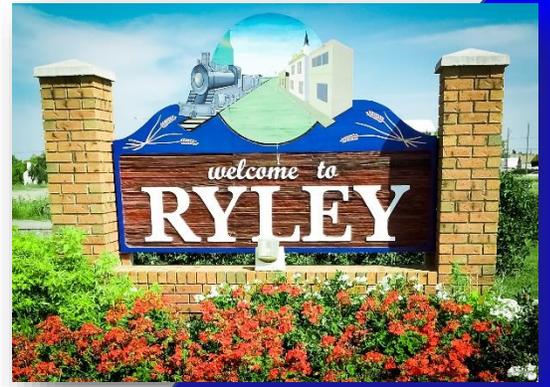




COPY OF BYLAW
SIGNED BY COUNCIL



Bylaw 2020-935



Municipal Development Plan

Village of Ryley 2020

BYLAW NO. 2020-935

A BYLAW OF THE VILLAGE OF RYLEY

IN THE PROVINCE OF ABERTA

TO REPEAL THE GENERAL MUNICIPAL PLAN, NO. 1991-04 AND ADOPT THE NEW
MUNICIPAL DEVELOPMENT PLAN

WHEREAS, pursuant to provisions of the Municipal Government Act, R.S.A. 2000, every municipality must pass a Municipal Development Plan;

NOW THEREFORE, the Council of the Village of Ryley in the province of Alberta, duly assembled, enacts as follows:

1. That Village of Ryley hereby adopt the new Municipal Development Plan attached herewith as schedule A and forming a part of this Bylaw
2. This Bylaw comes into effect on the date it is given the third reading
3. The Village of Ryley General Municipal Plan Bylaw No 1991-04 and its amendments are hereby repealed

READ A FIRST TIME this 5th day of May, 2019

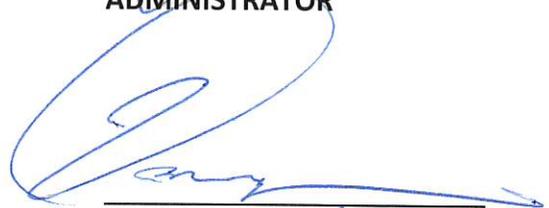


MAYOR



ADMINISTRATOR

READ A SECOND TIME this 8th day of August, 2019



MAYOR



ADMINISTRATOR

READ A THIRD TIME AND FINALLY PASSED this 21st day of July, 2020



MAYOR



ADMINISTRATOR

Contents

1	Introduction	5
1.1	Purpose of the Plan	5
1.1.1	MDP Requirements.....	6
1.2	Use of Permissive and Imperative Terms.....	7
1.3	MDP Public Engagement Process	8
1.3.1	Public Consultation	8
1.4	Guiding Principles.....	8
1.4.1	Strategic Planning.....	9
1.4.2	Philosophical Principles	9
1.4.3	Planning Principles	9
1.4.4	The Way Forward	10
1.4.5	Smart Growth.....	10
1.5	Municipal Development Plan Goals	11
2	Community Profile	13
2.1	Regional Context	13
2.2	Community Characteristics	13
2.2.1	Population Trends.....	13
2.2.2	Age.....	14
2.2.3	Education.....	15
2.2.4	Income.....	16
2.2.5	Housing	16
2.2.6	Economics and Employment.....	17
2.3	Environmental Characteristics	18
2.4	Municipal Infrastructure.....	19
2.4.1	Water System	19
2.4.2	Sanitary Collection System	19
2.4.3	Roads	20
2.4.4	Sidewalks	20
3	General Objectives and Policies	21
3.1	Development Pattern	21
3.2	Heritage Management	22
3.3	Community Facilities and Services	23
3.4	Environmental Management and Conservation.....	25
3.5	Reserves and Easements.....	28
3.6	Tourism.....	29
3.7	Transportation and Public Utilities.....	30
4	Future Land Use.....	35
4.1	Future Land Use	35
4.2	Future Land Use Map	35
4.3	Land Use Classifications.....	36
5	Specific Land Use Areas.....	38
5.1	Residential Use Area	38
5.2	Commercial Use Area.....	42

5.3	<i>Industrial Use Area</i>	44
5.4	<i>Institutional Use Area</i>	46
6	<i>Plan Administration</i>	48
6.1	<i>Authority of the Plan</i>	48
7	<i>Appendices</i>	50
7.1	<i>Strategic Plan</i>	50
8	<i>Glossary</i>	52
9	<i>Maps</i>	54
9.1	<i>Regional Location</i>	54
9.2	<i>Satellite Map</i>	55
9.3	<i>Future Land Use</i>	56
9.4	<i>Water and Sewer Lines</i>	57

List of Figures

Figure 1 Planning Hierarchy in Alberta	6
Figure 2 Solar Orientation & Passive Energy Conservation.....	26
Figure 3 Ryley Land Use.....	38

List of Tables

Table 1 Population Change 1996-2016	14
Table 2 Age Pyramid 2016.....	15
Table 3 Population Education Attainment.....	16
Table 4 Housing Ownership	17
Table 5 Age of Housing.....	17
Table 6 Labour Force Population	18

1 Introduction

1.1 Purpose of the Plan

The Village of Ryley Municipal Development Plan (MDP) is intended to provide long range guidance for the future development of the Village of Ryley. The *Municipal Government Act* (MGA) was revised to require all Alberta municipalities to adopt a municipal development plan. MGA 632 (1) and 632 (2.1) states that every municipal council must by bylaw adopt a municipal development plan.

The plan is intended to outline broad sets of principles, goals, objectives, and policies concerning the community's vision for land use and development. The intent of the MDP is to assist the village and approval agencies in achieving and maintaining orderly and efficient land use and development.

An MDP considers past and present human and physical environments. It considers where the community has been, where it is currently, and where it wants to go. This enables the village to effectively plan how to reach its desired destination. Current land use, municipal data, stakeholder comments and the concerns of the community were considered in order to ensure the vision enshrined in the MDP address the needs and objectives of all affected parties.

The Village of Ryley has a positive relationship with the Beaver County and is working diligently with the county on the Intermunicipal Development Plan (IDP) to ensure that the village's Municipal Development Plan conforms to goals, objectives and policies contained within the Beaver County Growth Plan that pertain to the Village of Ryley without hampering the future sustainability of the Village of Ryley.

The MDP provides a broad land use, infrastructure, and transportation framework for future development in the village. The MDP also includes a series of policies that address:

- a) the preferred characteristics of future development including the overall development pattern;
- b) the development process within the corporate boundaries of the village; and
- c) integration and collaboration between local land use and development initiatives with surrounding County lands.

The Village of Ryley recognizes that other provincial and federal statutes will affect the village's future development. The Province of Alberta is currently in the process of preparing regional watershed plans as part of the Implementation of the *Alberta Land Stewardship Act*. When the North Saskatchewan Regional Watershed Plan is complete the village will review the MDP to ensure that the MDP is consistent with the Regional Watershed Plan.

The Village of Ryley acknowledges that moving forward, the MDP is not the only statutory plan to impact land use within the community. The *Municipal Government Act* allows a municipality to adopt Area Structure Plans and Area Redevelopment Plans to provide direction regarding specific areas or neighbourhoods within a municipality. Intermunicipal Development Plans and Intermunicipal Collaboration Frameworks with adjacent municipalities are considered to provide future direction and sustainability where future development within one municipality may have an impact on the other. Future development within the village may require the adoption of more of these other statutory planning documents. In such a case, the *Municipal Government Act* requires that all statutory plans be consistent with one another.

In addition, changes to the Land Use Bylaw (LUB), which regulates development on specific sites, and subdivision approvals, must also be consistent with the MDP.

Development that does not conform to the MDP will not be approved. If a proposed development does not comply with the MDP but is felt to be desirable, an amendment to the MDP may be considered by Council.

For the purposes of land use planning and development, this Plan will serve as the senior municipal land use planning document and will be implemented, among other ways, through the Village of Ryley Land Use Bylaw.

Decision making on all subdivision and development permit applications will conform to the spirit and intent of the goals, objectives, and policies of the MDP.

The boundaries of the land use classes described in the MDP’s Map 9.3 Future Land Use are approximate only and may not follow legal surveyed boundaries. Minor adjustments or variances that may be required to land use classes, the location of future roads, quantities or figures shall not require an amendment to this Plan. In addition, this MDP should be periodically reviewed to consider changing circumstances and municipal preferences.

Planning Hierarchy in Alberta¹



Figure 1 Planning Hierarchy in Alberta

1.1.1 MDP Requirements

The MGA states that there are both required and optional areas that all municipalities are to address in their MDP. The Village of Ryley has considered all of the required areas and several of the optional subjects.

¹ Alberta Municipal Affairs, Guidebook for Preparing a Municipal Development Plan, 2018, page 13

'Must' and 'may' address section of MGA, section 632:

Must address:

- (a) *the **future land use** within the municipality;*
- (b) *the manner of, and the proposals for, future development in the municipality;*
- (c) *the **co-ordination of land use, future growth patterns, and other infrastructure with adjacent municipalities**, if not addressed in an intermunicipal development plan;*
- (d) *the provision of the **required transportation systems**, either generally or specifically, within the municipality, and in relation to adjacent municipalities;*
- (e) *the **provision of municipal services and facilities** either generally or specifically;*
- (f) *policies compatible with the Subdivision and Development Regulation to provide guidance on the type and location of land uses adjacent to sour gas facilities (not applicable to the Village of Ryley as there is no sour gas facilities within the municipal borders);*
- (g) *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 requirements in consultation with affected school authorities;*
- (h) *policies respecting the creation of joint use agreements; (Note: there are none in Ryley at the time of the MDP creation)*
- (i) *policies respecting the protection of agricultural operations were not addressed.*

Section 632 also provides that a municipal development plan **may address:**

- (a) *proposals for the financing and programming of municipal infrastructure;*
- (b) *the co-ordination of municipal programs relating to the physical, social and economic development of the municipality;*
- (c) *environmental matters within the municipality;*
- (d) *the financial resources of the municipality;*
- (e) *the economic development of the municipality; and*
- (f) *may contain statements regarding the municipality's developmental constraints, including the results of any development studies and impact analysis; and may contain goals, objectives, targets, and corporate strategies;*
- (g) *any other matter relating to the physical, social or economic development of the municipality.*

1.2 Use of Permissive and Imperative Terms

Throughout this MDP, the terms 'may', 'must', 'shall' and 'will' appear in relation to activity associated with aspects of the plan. The terms are adopted from, and used in concurrence with, Alberta's *Interpretation Act*. According to the Government of Alberta, "this act sets out rules for interpreting legislation (various presumptions, definitions, rules of statutory interpretation and construction) that apply to all Alberta Acts and regulations, and who can act under legislation."

With this in mind, the words are intended and interpreted as outlined in this excerpt from Section 28 of the Act.

28 (2) *In an enactment,*

(c) *“may” shall be construed as permissive and empowering*

(d) *“must” is to be construed as imperative*

(f) *“shall” is to be construed as imperative*

RSA 2000, I-8, March 1, 2019, S 28

The word ‘will’ also appears in this MDP. It is intended to be synonymous with must and shall, in that it is imperative.

The choice of specific words within the permissive or imperative category is typically one of linguistic preference in how the word fits within the syntax of the relevant phrase or sentence.

1.3 MDP Public Engagement Process

Village of Ryley engaged community residents in a planning process to undertake an extensive review of the Municipal Development Plan (MDP) for the community. The process reflected Council’s plan to ensure that the MDP reflects current concerns of stakeholders on all levels.

This process can be found in the village’s Public Participation Policy 2018-05-01

1.3.1 Public Consultation

Council engaged a consulting firm to ensure an independent process. A steering committee was formed to include representation from council and the public. A council workshop was held prior to a series of steering committee meetings.

A survey was widely distributed to the community through direct mail, media and website to obtain input into the planning process and provide landowners, residents and business owners with the opportunity to contribute feedback at the draft document stage.

