilled.
- 17.3 The use of road right-of-way for storm water conveyance must be designed to accommodate a 1:100 year storm and not adversely affect traffic. Should the road right-of-way not be able to accommodate the 1:100 storm, on-site storm water ponds will be required. Storm water storage or retention is not allowed within road right-of-ways.
- 17.4 The Village may establish bylaws concerning off-site levies in accordance with the provisions of the Municipal Government Act to finance the provision of adequate municipal water, sanitary sewer, and storm sewer utilities.
- 17.5 The Village supports the development, whenever possible, of partnerships with Leduc County for the provision of municipal services.

SECTION 18 | GOALS

- 18.1 To protect and preserve, whenever possible, existing natural areas.
- 18.2 To ensure that development does not unduly impact the natural environment.
- 18.3 To ensure that the natural environment does not jeopardize the health, safety, and quality of life of the citizens of Warburg.

SECTION 19 | POLICIES

- 19.1 The Village may require an environmental assessment/audit to be carried out on a site that is the subject of a development proposal.
- 19.2 The Village will work with developers to ensure that developments do not have a significant negative environmental impact on the Village.
- 19.3 The Village will not permit development in areas prone to flooding.
- 19.4 The Village will utilize environmental reserve and environmental conservation easements as mechanisms to protect environmentally significant areas.
- 19.5 Through the subdivision process, the Village shall require that lands considered unsuitable for development area dedicated as environmental reserve with the provisions of the MGA.
- 19.6 When lands adjacent to water bodies or water courses are subdivided, a strip of land shall be dedicated as environmental reserve to provide a buffer and provide public access. The width of the required dedication shall be established by the Subdivision Authority.
- 19.7 Lands dedicated as environmental reserve shall remain in their natural state and/or be used as part of the public trail system where necessary to ensure a continuous integrated trail system.



SECTION 20 | GOALS

- 20.1 To strive to provide community facilities that will enhance the provision of community services associated with the social, cultural, educational, and recreational needs of the citizens of Warburg and to protect and preserve, whenever possible, existing natural areas.

SECTION 21 | POLICIES

- 21.1 The Village will strive to achieve an agreement with Black Gold Regional Schools concerning the need for and subsequent allocation of school reserve lands resulting from subdivisions.
- 21.2 The Village supports the provision of linear green spaces which may be developed as walkways to act as linkages between residential areas, schools, open spaces and community facilities.
- 21.3 Local playgrounds and tot-lots should be provided in residential developments as part of the municipal reserve dedication resulting from subdivision. Whenever possible tot-lots should be centrally located within each residential area and linked via walkways and/or sidewalks.
- 21.4 The Village supports the preservation of natural areas and natural vegetation within open spaces whenever possible.
- 21.5 Public and quasi-public uses, such as nursing homes, churches, and community centres, will be permitted in residential areas provided they are located at or near neighbourhood entry points and adequate buffering or separation is provided.
- 21.6 The Village encourages cooperation between the Village, Leduc County, Black Gold Schools and other community groups on the sharing of facilities and resources.
- 21.7 The Village will endeavour to work with the Province to ensure the adequate provision of health and medical care services and facilities.
- 21.8 The citizens of Warburg should, whenever possible, be provided with adequate, timely, and efficient protective services. This includes, but is not limited to, protection from loss of life from fire, accident, natural disaster, or unlawful activity.
- 21.9 The citizens of Warburg should, whenever possible, be provided with adequate, timely, and efficient common services. This includes, but is not limited, to infrastructure development and maintenance, snow removal, and garbage removal.

SECTION 22 | GOALS

- 22.1 To further the economic vitality and sustainability of the local and area economy.
- 22.2 To develop a strong tourism sector in the local and area economy.

SECTION 23 | POLICIES

- 23.1 The Village supports, in principle, private economic development initiatives.
- 23.2 The Village may support economic development initiatives, whether on its own or in partnership with the private sector.
- 23.3 The Village supports, whenever possible, joint economic development initiatives with Leduc County and other municipalities in the region.
- 23.4 The Village encourages the development of the tourism industry in and around Warburg. Such development should not have adverse social, economic, or environmental impacts.
- 23.5 Tourism oriented development should benefit the citizens of Warburg and area by providing greater economic, recreational, and cultural opportunities.
- 23.6 The Village and/or related agency should develop and maintain a registry of local businesses and services in order to identify and then actively seek to fill gaps.





SECTION 24 | GOALS

24.1 To encourage the provision of the broadest and fullest range of educational opportunities for the citizens of Warburg.

SECTION 25 | POLICIES

25.1 The Village will endeavour to cooperate with Black Gold Schools to enhance the provision of educational resources and opportunities to the citizens of Warburg.

25.2 The Village supports the sharing of educational facilities and resources.

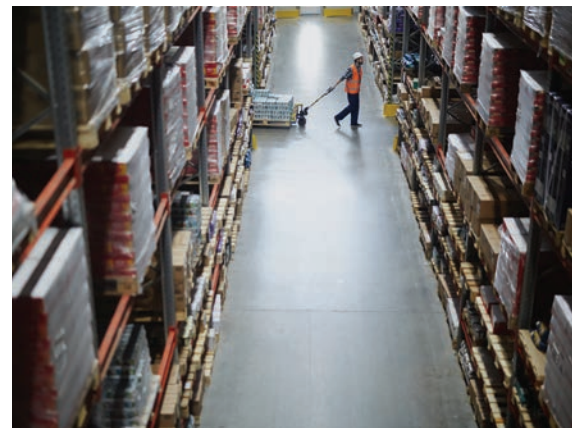


SECTION 26 | GOALS

- 26.1 To undertake cooperative planning with Leduc County.
- 26.2 To coordinate land use policies for the boundary areas which are mutually beneficial to both the Village and the County.
- 26.3 To coordinate the provision of roads, facilities, and other services that serve residents of both municipalities.