A public open house was held on April 30, 2019 to ensure that public concerns and input were heard. Twenty four residents (twenty two local village residents) attended the open house. Input was received and recorded on infrastructure and engineering (roads, transportation, recreation and parks); planning and zoning (residential and commercial); economic development; bylaw and emergency services; assessments and taxes; as well as family and community services.

The detailed comments from the open house have been considered and are reflected in this plan.

Public Hearings were held to provide an opportunity for the residents and stakeholders to review the draft MDP and be heard by Council. All issues presented were reviewed and thoughtfully considered by Council.

1.4 Guiding Principles

Sound planning and development initiatives are necessary in order to achieve a balance between supporting opportunities for sustainable growth and development within the village while ensuring that all systems at work within the community are identified, supported, efficiently managed and well utilized.

1.4.1 Strategic Planning

Ryley has a current council-approved strategic plan that identifies seven categories of planning, including:

- Public Works and Infrastructure
- Recreation, Parks and Culture
- Planning and Economic Development
- Community Services
- Emergency and Protective Services
- Council and Governance; and
- Operational Excellence

Within this plan are a series of 34 Objectives and Activities. The full strategic plan can be found as Appendix 7.1 to this MDP.

1.4.2 Philosophical Principles

The Village of Ryley’s philosophy for managing growth and its land base is reflected by this Municipal Development Plan. The philosophy comprises three principles:

Principle #1

Land uses and development activities must respect and maintain the integrity of the village land base, which varies throughout the village.

Principle #2

Growth must be managed and directed in a compatible, equitable manner that recognizes the diverse needs and aspirations of all village residents as well as the village’s existing and planned infrastructure investments.

Principle #3

Smart growth principles as expanded upon in 1.4.5 Smart Growth, will be applied in maintaining the integrity of the land base and to promote sustainable development such that the needs of the present generation are met without compromising the ability of future generations to meet their own needs.

1.4.3 Planning Principles

The Municipal Development Plan policies also recognize four fundamental planning principles that are embodied in the *Municipal Government Act* and the Provincial Land Use Policies.

Principle #1

In carrying out their planning responsibilities, municipalities are encouraged never to lose sight of the rights of individual citizens and landowners.

Municipalities must assess the impact of any planning decision on individuals having regard to the purpose statement of the planning legislation.

Principle #2

Municipalities should establish land use patterns which make efficient use of land, infrastructure, public services and public facilities and which contribute to the development of healthy, safe, and viable communities by encouraging appropriate mixes of all land use types and a wide range of economic opportunities.

Principle #3

The co-ordination of land uses, future growth patterns and other infrastructure with adjacent municipalities must be addressed through either an Intermunicipal Development Plan (IDP) or the MDP (if there is no IDP). Alignment between the two is key to a municipality.

Principle #4

Planning activities should be carried out in a fair, open, consistent and equitable manner.

1.4.4 The Way Forward

Traditionally, developments in Alberta have been characterized by the following features: high consumption of land; low housing density; car dependent land use patterns that are poorly suited for walking and/or cycling; neighbourhood designs that emphasize privacy rather than community; less efficient use of infrastructure and higher costs for new infrastructure; single-family detached houses for a limited range of incomes and demographics; and/or a fragmented land base.

This type of development may not be compatible with best planning practices because it can result in developments that consume tree stands, wetlands, and green spaces necessary to ecosystem health and the long-term prosperity of the village. Developments with these features also have the added disadvantage, which impacts all community residents, of increasing infrastructure construction and maintenance costs, and discouraging community capacity through patterns of disassociated and disconnected community design.

The Village of Ryley recognizes that future development within the urban centre should not follow this traditional pattern in order to reduce some of the negative social, economic and environmental impacts that this traditional pattern of development can create.

Sustainable land management philosophy requires that the Municipal Development Plan consider new directions to guide the Village of Ryley into the future while still preserving unique features of the community's past.

In order to achieve this balance, the village recognizes that this Municipal Development Plan must provide policies which facilitate sustainable community development and growth. Community development is multifaceted, encompassing not just economic imperatives, but also environmental, social and cultural components. Each of these components is integral to the success of the others: just as environmental stewardship can lead to innovative economic opportunities; economic growth can lead to social and cultural development, thereby improving quality of life and the overall desirability of the community as a place to live, work and to recreate.

1.4.5 Smart Growth

To facilitate sound planning and development within the urban centre, the Municipal Development Plan espouses principles of Smart Growth. These principles emphasize the value of enhancing quality of life for residents and preserving significant natural areas in order to ensure that new growth and development in the village will be socially, fiscally and environmentally responsible well into the future. The Smart Growth themes that are evident in this Plan include:

- a) Fostering an identity which is unique, vibrant, diverse, and inclusive.

- b) Nurturing engaged citizens. Community members and volunteers will participate in community life and decision-making.
- c) Nurturing the redevelopment of existing urban areas through the provision of prescriptive land use policies.
- d) Where expansion beyond the current boundaries is necessary due to existing barriers, that residential and economic growth will follow smart growth principles.
- e) Providing a variety of transportation choices to ensure that urban areas are attractive and have safe infrastructure for walking and cycling, in addition to driving.
- f) Facilitating the provision of diverse housing opportunities so that people in different family types, life stages and income levels will be able to afford a home in the village.
- g) Maximizing the use of existing infrastructure.
- h) Encouraging growth in existing urban areas and using investments in infrastructure (such as roads and schools) efficiently.
- i) Preserving open spaces, natural beauty and environmentally sensitive areas.
- j) Encouraging the use of green buildings and other systems that save both money and the environment in the long run.

1.5 Municipal Development Plan Goals

The Council intends to foster an environment in which the Village of Ryley is a viable and successful community. Council recognizes that there are numerous factors affecting the quality of life in a town and that many of these features are influenced by the economic, environmental, cultural and social climate both internally and externally to the village.

The *Municipal Government Act* provides considerable municipal discretion concerning the contents of Municipal Development Plans. Beyond the specific requirements of the Act, the village Municipal Development Plan shall be used to develop, insofar as is possible, objectives and policies that will achieve the following goal statements:

- 1.5.1 Encourage the positive attributes that make the Village of Ryley a safe and caring community.
- 1.5.2 Enhance the quality of life in the Village of Ryley by offering better facilities and services to residents and by improving the environment.
- 1.5.3 Expand and diversify the village economic base while providing a high-quality living environment for residents.
- 1.5.4 Facilitate sustainable growth and development in the village by balancing economic growth, environmental protection and the preservation of recognized historic resources.
- 1.5.5 Encourage economic development and renewal by supporting new and existing economic assets within the community.
- 1.5.6 Encourage a vibrant, viable and diversified business community in Ryley.
- 1.5.7 Provide opportunities for commercial and industrial development to create jobs and attract new residents.
- 1.5.8 Encourage the development of a variety of transportation choices within the community and the larger region.

- 1.5.9 Maintain and efficiently utilize high quality and cost-effective infrastructure within the village.
- 1.5.10 Encourage sensitive, appropriate redevelopment of existing areas, including the downtown business core.
- 1.5.11 Maintain a physical separation between incompatible land uses.
- 1.5.12 Provide sufficient land in appropriate locations for future development to ensure a sustainable future.
- 1.5.13 Develop land in a cost effective and orderly manner.
- 1.5.14 Encourage revitalization efforts within the commercial and highway commercial areas.
- 1.5.15 Establish high quality development standards in new areas of the community.
- 1.5.16 Encourage compact, efficiently designed, serviced subdivisions adjacent to existing serviced and developed areas.
- 1.5.17 Encourage the use of green buildings, improved waste management practices and innovative water management and infrastructure.
- 1.5.18 Facilitate the provision of diverse housing opportunities within the community.
- 1.5.19 Manage and maintain municipal recreational, cultural and heritage resources to a standard of excellence that meets residents needs and makes Ryley a tourist destination.
- 1.5.20 Identify and promote significant recreational, cultural and heritage resources within the village.
- 1.5.21 Enhance existing regional and community partnerships and seek new collaborative opportunities.

2 Community Profile

2.1 Regional Context

The Village of Ryley is located beside Highway 14, approximately 80 kilometers south east of the City of Edmonton and 18 kilometers east of the Town of Tofield. The village is surrounded by Beaver County, and several towns and villages exist within a close drive of Ryley. These municipalities include the Town of Tofield, the Village of Holden and the Hamlet of Bruce.

The village has historically been a regional centre because it holds several shops and other amenities, including the only indoor swimming pool within a half hour drive in any direction.

The village is named after George Urquhart Ryley, who as the Grand Trunk Railway's land commissioner and chief townsite agent in the early part of the 20th century². The railway established a station at what is now Ryley in 1908 and the village incorporated in 1910, just five years after Alberta became a province.

Today the community is predominantly agricultural, though it is home to two regional landfills that employ people from the village and beyond. One of the landfills is within the village boundaries and the other one is just outside the village in Beaver County.

2.2 Community Characteristics

2.2.1 Population Trends

Ryley incorporated as a village and has remained a village ever since, with a population remaining relatively steady just below 500 people in the past 20 years.

According to the 2016 Government of Canada census, the village population at the time was 483 people, which is a slight decrease from the household survey taken in 2011. Over the past 20 years, the population has grown by just under 20 people through a combination of net migration and births. At the same time, the surrounding area has seen a small decline in population as well, with a noted movement of people westward to within commuting distance of the Alberta capital region.

Economic changes in the region, with the decline in the coal mining industry and growth in size of industrial farming operations have provided a challenge to the village, with people who used to work in those industries either having to find other gainful employment.

² Sanders, Harry, *The Story Behind Alberta Names*, Red Deer Press, 2003

Village of Ryley Population Change 1996-2016

Year³	Population	Growth Rate Change
2016	483	-3%
2011	497	+8%
2006	458	+5%
2001	437	-6%
1996	465	N/A

Table 1 Population Change 1996-2016

2.2.2 Age

In keeping with trends seen in many rural communities in Alberta, Ryley has seen its population age over time. This has in-part been the result of younger, more mobile individuals moving for post-secondary education opportunities after high school and then choosing to remain in metropolitan areas rather than returning home. It is likely that Ryley's case is similar to this trend.

Based on figures from the 2016 federal census, the average age of village residents is 43, which is five years older than the average age of all Albertans.

The population pyramid of Ryley from 2016 shows a lower proportion of younger residents under the age of 29 and a much higher proportion of people in age categories between 50-70, indicating an aging community and the related needs that come with that. In most age categories, females slightly outnumber males.

³ Population data retrieved from Statistics Canada census and household survey data from 2001, 2006, 2011, 2016

Village of Ryley Age Distribution based on 2016 Census⁴

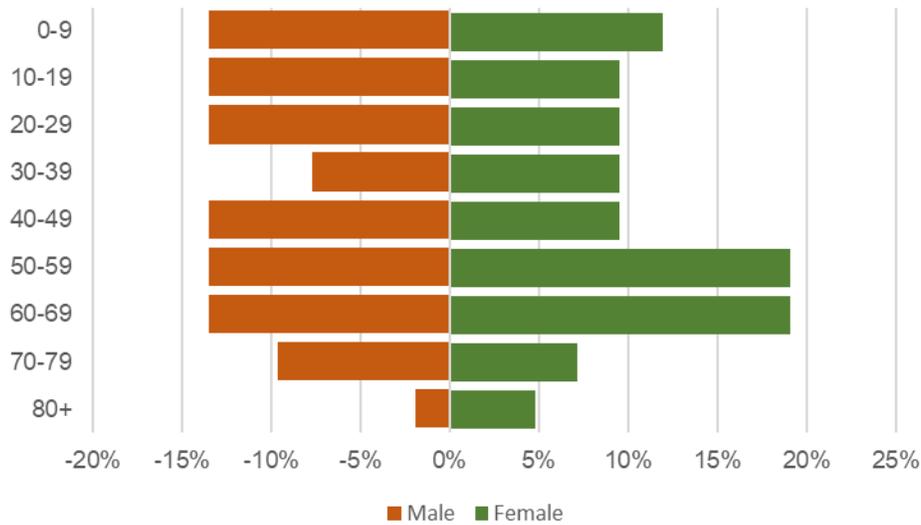


Table 2 Age Pyramid 2016

2.2.3 Education

Approximately one third of Ryley’s residents have no education beyond secondary education, and many do not have a grade 12 diploma. This is counterbalanced by the half of the population that does have post-secondary education. Education levels can help illustrate the type of workforce and employment opportunities available in the area.

Secondary students from Ryley and the Village of Holden attend schools in each other’s municipality as a way of making the schools sustainable. According to the Battle River School Division, the Ryley School has approximately 100 students in grades 7-12, while grades 1-6 are hosted by a sister school in Holden, which is 16 kilometers east down Highway 14.

All post-secondary students who attend a physical school must either commute to schools in places like Camrose or Edmonton, or they reside in those communities during the school year. With more opportunities for education existing online, it is possible that students from Ryley could take at least part of their schooling at home.

⁴ Data retrieved from Statistics Canada 2016 census

Village of Ryley Population Education Attainment, Aged 15 and Over

Highest Certificate, Diploma or Degree ⁵	People	% of Total Population
No Certificate, Diploma, or Degree	110	30%
High School or Equivalent	70	19%
Post Secondary Certificate, Diploma or Degree	190	51%
Total Population Over Age 15	370	100%

Table 3 Population Education Attainment

2.2.4 Income

The median total income (i.e. before tax) for all private households in Ryley is \$31,936 according to the 2016 census. This is significantly lower than the Alberta median of \$42,717 that is indicated by the same census data.

The majority of household income in the village (76%) is derived from employment, as opposed to government transfers (17%) such as pension plans, employment insurance, social assistance and workers' compensation. The equivalent data for the province is the same as Ryley's, at also 76% of income being derived from employment.

Statistics Canada identified 25 people (6.4%) in Ryley who would be classified as low income based on its Low Income Cut Off – After Tax (LICO-AT) These percentages are slightly lower than the provincial average of 7.0%. The low income figures are significantly skewed to the low age groups, while those over 18 typically receive employment income or transfers such as public or private pensions.

2.2.5 Housing

As of 2016, the Village of Ryley contained a total of 205 dwellings – 83% of which are owner occupied, leaving 17% to be occupied by renters. Most of the housing stock was built before 1980 (74%), and 10% of that housing is in need of major repairs; this is roughly double the provincial average.

All of the surveyed housing inventory is made up of low-density housing.

⁵ Data retrieved from Statistics Canada 2016 census

Village of Ryley, Housing Ownership⁶

Type of Ownership	Number of Dwellings
Owner	170
Renter	35
Total	205

Table 4 Housing Ownership

Village of Ryley, Age of Dwelling Construction⁷

Age of Construction	Number of Dwellings
1960 or before	65
1961 to 1980	90
1981 to 1990	15
1991 to 2000	0
2001 to 2005	20
2006 to 2010	15
2011 to 2016	0
Total	205

Table 5 Age of Housing

2.2.6 Economics and Employment

The local economy supports opportunities for employment in agriculture, oil and gas, local government, and various trades, often associated with some of the other occupations. There are opportunities in the village that comprise employment for residents to work in the village but reside either in the village or in the surrounding area.

The Village of Ryley is a small local service centre for regional residents. Within the village's boundaries are a variety of commercial, educational, social and recreational services that are a draw to people who live both within the town boundaries, and those who live further afield. For the most part, the village provides area residents with daily necessities, some services, and limited dining and entertainment opportunities.

⁶ Data retrieved from Statistics Canada 2016 census

⁷ *ibid*

The largest current contributor to the local economy is trades associated with the agricultural sector and the regional landfills.

The following chart further identifies the percentage of Village of Ryley residents employed by specific industries. The numbers are aligned to the population of the village, however there are people who work in Ryley but who live in Beavery County and perhaps beyond.

***Village of Ryley, Total Labour Force Population Aged 15 Years and Over
by Occupation - National Occupational Classification (NOC) 2016⁸***

National Occupational Classification	Number of Residents	Percent
Management occupations	20	9%
Business, finance and administration occupations	50	21%
Natural and applied sciences and related occupations	0	0%
Health occupations	25	11%
Occupations in education, law and social, community and government services	10	4%
Occupations in art, culture, recreation and sport	10	4%
Sales and service occupations	25	11%
Trades, transport and equipment operators and related occupations	70	30%
Natural resources, agriculture and related production occupations	10	4%
Occupations in manufacturing and utilities	15	6%
Total Employed Residents Over Age 15	235	100%

Table 6 Labour Force Population

Statistics Canada estimates that approximately 35% of the working population that lives in the village also works in the village, leaving the remainder to work outside the village. No residents commute outside the province.

2.3 Environmental Characteristics

The Village of Ryley is located within the Beaverhill Sub-Region of the North Saskatchewan watershed. According the North Saskatchewan Watershed Alliance, this area “lies in the Boreal Forest and Parkland natural regions and encompasses 440,544 hectares including 39,532 hectares of natural and artificial water bodies.

⁸ Data retrieved from Statistics Canada 2016 census

Much of this area is an extensively treed, upland area consisting of rolling to hummocky terrain with knob and kettle topography that supports a high diversity of vegetation, waterfowl, mammals and birds. The area is rich in natural wetlands and aspen dominated Boreal mixed wood habitat.

This Sub-watershed contains a combination of ecologically significant natural areas and centers of high urban activity. The Beaverhill Sub-watershed includes the municipal boundaries of Camrose, Leduc, Lamont, Strathcona and Sturgeon Counties and Elk Island National Park and Miquelon Provincial Park lie completely within the Sub-watershed.

Municipalities in the sub-watershed include all or parts of the Cities of St. Albert, Edmonton and Fort Saskatchewan. Other towns and hamlets include Antler Lake, Ardrossan, Bruderheim, Chipman, Collingwood Cove, Half Moon Lake, Josephburg, Kingman, Lamont, North Cooking Lake, Round Hill, Ryley, Sherwood Park, South Cooking Lake and Tofield.

The Beaver Hills (also known as the Cooking Lake Moraine) span into five separate Counties and includes Elk Island National Park and the Cooking Lake-Blackfoot Recreation Area. The Beaverhill Sub-watershed supports a diverse range of wildlife and is a premium bird watching location.⁹

The village has also identified the continued care and management of tree populations within the community as a priority.

2.4 Municipal Infrastructure

As with all municipalities in Alberta, the Village of Ryley is expected to provide a suite of services and amenities that meet the needs of its current and expected population. Underpinning many of these services are infrastructure assets that support the village. These typically include water, wastewater, roads and sidewalks.

In 2018, the village commissioned MPE Engineering to conduct a comprehensive review of these assets and an associated 10-year capital plan to address asset maintenance. The information below summarizes the conclusions of this recent analysis.

2.4.1 Water System

According to the village's 2018 *Infrastructure Assessment and 10-Year Capital Plan*¹⁰, water is supplied to the village through the Highway 14 Regional Water Services Commission. The Commission owns and operates all the water supply, storage, pumping, and distribution systems within the village.

2.4.2 Sanitary Collection System

The same 2018 Infrastructure Assessment report cited immediately above concludes that sanitary sewer system is currently utilizing 39% of its available capacity based on the current pipe sizes in the collection system. MPE Engineering noted that possible future development would still see the system utilize only half of the available capacity.

The report goes on to note that the sanitary pipes are nearing the end of their design life and will likely need to be replaced during the period of this MDP.

⁹ North Saskatchewan Watershed Alliance, *State of the Watershed Report*, no date indicated

¹⁰ Village of Ryley Infrastructure Assessment and Ten-Year Capital Plan, MPE Engineering, March 23, 2018

At this age, physical changes to the pipe bedding and subsoil conditions create a greater risk of pipe failure regardless of the chemical stability of the pipe. By 2020, approximately 70% of the existing system will have exceeded its design life.¹¹

There are two lift stations that serve municipal needs. The Main Lift Station and the Lower Lift Station were assessed in the village's 2018 *Infrastructure Assessment and 10-Year Capital Plan*.¹²

The sanitary lagoon is located in the SW ¼ 10-50-17 W4M, the northeast side of the village, adjacent to Range Road 173, approximately 800 m north of 57 Avenue. The wastewater system is currently licensed by Alberta Environment and Parks (AEP) under authorization number 1136-01-01. The existing 1995 AEP approval for the operation of wastewater and drainage facilities indicates that the design capacity for the lagoon system is 320 cubic meters per day. The sewage flow predictions for 2018 through 2028 is less than the licensed approval (the village's 2018 *Infrastructure Assessment and 10-Year Capital Plan*¹³ 2.5.1).

2.4.3 Roads

As of 2018, Ryley was responsible for nearly 15 kilometers of roads, comprising both local and collector roads. The MPE report indicates that *"the analysis of the pavement condition results indicates the majority of the Village's road network is providing a marginal level of service..."* Though the collector roads were generally better condition, which is *"reflective of the fact that most of the pavements in the Collector network have been recently rehabilitated"*. Local roads were not in generally good shape, showing a *"poor level of performance."*

Getting roads in better shape was addressed through the process of analyzing the backlog of rehabilitation. MPE noted that *"the Village has a higher than recommended roadway rehabilitation backlog and reducing this to a more manageable level should be the focus in the early stages of the next ten-year planning phase."*¹⁴ This will have an impact on work associated with this MDP.

2.4.4 Sidewalks

Sidewalks generally appear to be in better condition than the road network according to the review conducted in 2018. The final recommendation of the analysis was that any sidewalk rehabilitation be conducted in coordination with road work.

The sidewalks in the Village are in good to fair condition and require a minimum amount of slab/panel replacements in order to provide a safe pedestrian transportation system.

Replacement and repair to sidewalks has been ongoing, and most sections are in good repair.

As for a strategy, *"MPE recommends that sidewalk repairs be unified with road and infrastructure projects in order to reduce the effective cost of the replacements"*.¹⁵

¹¹ Ibid, page 7 8

¹² Village of Ryley Infrastructure Assessment and Ten-Year Capital Plan, MPE Engineering, March 23, 2018

¹³ Village of Ryley Infrastructure Assessment and Ten-Year Capital Plan, MPE Engineering, March 23, 2018

¹⁴ Ibid pages 21-22

¹⁵ Ibid page 65

3 General Objectives and Policies

3.1 Development Pattern

Development within the Village of Ryley must be sustainable. To do this it must take on an economical and viable development pattern in order to ensure that servicing costs are affordable for the community and that uses are compatible with the surrounding area.

OBJECTIVE 3.1.1

To ensure that sufficient land is available to meet future development needs.

- Policy 1 Map 9.3: Future Land Use shall reflect the community's future development pattern.
- Policy 2 The future development pattern for the village is shown on Map 9.3: Future Land Use. Development shall generally conform to this map and the policies within this Municipal Development Plan.
- Policy 3 The village shall encourage industry to locate wells and pipelines within corridors adjacent to parcel boundaries in order to minimize the impact of these developments on the village land base.
- Policy 4 The village shall be involved in current and future discussions on Equity Industrial Park future expansions
- Policy 5 New areas are required for development due to current physical barriers that inhibit growth and sustainability. Operating landfills and legislated setbacks SW-9 and SE-9.
These new areas include extending future urban residential westward into SE-8.
- Policy 6 The village will encourage engineering studies to include storm water drainage to ensure that the village will not suffer from overland flooding on lands being developed on its municipal border such as Equity Industrial Park future expansions.
- Policy 7 The village may direct developers to conduct and supply an engineering report in new developments to determine the limitations to development due to the impact of overland flooding.

OBJECTIVE 3.1.2

To ensure that future development is responsive to the changing needs of the community and both local and regional changes.

- Policy 1 The village shall promote phased development as necessary to respond to population and development needs of the community.
- Policy 2 The village will encourage flexible development and design concepts to provide adaptability for the changing needs of the community.
- Policy 3 The village may require new developments to include a diversity of housing types and styles in order to provide opportunities for affordable housing, first time buyers and seniors housing options within the community.