SECTION 27 | POLICIES

- 27.1 The Village will endeavour to work with the County to address issues of mutual concern and to ensure that development in either municipality complements the existing and future land uses of the other municipality.
- 27.2 The Village will discourage, whenever possible, development or uses that may have a negative impact on adjacent uses in Leduc County.
- 27.3 The Village intends to ultimately expand through annexation to both the east and west (north of the former rail right-of-way) for residential purposes, and to the north (west of Highway 770 to Highway 39) for light industrial business purposes.





SECTION 28 | INTERPRETATION

28.1 The MDP is, for the most part, general in nature and long range in its outlook. The MDP provides the means whereby Council and Village staff can evaluate immediate situations or proposals in the context of a long range plan for Warburg. In this regard, the boundary between the land uses shown on Map 3 – Future Land Use Concept” is not to be rigidly interpreted and the specific boundaries shall be determined through the designation of the Land Use Bylaw Districts.

28.2 Subject to Council’s approval, minor variations from the policies of the MDP will not require an amendment to the MDP. More substantive changes will require an amendment to the MDP and any other affected plan.

28.3 The MDP contains “shall”, “should”, and “may” policies which are interpreted as follows:

28.3.1 “Shall” policies must be complied with,

28.3.2 “Should” policies mean compliance in principle, but is subject to the discretion of the applicable authority on a case by case basis, and

28.3.3 “May” policies indicate that the applicable authority determines the level of

SECTION 29 | IMPLEMENTATION

29.1 The goals and policies of the MDP will be further refined and implemented through the development, adoption, and day to day application of statutory plans (area structure plans and area redevelopment plans), non statutory plans (outline plans, design schemes, etc.) and the Land Use Bylaw.



SECTION 30 | AMENDMENT

- 30.1 Amendment of the MDP must follow the appropriate procedures as outlined in the Municipal Government Act.
- 30.2 All statutory and non-statutory plans shall be consistent with the MDP and may require amendment to ensure their compliance with the MDP.

SECTION 31 | REVIEW

- 31.1 In order to ensure that the MDP is current, the entire plan should be reviewed approximately every three years, preferably soon after the municipal election.

SCHEDULE 1

COMMUNITY CONSULTATION

STRENGTHS

The following highlights Warburg's perceived strengths as identified at the Open House held June 5, 2008.

- » Small town (3)
- » Know your neighbours (2)
- » Active CAO and Council
- » Close to everything/central location (4)
- » Excellent fire and ambulance services (2)
- » Excellent school division/school (3)
- » Close relations to surrounding communities and county
- » Friendly people (6)
- » Not a vinyl jungle
- » Excellent highway access (4)
- » Appropriate businesses
- » Close to Edmonton (5)
- » Good town to raise family
- » Good recreation opportunities – Pigeon Lake and open spaces (2)
- » Affordable housing (3)
- » Available/affordable land (2)
- » Great recreation facilities, rinks and ball diamonds (2)
- » Relatively low taxes
- » Safe community (3)
- » Quiet community
- » Volunteers
- » Small town atmosphere (2)
- » Available jobs (Epcor, oilfield, Drayton Valley, Nisku)
- » Close to airport
- » Communities in Bloom
- » High speed internet

WEAKNESSES

The following highlights Warburg's perceived weaknesses as identified at the Open House held June 5, 2008.

- » Road maintenance
- » Lack of business community – drug store, grocery store, restaurants (3)
- » Drainage in Woodlands Subdivision
- » Water capacity
- » Sewer capacity
- » Ghost town appearance
- » Higher cost of products
- » Name
- » Entrance sign
- » Recognition

OPPORTUNITIES

The following highlights Warburg's perceived opportunities as identified at the Open House held June 5, 2008.

- » Small business attraction for businesses leaving City, non manufacturing (2)
- » Storage business
- » Jobs for women
- » Businesses requiring highway access (2)
- » Attract families (2)
- » Culture
- » Grocery store
- » Housing
- » Cleanup of residential properties
- » Road renewal
- » Designate areas for specific residential uses (higher end, affordable)
- » Attract commuters
- » Promote affordable housing (3)
- » Name Change
- » Relocate sewage lagoon/utilize new technologies
- » "Move In" housing

SCHEDULE 1

COMMUNITY CONSULTATION

THREATS

The following highlights Warburg's perceived threats as identified at the Open House held June 5, 2008.

- » Minimum property maintenance
- » Security of water supply
- » Competition from neighbouring municipalities
- » Closeness to WalMart and other big stores in Leduc
- » Attitudes of some "it's just Warburg"

VISIONING

The following outlines what residents want to see in Warburg ten (10) years from now, as identified at the Open House held June 5, 2008.

Warburg in ten years

- » More Main Street/in town businesses – grocery, hardware, video, pharmacy (9)
- » More "stick built" homes, more homes (5)
- » Mobile home subdivision
- » New energy efficient and attractive street lighting
- » Paved/curbed/better streets (6)
- » Affordable housing (2)
- » Youth activities
- » New bar
- » Acreages in town
- » Walking paths (2)
- » Golf course
- » Splash Park
- » Skateboard park
- » More green space and parks (2)
- » More industrial businesses





VILLAGE OF **WARBURG**

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