- Policy 4 The village will continue to collaborate with regional partners to explore opportunities for developing pilot projects for affordable housing within the community where appropriate.
- Policy 5 The village will encourage infill development where applicable to utilize existing land inventory that is available for residential, commercial and industrial development, in order to create sustainable growth.

OBJECTIVE 3.1.3

To implement high standards for neighbourhood design and landscaping to enhance residents' quality of life.

- Policy 1 The village may explore innovative zoning tools in consultation with the development industry including but not limited to form-based, performance-based, and use-based zones, and/or a hybrid of more than one type of zoning system.
- Policy 2 The village may encourage a variety of development designs and layouts, particularly those which use green technology, reduce the building footprint, increase the amount of open space, and promote the use of alternative forms of transportation.
- Policy 3 New developments within residential areas shall be of a character that is compatible with and/or improves the existing physical character of the area.
- Policy 4 Within both commercial and residential areas, new developments for both commercial and residential uses may be considered where the design, form, and massing are compatible with the surrounding development, and improves the appearance and use of the existing neighbourhood.

3.2 Heritage Management

The Village of Ryley places high value on heritage and cultural resources. Future development will be respectful of important heritage and cultural resources by preserving and protecting, where appropriate, significant heritage buildings and spaces. Existing heritage resources include the Bethel Lutheran Church built in 1919; Ryley Museum Society School (historic schoolhouses); the cemetery and the Ryley Harness Shop.

OBJECTIVE 3.2.1

To preserve and promote significant historic resources located within the community.

- Policy 1 Based upon Provincial guidelines, Council will encourage private and public efforts to preserve and support historic and cultural resources deemed worthy of preservation by the municipality.
- Policy 2 The village may require Heritage Resource Impact Assessments to be included with proposed subdivision and development applications in locations where the proposal may impact significant heritage resources.
- Policy 3 The village may encourage the use of historic resources to promote tourism, where appropriate.

- Policy 4 The village may work to identify and protect significant cultural resources for future generations.
- Policy 5 The village may encourage local and regional organizations to preserve and promote local historic and cultural resources.

3.3 Community Facilities and Services

A community's public facilities and services showcase the community's commitment to wellness and excellence by providing a framework in which the community functions. Services such as neighbourhood facilities, recreation facilities and services, community programs, protective and emergency services and health and social services play a vital role in increasing the quality of life for all community members and create an opportunity for increased regional tourism.

OBJECTIVE 3.3.1.i Recreation Infrastructure, Programs and Services

To provide all residents a reasonable variety of recreation opportunities within the village by maximizing the use of existing park land and facilities while planning for future development. The pool is considered a significant resource to local and regional residents.

- Policy 1 The village shall endeavour to provide attractive, accessible, well-maintained recreation areas and facilities for the community.
- Policy 2 The village shall maintain a current plan to ensure facilities and programs keep pace with the community needs and fiscal resources.
- Policy 3 The existing recreation grounds may continue to be used as an active park containing recreation facilities and playing fields, as meets public needs.
- Policy 4 The village may consider private proposals for recreational developments in the village.
- Policy 5 The village may continue improvement of the campground facilities as resources and public needs increase.
- Policy 6 The village shall maintain open green space with signage at the main entrances to the community.
- Policy 7 The village shall require subdivisions to provide parks, open spaces and pathways to provide convenient and safe movement of pedestrians and cyclists.
- Policy 8 Through the subdivision process, and in accordance with the *Municipal Government Act* section 666, and subject to section 663, a subdivision authority may require the owner of a parcel of land to provide land for (or money in lieu of or any combination of money and land) for municipal and/or school reserve.
- Policy 9 The village shall ensure that the development of recreation areas and facilities is based upon standards which are within the financial capabilities of the community to achieve.

OBJECTIVE 3.3.1.ii Integration of Parks and Open Space System

To create a contiguous link and encourage multiuse of all recreational opportunities within the village.

- Policy 1 The village shall support the development of active transportation pathways throughout the urban centre, to provide connectivity between neighbourhoods, parks, community green spaces and local recreation amenities.
- Policy 2 To encourage trail development and linkages while protecting adjacent landowners from potential negative impacts through the careful regulation of recreation use of the rights-of-way.
- Policy 3 Multi-lot residential developments will be required to provide multi-use trail networks to the satisfaction of the Subdivision Authority at time of subdivision.

OBJECTIVE 3.3.1.iii Maximizing Resources through Cooperation and Collaboration

To encourage collaboration with community groups, not-for-profit organizations, and regional partners to provide a range of recreation opportunities, maximize the use of existing recreation facilities and parks and to plan for future recreation and tourism needs.

- Policy 1 The village may support the activities of community clubs, sports clubs, cultural and heritage societies, churches, schools, individuals, etc. through funding, policy development and facility development.
- Policy 2 The village may work collaboratively with community groups and regional partners to develop, support recreation opportunities, local trail networks and facilities within the village.
- Policy 3 The village may encourage community volunteers to be involved in building and operating public recreation facilities, including the maintenance and improvements of parks.
- Policy 4 The village made efforts to establish an umbrella type organization to oversee the operation of community facilities.
- Policy 5 The village shall endeavour to work collaboratively with regional partners to provide appropriate regional recreation resources.

OBJECTIVE 3.3.2 Cultural Facilities

To encourage the development of a diverse range of cultural opportunities in high quality facilities.

- Policy 1 The village will encourage the upgrading of existing facilities and improvements to library, museum services, archives and other cultural facilities as resources and strategic plans allow.
- Policy 2 The village will endeavour to ensure that major cultural facilities are provided within the village as future growth increases.
- Policy 3 The village will collaborate with other municipal and provincial partners to ensure the provision of cultural facilities.

OBJECTIVE 3.3.3 Protective and Emergency Services

To work with the appropriate provincial agencies, regional partners, and the community to ensure a high level of protective and emergency services within the village.

Policy 1	The village will continue to assess the level of municipal protective/emergency servicing to ensure it meets the needs of current population.
Policy 2	The village will encourage industry to provide air monitoring infrastructure.
Policy 3	The village will participate in disaster planning and exercises.
Policy 4	The village will from time to time review the service delivery model for bylaw services.
Policy 5	The village will encourage the Royal Canadian Mounted Police to work with residents and community groups to increase an awareness of crime and a preventive attitude among residents.
Policy 6	The village will work with the Province to ensure that an appropriate level of ambulance service is provided in the community.

OBJECTIVE 3.3.4 Health and Social Services

To encourage collaboration with provincial agencies, not-for-profit groups, and organizations to ensure affordable, efficient, and diverse social and healthcare services within the village which are appropriate to the scale and demographics of the community and surrounding region.

Policy 1	The village will work with the province to ensure that appropriate levels of social services are provided to the community.
Policy 2	The village will explore Family Community Support Service options for service delivery and accommodation provided to the community.
Policy 3	New development and subdivision applications will be referred to the provincial health authority for comments prior to approval where appropriate.

3.4 Environmental Management and Conservation

The Village of Ryley includes a range of environmental features which augment the village's ecosystem but also the economic, social, cultural, and recreational systems throughout the community. The village recognizes that a successful and sustainable future is dependent on the vitality of all of the interconnected systems (built and natural environment, economic, social and cultural) – and so endeavors to identify, protect and improve these areas.

OBJECTIVE 3.4.1

To identify, preserve and improve where appropriate, ecological areas in the village.

Policy 1	Endeavour to develop an inventory of significant environmental sites and resources within the village that may add to economic, social, cultural, and recreational opportunities.
Policy 2	The village may require an environmental assessment to be provided by the developer, where the proposed development may have an impact on an identified natural or environmentally sensitive feature within the village.
Policy 3	The village will ensure that any development adjacent to the village boundaries require an environmental assessment to be provided by the developer, where the proposed development may have an impact on an identified natural or environmentally sensitive feature, such as the wetlands.

- Policy 4 The village will encourage the retention of significant tree stands on both municipal and privately-owned land.
- Policy 5 The village shall discourage the unnecessary removal or clearing of vegetation as a result of new subdivision and development.

OBJECTIVE 3.4.2

To encourage development only on lands without development constraints.

- Policy 1 Development may not be allowed in areas characterized by wetlands or saturated soils.
- Policy 2 Development is prohibited in or adjacent to important wildlife habitat areas and corridors.
- Policy 3 Development shall be restricted on soils which have extremely fast percolation rates and/or which might result in the possibility of groundwater contamination.

OBJECTIVE 3.4.3

To encourage energy efficient design and the development and utilization of alternative energy.

- Policy 1 The village encourages houses to be oriented to maximize passive solar energy, natural shade and windbreaks, and to orient rooms such as kitchens and bedrooms based on light and heat requirements. The use of energy-efficient appliances and materials is also encouraged.
- Policy 2 The village encourages the use of small alternative energy systems as a green alternative to traditional forms of electrical generation.

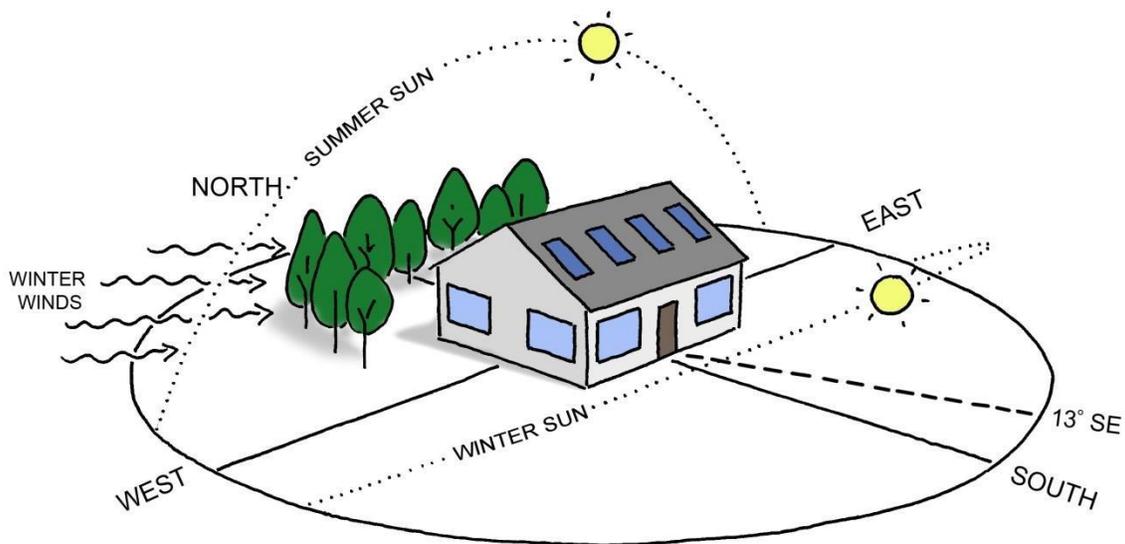


Figure 2 Solar Orientation & Passive Energy Conservation

Solar orientation and use of windbreaks for passive energy conservation.

A 13° South-East orientation is ideal to maximize solar energy benefits.

OBJECTIVE 3.4.4

To encourage best practices in waste reduction and waste management.

- Policy 1 The village shall encourage recycling and other waste reduction programs which divert materials from the landfill.
- Policy 2 The village shall endeavour to implement innovative technologies and best practices to supply the water needs of residents and industries.
- Policy 3 The village shall encourage implementation of innovative waste technologies and best practices to treat wastewater prior to returning it to the hydrologic cycle.

OBJECTIVE 3.4.5

To reduce air emissions and improve air quality.

- Policy 1 The village shall encourage industry to track air quality using proven technology.
- Policy 2 The village shall encourage monitoring and new developments which may impact air quality and will provide a report to residents indicating the emissions from landfill operations and other industry activity.

OBJECTIVE 3.4.6

To be efficient and effective stewards of the village's water and energy resources.

- Policy 1 The village shall work with the Water commission to ensure a water supply that will meet current and future needs of residents, business and industry in the village.
- Policy 2 The village shall maintain a high quality of water and wastewater infrastructure within the village.
- Policy 3 The village shall operate under a high standard and abide by the Alberta Water and Wastewater Code of Practise.

OBJECTIVE 3.4.7

To encourage environmentally responsible development of the village's land base.

- Policy 1 The village will endeavour to create guidelines for new development to ensure appropriate maintenance of tree resources and creation of green spaces.
- Policy 2 Buffering measures should include trees, shrubs and other forms of vegetation to enhance the appearance, air quality and surface water management within the community.

OBJECTIVE 3.4.8

To reduce per capita waste generation and disposal within the community and encourage actions that will "Reduce. Reuse. Recycle."

- Policy 1 New and existing development will be encouraged to contribute to the village recycling program by the Development Authority.

Policy 2 The village will endeavour to expand upon current composting programs.

3.5 Reserves and Easements

In certain instances – as outlined in the *Municipal Government Act* – the subdivision process can involve the dedication of Reserve lands to the village. Currently the *Municipal Government Act* identifies three types of reserves which may be taken during subdivision by a municipality. They are: Municipal Reserves, Environmental Reserves and Environmental Reserve Easements. Conservation Easements cannot be taken by a municipality at time of subdivision but can be utilized by a private landowner or a Municipality to protect significant environmental areas.

Municipal Reserves can be used by a municipality as public parks, public recreation areas, for school authority purposes or as buffers between parcels of land which are used for different purposes. Depending on the circumstances, money may be taken by the village in lieu of Municipal Reserve dedication.

Environmental reserves, environmental reserve easements and conservation easements are three tools municipalities can use to ensure that:

- a) development does not occur on hazard lands;
- b) significant environmental areas are protected; and
- c) public access to significant cultural landscapes.

Environmentally sensitive ecological features require special attention when being considered for development. Such areas include lands subject to a flooding hazard, ravines, steep slopes, and areas subject to erosion. Council intends to have regard for these sensitive areas when making development decisions

OBJECTIVE 3.5.1

To conserve and protect significant cultural landscapes and environmentally sensitive ecological features for future generations, the village may allocate Environmental Reserves, Municipal Reserves and Conservation areas.

Policy 1 A Conservation Easement may be considered to preserve significant natural features and areas that do not qualify as Environmental Reserve under the *Municipal Government Act*. The use and control of these features and areas shall be clearly stated in the easement agreement.

Policy 2 The village may require subdivision and development applications near water bodies and watercourses to prepare an engineering and/or geotechnical study to determine an adequate setback based on soil conditions and slope stability.

Policy 3 Subject to MGA section 663 and subsection (2), as a part of proposed subdivision the subdivision authority may require the owner of a parcel of land to provide part of that parcel as an environmental reserve if it consists of a natural drainage course or is subject to flooding. (MGA section 664 (1) (a) and (b))

Policy 4 Additional reserve and/or setback may be required by the village based on the recommendations of any engineering and/or geotechnical study requested by the village. In these cases, the amount of reserves required will be determined

using the guidelines for ER width developed by Sustainable Resource Development.

- Policy 5 Where Environmental Reserve Lands are not necessary to provide public access to the feature, the village shall, at the time of subdivision, consider the option of an Environmental Reserve Easement as provided for in the *Municipal Government Act*.
- Policy 6 Municipal Reserves may be required as an open space buffer of sufficient size and composition to act as a noise and visual barrier shall be required between incompatible land uses.
- Policy 7 Prior to disposing of any Municipal Reserve, Council shall review the applicability and effect of such disposition on surrounding land uses and the area's recreational potential.
- Policy 8 The village may consider proposals to designate future Conservation Areas.
- Policy 9 At the discretion of the Subdivision Approving Authority, the use of Conservation Easements may be considered as an alternative to traditional environmental reserve during the subdivision process. The use and control of these features and areas shall be clearly stated in the easement agreement. Conservation easements are provided for under the current *Environmental Protection Enhancement Act*.

3.6 Tourism

The Village of Ryley supports tourism initiatives and wishes to promote local museums, churches, cultural centres, recreation and sports, and special events.

OBJECTIVE 3.6.1

To support and promote tourism initiatives within the village.

- Policy 1 The village shall encourage the utilization and/or development of cultural, historic, and recreational resources to promote tourism, where appropriate.
- Policy 2 The village shall encourage and, where possible, promote development of tourist facilities.
- Policy 3 The village supports initiatives that celebrate local heritage and promote tourism within the community.

OBJECTIVE 3.6.2

To cooperate with regional partners to encourage local and regional tourism.

- Policy 1 The village shall cooperate with area tourism groups, municipal neighbours, and tourism zones in promoting local tourism linkages with neighbouring communities.
- Policy 2 The village shall encourage private sector developers to facilitate tourism development and may assist in accessing government funding programs to develop new, or upgrade existing, tourism attractions.

3.7 Transportation and Public Utilities

The development of transportation and utility systems can have a significant impact on future land use within the Village of Ryley. Although the village does not have the authority to regulate Provincial Highways, pipelines, transmission lines and similar installations that are under provincial control in many instances Council is given an opportunity to comment on the proposed locations of these facilities. It is Council's intention to encourage the appropriate authorities to have regard for the policies of this Plan.

OBJECTIVE 3.7.1

To encourage the safe, orderly, and efficient development of transportation and utility corridors including a hierarchy of streets and efficient parking.

- Policy 1 Council will use as its guideline the village's 2018 *Infrastructure Assessment and 10-Year Capital Plan*¹⁶ which outlines a proposed schedule for project delivery based on municipal needs.
- Policy 2 The village shall establish a hierarchical street system consisting of:
- a) collector routes that serve to connect residential areas to arterial streets;
 - b) local streets that serve to provide direct access to individual lots and that have no through traffic.
- Policy 3 Rehabilitation of current collector and local road network will be implemented with consideration of the village's ten-year rehabilitation needs priority program.
- Policy 4 Future roads will be developed in accordance with the Ten Year Road Infrastructure Plan. Roads not shown on this map shall be determined in outline plans or area structure plans prior to subdivision approval.
- Policy 5 Council shall encourage linear transportation and utility facilities to locate so that they:
- a) follow road allowances wherever feasible;
 - b) use corridors to integrate a number of utilities; and
 - c) minimize disruption of recreation, wildlife, and historic resources.
- Policy 6 Direct access to arterial roads from adjacent properties will be limited in order to emphasize the most important function of these roadways, which is to accommodate high volume traffic flows.
- Policy 7 The village will endeavour to enhance the appearance of roadways. Developers will be required to provide landscaping, including trees, along roadways.
- Policy 8 The village will encourage the development of multiuse trails or coordinated walkway and bikeway systems in new residential areas, linking them to recreation areas and facilities where appropriate. The rights-of-way for these multiuse trails shall be provided at the time of subdivision.
- Policy 9 To improve the visual image of the entrances to the village, Council will encourage owners planning property improvements to consider using building

¹⁶ Village of Ryley Infrastructure Assessment and Ten-Year Capital Plan, MPE Engineering, March 23, 2018

materials, textures, colour, landscaping, and signs that would favourably complement and/or enhance the entrances to the village. Council will also use its best efforts to undertake such works on municipal properties and encourage the Provincial Government to do the same on its properties, especially the highways.

- Policy 10 The village shall urge enforcement of speed laws and other traffic regulations both within the village and along adjacent highways.
- Policy 11 The village will work with regional partners to explore transportation opportunities which support green trip goals and objectives to further regional transportation linkages.
- Policy 12 The village shall encourage improved maintenance and upgrading of existing and future roads.
- Policy 13 The village shall work with Alberta Transportation and affected businesses to control accesses onto Highway 14.
- Policy 14 A 400-meter distance shall be used as a guideline in determining future access points onto highways.
- Policy 15 All heavy traffic shall be routed onto highway 854 and shall not be allowed on local roads.
- Policy 16 Industrial parcels located on highway 854, if not served by a service road shall use shared accesses to minimize entrance and exit points onto a secondary.
- Policy 17 The Construction of a service road may be required along highway 854.

OBJECTIVE 3.7.2

To minimize conflicts between transportation, communications, or utility facilities and other land uses.

- Policy 1 Council shall encourage high voltage power lines and high pressure pipelines to locate away from residential areas.
- Policy 2 Where proposed transportation and utility lines and facilities may adversely affect adjacent lands or land uses, the village may encourage or require the developer of the line or facility to provide such buffering as deemed necessary to minimize any negative impacts.
- Policy 3 The village may require future subdivision proposals adjacent to transportation and utility lines and facilities to provide such buffering as deemed appropriate.
- Policy 4 The village shall encourage wireless communication facilities to consider good planning and design so as to have the least impact on the natural environment, and the least visual impact on nearby residents. The village shall also encourage the developers of wireless communication facilities to provide an opportunity for consultation.
- Policy 5 Where appropriate, new facilities should be built to standards to accommodate multiple devices. Should co-locations not prove feasible, clustering of wireless communication facilities is preferred.

OBJECTIVE 3.7.3

To encourage regional cooperation in the provision, operation, and maintenance of infrastructure services.

- Policy 1 The village shall endeavour to cooperate wherever possible with other agencies, municipalities and/or the provincial government with planning, development and operation of sanitary waste disposal facilities and sewage lagoons.
- Policy 2 The village shall actively seek to acquire provincial funds for major improvements to road, water and sewer infrastructure.

OBJECTIVE 3.7.4

To ensure that municipal services and utilities are provided in an economical and efficient manner and are reflective of need, environmental constraints, land use considerations, and existing infrastructure.

- Policy 1 Service roads adjacent to Provincial Highways in the village shall be considered as local roads and developed to appropriate standards.
- Policy 2 The village shall require that land use adjacent to Provincial Highways and their associated accesses conform with the Access Management Guidelines as outlined by Alberta Transportation.
- Policy 3 All municipal infrastructure systems, such as new roads, sewage collection and water distribution systems created as a result of private development, which may include dedication to the village or subdivision, shall only be assumed by the municipality if the system has been constructed or upgraded to a standard which is acceptable to the village and which meets or exceeds all appropriate Provincial and Federal standards.
- Policy 4 The village shall implement a program of maintenance and improvement for local roads designed to enhance traffic flow. Through the subdivision and development processes, the village shall endeavour to make the most efficient use of existing roadway facilities. Developments with the potential for substantial road impact (high traffic volumes or heavy trucks) will be directed to those roads that are designed and constructed to accommodate development.
- Policy 5 Direct access from private property onto Provincial Highways shall be discouraged and limited wherever possible, especially where access onto local roads is available. Application for subdivision will be specifically designed to minimize accesses onto Provincial Highways and local arterial roads through the use of service roads or redesigning the subdivision boundaries to redirect accesses onto local roads.
- Policy 6 The village will continue to work with the commission to provide a reliable water supply and distribution system, an environmentally acceptable sanitary sewage collection and treatment system, and an efficient stormwater collection and management system. The provision of these systems will be funded either by senior levels of government or by new development.

- Policy 7 The village will endeavour to maintain flexibility in the extending of municipal services into newly developed areas and will ensure that developers provide excess capacity to allow extensions into future development areas.
- Policy 8 The village may require the preparation of a servicing scheme and a detailed geo-technical study prior to outline, area structure plan or large area subdivision approval.
- Policy 9 The village will continue to collect basic data for future engineering review in order to supplement the findings of historical village servicing studies and improve the accuracy of future projections.
- Policy 10 Developers shall be expected to provide or pay for the installation of utilities and development of roads in new subdivisions. The requirement shall be implemented through a development agreement with the village.
- Policy 11 Off-site levies may be determined at the time of new development and, if required, shall be assessed on all new developments.

OBJECTIVE 3.7.5

To ensure that the location and scale of public utilities within the village are appropriate for existing and future proposed developments and to ensure that all village utility services and infrastructure are adequately maintained and upgraded.

- Policy 1 Council will implement the village's 2018 *Infrastructure Assessment and 10-Year Capital Plan*¹⁷ which outlines a proposed schedule for project delivery based on municipal needs.
- Policy 2 As a best practise road segments requiring complete rehabilitation of all underground infrastructure should be prioritized and coordinated to eliminate separate road construction of single utility repairs, improve structural quality of the road, reduce overall timeframe for until repair or replacement and reduce long term capital expenditure.
- Policy 3 When future sanitary system development is contemplated, administration will refer and consider information contained in the village's 2018 *Infrastructure Assessment and 10-Year Capital Plan*¹⁸.
- Policy 4 A program will be implemented to provide flushing, scouring, inspection and maintenance for sanitary pipe beyond its predicted lifespan. This program will be implemented on no more than a five-year interval.
- Policy 5 Rejuvenation of the local sanitary infrastructure system should consider the incorporation of the village's 2018 *Infrastructure Assessment and 10-Year Capital Plan*¹⁹
- Policy 6 Storm drainage infrastructure will be upgraded, as rehabilitation projects take place to meet current AEP Standards and Guidelines for Stormwater

¹⁷ Village of Ryley Infrastructure Assessment and Ten-Year Capital Plan, MPE Engineering, March 23, 2018

¹⁸ Village of Ryley Infrastructure Assessment and Ten-Year Capital Plan, MPE Engineering, March 23, 2018

¹⁹ Village of Ryley Infrastructure Assessment and Ten-Year Capital Plan, MPE Engineering, March 23, 2018

Management Systems. Ditches may be dredged or reshaped and graded to efficiently convey flow in large rainfall events.

- Policy 8 New developments shall require a dedicated drainage collection and retention system as per AEP stormwater treatment regulations.
- Policy 9 New developments shall require a dedicated drainage collection and retention system as per AEP stormwater treatment regulations.
- Policy 10 The capacity of the water and sewer system shall be increased when warranted by increased population and/or use.
- Policy 11 Whenever practicable all new service connections (power, telephone, etc. should be underground, except in industrial areas. In industrial areas location of services will be at the discretion of the Development Authority.

OBJECTIVE 3.7.6

To provide a cohesive network of multi-use trails and sidewalks that serve as a practical alternative to vehicle use for moving people of all abilities around the village.

- Policy 1 The village should endeavour to link existing trails, sidewalks, and recreation and community facilities.
- Policy 2 The village will manage the current 6 km of sidewalks and future sidewalks in a cost-effective manner in order to provide a desirable level of service to the stakeholders of the network.
- Policy 3 The village will review and consider recommendations in the MPE infrastructure assessment and Ten Year Capital Plan to improve sidewalk condition.
- Policy 4 The village will prioritize replacement of sidewalk sections that are most used and in the poorest condition.
- Policy 5 The village will coordinate sidewalk repairs with road and infrastructure projects in order to reduce the cost of replacement.

4 Future Land Use

4.1 Future Land Use

A development strategy for the village is underway based on the review of the previous planning exercises, on review of the major challenges and trends facing the village and public input through surveys, group meetings and Open Houses.

The strategy entails:

- striving for moderate, steady population growth;
- ensuring orderly, beneficial development occurs within the village;
- ensuring adequate land is available to meet future development needs;
- ensuring development is staged according to growth requirements;
- ensuring each stage of development provides for a variety of development opportunities, necessary services and amenities; and
- emphasizing community strengths and assets such as the small town character, and significant opportunities such as the Downtown Business core.

The goals, objectives and policies of this Plan support the orderly and efficient development of land within the village and encourage the development of a balanced community in terms of land use. The Plan attempts to provide for a range of housing opportunities, to address quality of life issues, and to promote the concepts of community and neighbourhood.

Plan policies have been made flexible in order to allow for the anticipated, as well as varying, growth rates. To address the development of the community as a whole, the plan covers all land within the village's existing corporate boundaries.

4.2 Future Land Use Map

The development strategy for the Village of Ryley is illustrated on Map 9.3: Future Land Use Map. This map contains a conceptual future land use pattern and transportation network for the community and is meant to convey the general intent of the village concerning the future direction of growth. The map is intended to be interpreted as a broad expression of land use policy and not as a precise description of proposed land uses related to specific parcels of land. The Future Land Use Map is to be used in concert with the goals, objectives and policies of the Plan.

The development concept reinforces the general pattern of development currently found within the village while ultimately developing a more compact community and more balanced land uses.

Also indicated on the Future Land Use Map is the village's preference for the direction of long term urban expansion and the land uses that those expansion areas would accommodate.

In stating the preferred direction of long-term urban expansion, the village recognizes that a Municipal Development Plan has no force and effect beyond the boundaries of the village, and that the proposals are not binding upon any authority or person relying upon, applying, or interpreting the provisions of this plan. It is intended through other policies in this Plan that the village will work with adjacent municipalities and the region on an ongoing basis to address planning matters of inter-municipal and regional concern.

Policy 1 The village will develop a Master Drainage Plan to allow the Village to develop a strategy to meet AEP requirements moving forward.

4.3 Land Use Classifications

The Land Use Classifications shown on the land use map are those outlined in the current Land Use Bylaw.

Land Use Type	Description
<p>Residential</p>	<p>That area of the village currently used for predominantly residential purposes.</p> <p>R1 Residential District refers to an area that allows for development of single-family dwellings and associated uses that are complimentary and compatible with residential uses.</p> <p>R2 Residential District refers to that area to be developed for smaller single detached, semi detached and duplex dwellings as well as a limited range of complimentary uses that are compatible with residential uses.</p> <p>R3 Multifamily Residential District allows for development of higher density forms of housing including four plexes, apartments, row housing and a limited range of complimentary uses that are compatible with residential uses.</p> <p>RMH Residential Manufactured Home Park allows for the development of a manufactured Home Park where stalls are provided on a rental basis.</p>
<p>Commercial</p>	<p>That area containing commercial uses and compatible office, residential, institutional and recreational uses.</p> <p>The Commercial area includes that area surrounding the downtown business core containing vacant lots, older single-family residences and non-conforming uses, which may be suitable to accommodate downtown core expansion including mixed use commercial/residential development on a limited and site-specific basis.</p> <p>C2 Commercial District permits both business (retail and service) and light industrial uses.</p> <p>Compatible highway commercial uses that would benefit from exposure along highway areas and that are visually attractive in appearance may also be considered within this area. Compatible recreational, park and institutional uses that cannot be reasonably accommodated elsewhere in the community may also be considered.</p>

Land Use Type	Description
Industrial	<p>M- Industrial District allows for industrial uses that require manufacturing, processing, assembly, distribution, service, repair uses. Many carry out a portion of the operations outdoors and require outdoor storage areas.</p> <p>Refers to existing and future industrial development that does not:</p> <ul style="list-style-type: none"> ▪ consume a large volume of water or produce high quantities of effluent or waste; ▪ discharge toxic or noxious by-products into the air or groundwater system; or ▪ adversely impact adjacent properties through extreme noise, traffic or emissions.
P-Community	<p>Area that provides land for service, mainly of a public nature, which has a primary orientation toward the community. Land designated “P” must be owned by the municipality or other government or will be owned within six months of being so designated. Land uses may include recreation, public buildings and parks, cemeteries, exhibition grounds, government buildings, public utility buildings and installations.</p>
Institutional	<p>P - Area that provides development of uses of either a public or private nature which provide services to the community. Land uses may include campgrounds, community halls, day care centres, hospitals, nursing homes, places of worship, senior homes, museums, schools, group care facilities emergency protective facilities and or cemeteries, recreation, public buildings and installations.</p>
Urban Reserve	<p>Area that is protected from premature subdivision and development until such time as they can be planned and developed for urban uses. Land uses include single dwellings, campgrounds, farming, greenhouses, public utilities and resource development.</p>
DC Direct Control	<p>A direct control district to enable major, comprehensively planned and designed development to occur in conjunction with the subdivision of land, or without the subdivision of land – the proposal to be reviewed and decided upon by council.</p>

Table Land Use Classifications

5 Specific Land Use Areas

Map below illustrates the current Land Use within the Village of Ryley. In preparation for a sustainable future and recognizing the need to provide developable areas for future of growth of residential, commercial and industrial sectors, a future Land Use Map has been created, Map 9.3.

The following land use and development objectives and policies shall apply to all lands shown on Map 9.3: Future Land Use within the Village of Ryley and shall be used by the village to guide decision-making regarding land use and expansion development of the village.

Following the principle of smart and sustainable growth, development could start with the area east of 56th street, where it could be developed as residential infill.

A future growth pattern vision includes a non-residential development area south of the highway. It is anticipated that land north of the highway and west of 56th Street are more conducive for residential development -the amount starting in the quarter outside of the Clean Harbors setback and moving to the west.

Map : Current Land Use within the Village of Ryley

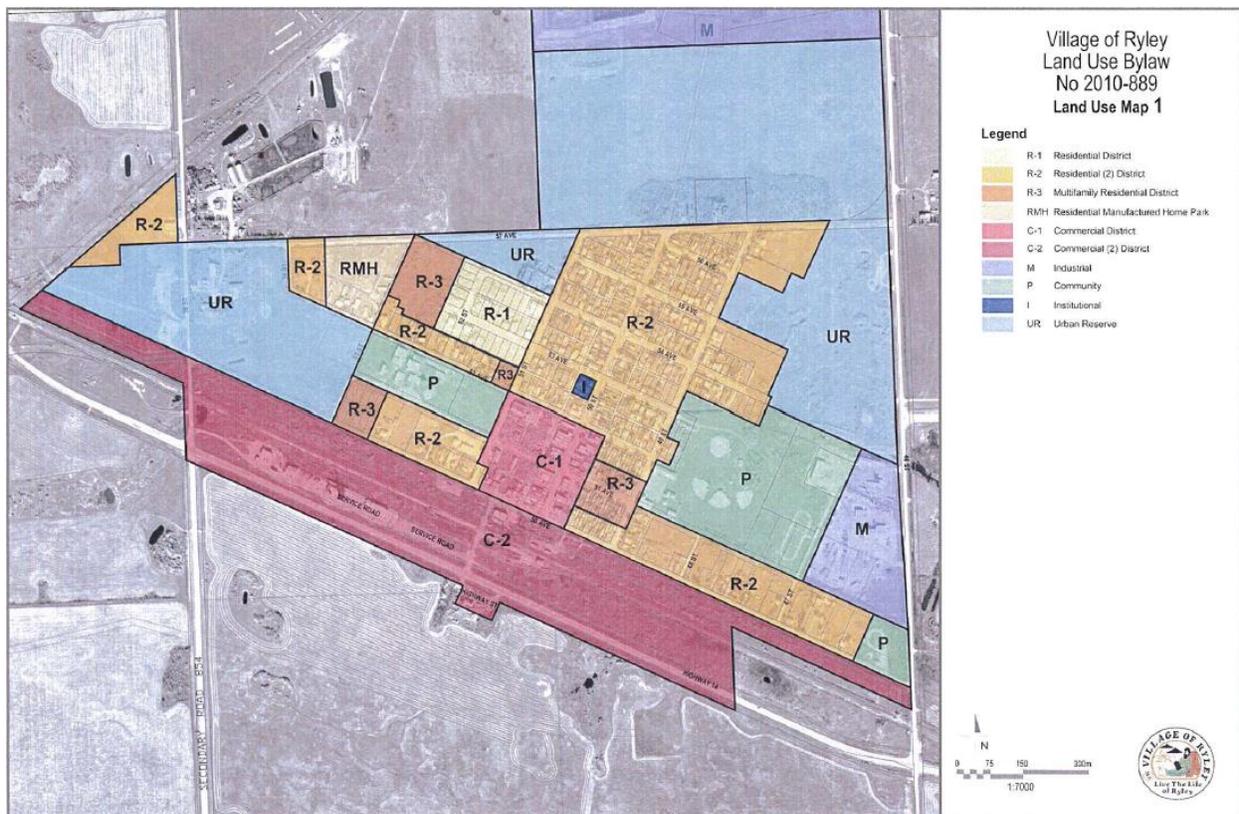


Figure 3 Ryley Land Use

5.1 Residential Use Area

There are three types of residential uses that characterize the village:

- Single family residential developments (generally referred to as low density developments)
- Medium density developments (including duplex and row housing developments); and

- Manufactured homes

This Plan strives to achieve a balance between reducing the residential development footprint of new development within the community while providing opportunities for residential development that support and preserve the livelihood and quality of life of the existing community.

OBJECTIVE 5.1.1 Housing Options

To ensure that sufficient land and residential developments are available to meet future housing needs of all age and income groups and family types.

- Policy 1 In cooperation with developers and other government agencies, the village will endeavour to ensure the provision of a strong housing mix:
- a) a range of dwelling and lot sizes;
 - b) a variety of housing types;
 - c) an adequate supply of rental units;
 - d) a variety of lot sizes and lot widths to accommodate the varying needs of potential home builders and home buyers;
- Policy 2 All new or revised residential area structure plan or outline areas shall normally include a residential housing mix normally reflecting a ratio of 80% low and medium density residential development and 20% high density residential development. A larger percentage of higher density residential development may be allowed by the village if the developer can demonstrate the following:
- a) that the development can be serviced in an effective and sustainable manner;
 - b) that the overall development pattern is complementary to adjacent land uses and infra structure;
 - c) that the development will provide a high percentage of affordable housing; and
 - d) that the development will provide a higher percentage of public amenity areas, including but not limited to, park areas, trails, recreation amenities and/or public art.
- Policy 3 The village will endeavour to provide the housing mix indicated above in existing and new neighbourhoods as they develop.
- Policy 4 The village will encourage the development of innovative housing including new building forms, design and construction techniques.
- Policy 5 The village shall encourage the development of senior's multi-unit housing in central locations with accessibility to services.
- Policy 6 The village shall encourage the development of secondary suites, accessory apartments and other innovative housing arrangements intended to make it easier for seniors to remain in private homes.
- Policy 7 Modular homes shall be permitted in certain residential districts where they are compatible with surrounding neighbourhood.

Policy 8 The village shall encourage the continued occupation of the existing mobile home park. When the Park has reached capacity, the village will consider development of a new mobile home park only if demand is proven.

OBJECTIVE 5.1.2 Neighbourhood Planning

To ensure that residential development is orderly, planned, efficient, and provides an attractive and safe residential environment. Such planning will encourage community and neighbourhood pride.

Policy 1 The village will require the preparation and approval of an Area Structure Plan or Outline Plan/Development Concept prior to the approval of new residential neighbourhoods. The preparation and costs associated with the preparation of a new Plan or amendment to an existing Plan will be the responsibility of the developer. If the village incurs costs while reviewing a proposed Plan or Plan amendment, then costs associated with the review will also be the responsibility of the developer.

Policy 2 All Outline Plans/Development Concepts/Area Structure Plans must be approved by resolution of Council prior to Subdivision Approval.

Policy 3 The village shall promote high standards for design and construction.

Policy 4 The village shall encourage the planting of trees and landscaping in all residential areas.

Policy 5 All roads in new residential areas shall be paved.

Policy 6 Where feasible, residential areas shall be buffered from commercial and industrial areas and from arterial roads by means of reserve dedication, landscaping and plantings.

Policy 7 New residential development shall preserve existing trees and maintain natural features where feasible.

Policy 8 High density buildings will not exceed four storeys in height.

OBJECTIVE 5.1.3 Subdivision and Site Planning

To ensure that future development provides a mix of housing types to meet a variety of life cycle demands and market preferences.

Policy 1 Subdivision and site planning techniques using building forms, landscaping features, etc., should be used to reduce adverse effects of noise sources such as railways and major roadways on residential areas to foster a sense of neighbourhood security; and provide visual privacy.

Policy 2 Dwellings should have an adequate outdoor amenity area.

Policy 3 The village may require the implementation of architectural controls for major developments to create an aesthetically pleasing residential environment.

Policy 4 Wherever possible, street frontages should be minimized to reduce development and maintenance costs.

- Policy 5 Manufactured homes should be restricted to specific subdivisions designed for manufactured homes or to manufactured home parks due to their different configurations to “stick-built” single-family homes.
- Policy 6 The village shall encourage development of Multi-family units on the second-storey commercial of commercial buildings in the downtown core.
- Policy 7 When residential subdivisions and sites are developed, design features such as loops, cul-de-sacs, traffic calming measures and buffers should be incorporated into the design to create quiet, low traffic areas.

OBJECTIVE 5.1.4 Multi Family Housing

To encourage development of multifamily housing in the Village of Ryley.

- Policy 1 The village shall encourage multi family dwellings such as: duplexes, fourplexes, row houses and walk up apartments.
- Policy 2 The village shall ensure that multi family developments are of an appropriate scale and character in relation to neighbouring residential and commercial areas.
- Policy 3 Multi-family developments shall be located close to public buildings, parks, recreational resources, and the downtown district.
- Policy 4 Multi-family developments shall be located on or near collector or arterial roads to minimize traffic disruption.
- Policy 5 Multi-family developments shall not be allowed where there is insufficient capacity of existing utility services and infrastructure. The village may consider a developer’s proposal if the developer builds appropriate infrastructure at their expense.

OBJECTIVE 5.1.5 Affordable Housing

To ensure the development of affordable housing in the Village of Ryley.

- Policy 1 The village shall work with developers, home builders, as well as government and non-government agencies to increase the proportion of affordable housing units.

OBJECTIVE 5.1.6 Development Phasing

To ensure that new residential development occurs in an orderly and efficient manner that does not put a strain on the village’s current or future infrastructure capacity and serves to improve community connectivity.

- Policy 1 The village shall require the phasing and staging of future residential development, in order to ensure contiguous development and the orderly extension of roadways and municipal services.
- Policy 2 A stage of subdivision should provide a supply of lots that could reasonably be expected to be fully developed within a two-year time frame. The size of each stage should be large enough to offer a variety of housing types and to meet anticipated residential demands. All amenities such as parks, landscaping or

recreational facilities should be phased along with the construction of the dwelling units.

- Policy 3 The village should not allow successive stages of subdivision until the majority of lots in previous stages have been issued development permits or unless the developer can clearly demonstrate that the lots in a successive stage would not remain undeveloped for an extended period of time.
- Policy 4 The residential phasing policies are designed to discourage “leapfrog” development and potential costs associated with future development in locations which are separated from previously developed areas.
- Policy 5 The village shall strictly adhere to the development standards and requirements of the Land Use bylaw.
- Policy 6 The village shall encourage residential development on an infill basis and in or near to existing built-up areas prior to developing new residential areas.
- Policy 7 New residential development shall be encouraged close to existing roads and services infrastructure.
- Policy 8 There may be residential development south of Highway 14.
- Policy 9 Residential development in all (other) un-subdivided lands may require an outline or area structure plan.

OBJECTIVE 5.1.7 Residential Infrastructure

To minimize municipal costs associated with residential development.

- Policy 1 All residential development shall be serviced efficiently and be consistent with the village’s servicing requirements.

5.2 Commercial Use Area

The intent of the Plan is to accommodate a diverse number of commercial businesses - located within the downtown area, adjacent to highways, and within established commercial areas. The village aspires to revitalize the downtown core while supporting commercial developments that provide a service to local residents, the traveling public, tourists to the region and the surrounding agricultural community. The village will not support commercial developments that adversely affect the standard of safety or convenience, or the functional integrity of any highway or road.

OBJECTIVE 5.2.1

To ensure that there is an adequate supply of competitively priced commercial land to realize the village of Ryley’s commercial development potential.

- Policy 1 Council shall encourage developers to participate in commercial development.
- Policy 2 Council will continue to encourage development of the Village of Ryley as an important local commercial and service centre for area residents, visitors and industry.
- Policy 3 All future primary, general and highway commercial development should occur on lands zoned Commercial. Future neighbourhood commercial development

may occur where specifically indicated in the village's Land Use Bylaw within the areas designated Residential on the Municipal Development Plan.

- Policy 4 The development of highway commercial areas will take into consideration the need to buffer the potential negative impacts of such development from adjacent uses.
- Policy 5 All commercial development will be serviced efficiently and be consistent with village requirements.
- Policy 6 On sites which are highly visible and determined to be of critical importance to the future development of downtown and the gateway areas within the community the Development Authority may require additional information and requirements in relation to architectural design, landscaping, and/or any other condition deemed necessary to ensure high standards of design both on the site and in relation to the streetscape.

OBJECTIVE 5.2.2

To recognize emerging trends in retailing and commercial land use, including the creation of mixed use intensification nodes for future development areas.

- Policy 1 Mixed-use developments that provide for commercial and residential uses within the same building will be encouraged.
- Policy 2 The village shall endeavour to identify important development sites and opportunities that have mixed-use development potential and that would benefit the community.
- Policy 3 The village shall review its commercial use area policies regularly to ensure they remain effective considering commercial and retailing trends and the community's needs.

OBJECTIVE 5.2.3

To actively support business development that has a positive impact on the economic development of the village.

- Policy 1 The village shall ensure that there is an adequate supply of land, within village boundaries and appropriately zoned for future commercial development.
- Policy 2 The village shall encourage home businesses, which will be strictly regulated by the Land Use Bylaw to ensure appropriate fit in residential areas.
- Policy 3 The village shall allow the development of small scale neighbourhood commercial activities to serve new residential areas.
- Policy 4 The village shall undertake to keep a current inventory of available commercial lots with the assistance of Alberta Municipal Affairs.

OBJECTIVE 5.2.4

To ensure that commercial areas are conveniently located and are accessible.

- Policy 1 Commercial development in all areas presently un-subdivided shall require an approved outline plan as indicated in the Land Use Bylaw.

- Policy 2 The village is committed to removing barriers that might prevent people with disabilities from fully participating in all programs and services and shall encourage the design and construction of accessible commercial buildings that meet or exceed the Alberta Building Code requirements.
- Policy 3 The village shall carefully review all commercial developments for pedestrian access, vehicle access on to and out of the site, and impact for local traffic.
- Policy 4 Parking spaces must be adequate for both employees and customers.
- Policy 5 The highway commercial district shall have a service road.

OBJECTIVE 5.2.5

To promote attractive commercial areas.

- Policy 1 The village shall encourage high standards for the design and construction commercial buildings.
- Policy 2 All commercial sites shall be buffered and screened from adjoining non-commercial (and residential areas).
- Policy 3 The village may control the type, size and placement of commercial signs to ensure consistent standards and to avoid unattractive and unsafe signage clutter.
- Policy 4 The village may impose requirements regarding landscaping, tree planting, seeding and ongoing maintenance of commercial sites.

OBJECTIVE 5.2.6

To create a vibrant, viable and attractive downtown business district.

- Policy 1 The village shall encourage a diversity of retail and suitable commercial activities in the central business core.
- Policy 2 The village shall encourage the infill of the central business core prior to developing new commercial where appropriate.
- Policy 3 The village shall support multi residential housing (apartments and suites) along main Street and Railway Avenue.
- Policy 4 The village shall require a high standard of maintenance and upkeep of buildings in the central business area.
- Policy 5 The village shall require that vacant lots in the central business area be cleared of debris, mowed regularly and kept free of litter.
- Policy 6 The village shall consider programs and/or support measures to improve (and beautify) the central business area.

5.3 Industrial Use Area

The village has identified the provision of an adequate supply of land for a range of light and medium developments as an option. Industrial lands will be available within the village of Ryley to meet the diverse needs of prospective industries. The village will support industrial development as a means of providing a greater choice of employment opportunities within the

community. The village will also encourage a more diverse and expanded industrial tax base to supplement the commercial and residential tax base revenues.

OBJECTIVE 5.3.1

To actively support industrial development that has a positive impact on the economic development of the village.

- Policy 1 To ensure that there is an adequate supply of competitively priced industrial land in the village appropriately zoned locations to realize the village’s industrial development potential.
- Policy 2 The village will encourage concentrated industrial growth by directing future industrial development to the industrial area in order to minimize conflicts with neighbouring land uses, to facilitate the economical provision of municipal services, and to promote an efficient industrial land use pattern.
- Policy 3 Light and medium industrial uses will be allowed within the village boundary.
- Policy 4 village Council shall encourage private industrial development (including subdivision and servicing) of industrial lands.
- Policy 5 The sizing and servicing of industrial sites should accommodate the needs of a range of industrial uses.
- Policy 6 Industrial activities in the industrial area will be protected by preventing encroachment of non-industrial uses.
- Policy 7 The village will seek the assistance of other levels of government in promoting industrial opportunities.
- Policy 8 The village will cooperate with local business groups in promoting the municipality as a good place to live and establish business.
- Policy 9 The village supports regional industrial development in order to promote and encourage the location of businesses providing support to industry to locate in the community.
- Policy 10 Existing local industrial firms with growth potential will be encouraged to expand their production facilities in appropriate locations.
- Policy 11 The village will continue to encourage the development of a strong regional industrial base in order to sustain those activities associated with the development of resources within the region and new service industries to locate within village.

OBJECTIVE 5.3.2

To ensure that industrial development occurs in an orderly manner and aligns with the vision and strategic plan of the village.

- Policy 1 Industrial uses shall be confined to zoned industrial districts.
- Policy 2 The village will review SW 4 and SE 4 as better suited for industrial land.
- Policy 3 Future development of the SE 9-50-17-W4 and the SW 3-50-17-W4 shall require an outline plan and/or an area structure plan.

OBJECTIVE 5.3.4

To promote safe and attractive industrial areas and ensure that the site design and visual appearance of industrial developments are compatible with surrounding land uses.

- Policy 1 The visual appearance of industrial buildings, the location of roadways, landscaping and buffering considered in order to ensure compatibility with surrounding uses. The village will include building and landscaping standards in its land use bylaw as a means of encouraging the development of more industrial structures and improving compatibility with surrounding uses.
- Policy 2 Attractive appearance and a high standard of maintenance shall be required at all industrial sites. To this end and to improve the image of the industrial areas, landowners and businesses will be required to provide reasonable landscaping (in the form of vegetation, fencing, and other landscaping features) and building materials, textures, colour and signs that would favourably enhance the industrial environment at the time of development and will be encouraged to properly maintain, add and improve such features and materials to enhance the industrial environment.
- Policy 3 Industrial uses which emit noise, dust, odour, or other pollutants shall monitor levels of pollutants, provide reports to Council and take actions to minimize any harmful effects on the community.
- Policy 4 All industrial operators shall ensure the safe handling and storage of dangerous materials in accordance with applicable industry, provincial and federal statutes.
- Policy 5 Future industrial development will demonstrate adequate fire flow capacities prior to development approval and after completion of construction to the satisfaction of the Fire Department.
- Policy 6 Future industrial development within the industrial area will be connected to a paved road network in a manner that meets with the satisfaction of the village's Public Works Department and should have direct and quick access to truck routes and highways.

5.4 Institutional Use Area

There are currently a number of Institutional Use areas within the Village of Ryley which provide excellent social services and facilities currently located within the village. These areas include the municipal offices, schools, as well as community facilities.

OBJECTIVE 5.4.1

To provide adequate public and quasi-public facilities to meet the village's needs.

- Policy 1 It is the policy of this Plan that the areas designated Institutional on the Future Land Use Plan shall be developed in parks, recreation facilities, institutional uses (such as schools, health and wellness facilities, arenas, etc.), and that such development shall be directed to those lands designated Institutional.
- Policy 2 Public and quasi-public building uses (current and future) in this policy shall be:
- a) educational facilities (e.g. schools)

- b) community facilities (e.g. municipal office, community centre, seniors' centre, library, etc.)
- c) government facilities (e.g. provincial buildings)
- d) institutional facilities (e.g. churches)
- e) health and wellness facilities (e.g. pool, health clinic)

Policy 3 All major institutional development should occur on lands designated Institutional on Map 9.3: Future Land Use. However, small scale institutional uses may occur in other lands, at the discretion of the village's Development Authority.

Policy 4 All public and quasi-public facilities shall be properly maintained.

OBJECTIVE 5.4.2

To provide public services and facilities to meet the needs of a growing and changing population.

Policy 1 The village, in consultation with the school authority shall set aside sites for schools to accommodate future growth.

Policy 2 The village shall ensure that all public buildings have adequate accessible parking.

Policy 3 The village shall consider promoting alternative community uses of all public buildings before these buildings are allowed to be sold to private interests.

Policy 4 Adopt a long-term cemetery master plan.

OBJECTIVE 5.4.3

To work cooperatively with provincial agencies and not-for-profit organizations to ensure future institutional facilities compatible with adjacent uses and suitably located for community accessibility.

Policy 1 The village shall encourage other government agencies and not-for-profit agencies to locate in those areas designated as institutional use on Map 9.3: Future Land Use.

6 Plan Administration

6.1 Authority of the Plan

Pursuant to the *Municipal Government Act*, Revised Statutes of Alberta, 2000, current as of July 1, 2018, this Plan shall be adopted by the Village of Ryley, as the Village of Ryley Municipal Development Plan. Subdivision, development and re-development of lands within the Village of Ryley by the Municipality and general public shall be in accordance with the provisions of this Plan. Council shall encourage the Provincial and Federal governments to have regard for the provisions of this Plan, and in the formulation and implementation of Provincial and Federal policies and programs, within the Village of Ryley.

OBJECTIVE 6.1.1

To ensure that all municipal statutory and regulatory planning documents are consistent and up-to-date and to conduct reviews and consider amendments to the Plan as required.

Policy 1 When this Plan or any part thereof takes effect, the Land Use Bylaw of Village of Ryley shall be amended, if necessary, to conform to this Plan.

Policy 2 The *Municipal Government Act* outlines the procedure for an amendment to the Municipal Development Plan. When reviewing proposals for amendment, Council shall ensure that the change agrees with the plan's goals and objectives. Council should require that a request for an amendment be made in writing. The submission should also address the reasons for the amendment and conformity with the Plan's goals and intent. When reviewing an amendment, Council should consult with any agencies it feels may be of assistance.

Policy 3 Planning is a continuous process and it is important that the Municipal Development Plan be monitored, reviewed and updated in order to ensure that the planning needs of the Village of Ryley are being met and that it continues to reflect the social, economic, and cultural environment in which the villages grows and changes. A review may be appropriate when:

- a) changes in economic, social or cultural developments occur,
- b) a new Council is elected, or
- c) an amendment to the plan is made.

A major review should be undertaken at least once every five years.

OBJECTIVE 6.1.2

To engage in cooperative and collaborative communication with municipal, regional, and provincial partners.

Policy 1 The planning process must include any neighbouring municipalities. To that end, the Village of Ryley will actively consult with municipalities during the review of this Plan, amendments to the Land Use Bylaw, subdivisions, or significant discretionary development permits when the proposal is in close proximity to the adjacent municipality or when, in the opinion of the Village of Ryley, the proposal may impact the adjacent municipality, in order to obtain the adjacent municipality's views on the proposal. The approving authority will give

careful consideration to any matters raised during this consultation; however, the Village of Ryley will not be bound by the recommendations of the adjacent municipality.

Policy 2 The Village of Ryley Municipal Development Plan must be consistent with any intermunicipal plan in respect of land that is identified in both the municipal development plan and the intermunicipal development plan MGA 632 (1).

7 Appendices

7.1 Strategic Plan

Ryley Town Council's Current Strategic Plan

2018 - 2021

<i>Public Works and Infrastructure</i>	
1.1	Implement the Infrastructure Assessment and Ten-Year Capital Plan
1.2	Conduct a facilities review to compliment the Ten-Year Capital Plan
1.3	Develop a reserve strategy to support ten-year capital plan
1.4	Adopt a long-term cemetery master plan
<i>Recreation, Parks and Culture</i>	
2.1	Assess the feasibility of upgrading campground facilities
2.2	Participate in a review of the Recreation Master Plan
<i>Planning and Economic Development</i>	
3.1	Complete revisions to the Land Use Bylaw
3.2	Adopt a reserve strategy to support future land development
3.3	Update the intermunicipal development plan
3.4	Assess land development opportunities within the village
3.5	Review and refine the business tax rebate program
3.6	Develop and implement a marketing strategy
<i>Community Services</i>	
4.1	Communicate to residents the services available through FCSS, the library, and the Pool and Wellness Centre
4.2	Adopt a transportation strategy for residents (feasibility)
4.3	Explore FCSS service delivery and accommodation options
4.4	Develop a strategy to engage youth in the community.
<i>Emergency and Protective Services</i>	
5.1	Explore the feasibility of remote monitoring program on municipal facilities

5.2	Review the village's service delivery model for bylaw enforcement
5.3	Participate in disaster planning and exercises
<i>Council and Governance</i>	
6.1	Adopt a Code of Conduct bylaw
6.2	Adopt a Public participation policy
6.3	Explore an advertising bylaw
6.4	Adopt a bylaw for election of a Mayor at large
6.5	Amend the village's procedural bylaw
6.6	Apply for an ACP grant for Council collaboration coaching
6.7	Complete and adopt a Municipal Development Plan
6.8	Create a strategic reserve for environmental stewardship
<i>Operational Excellence</i>	
7.1	Enhance communication with residents <ul style="list-style-type: none"> • Public Works road maintenance • Recreational Programming • FCSS
7.2	Adopt a strategy to address volunteer maintenance and enhancement
7.3	Complete an ICF with Beaver County
7.4	Review and amend practices for financial reporting
7.5	Adopt a financial reserves policy
7.6	Work with the Commission to address the village's water supply
7.7	Develop a plan to address best practices in Municipal Governance and Operations that enhance sustainability

8 Glossary

Area Redevelopment Plan (ARP): In accordance with Section 634 of the *Municipal Government Act*, a statutory plan providing a framework for future decisions regarding development or redevelopment or an already built up or disturbed area.

Area Structure Plan (ASP): A statutory plan providing a framework for future subdivision and development in an area. In accordance with Section 633 of the *Municipal Government Act*, an ASP describes the sequence of development, proposed land uses, proposed population density and general location of transportation routes and public utilities in an area.

Claystone Waste Services (formerly Beaver Regional Waste Management Services or BMS): Claystone manages a regional class II landfill.

Clean Harbors (CH): CH is a hazardous waste management facility and transfer station.

Crime Prevention Through Environmental Design (CPTED): The theory that the proper design and effective use of the built environment can reduce crime, reduce the fear of crime and improve quality of life.

Equity Industrial Park: This industrial area is in Beaver County, adjacent to Ryley boundary.

Goals: Broad statements of intent, describing the end results the village would like to achieve.

Green Infrastructure: means the ecological processes, both natural and engineered, that provide economic and environmental benefits in urban and rural areas. These include but are not exclusive to:

- a) creeks, streams and wetlands that retain and carry stormwater, improve water quality and provide habitat;
- b) parks and greenways that link habitat and provide recreational opportunities;
- c) engineered wetlands and stormwater management facilities that retain stormwater and improve infiltration; and
- d) bio-swales which are above ground conduits for runoff and area used as an alternative to subsurface infrastructure.

Ground-Oriented Housing: A residential unit that has individual and direct access to the ground, whether detached or attached, including single-detached dwellings, duplexes, rowhouses and townhouses, as well as the principal unit and secondary suite in single-detached dwelling.

Land Fill Buffer: Section 13 of the Subdivision and Development Regulation (AR 43/2002) under the *Municipal Government Act* defines the setback distance required from a development for a residence, school, hospital, or food establishment to an operating landfill, non-operating landfill, waste storage site and hazardous waste management facilities
https://www.alberta.ca/waste-facilities-setbacks.aspx?utm_source=redirector

Land Use Bylaw (LUB): A technical document, approved by bylaw, that regulates the use and development of land and buildings within a municipality. It divides a municipality into land use districts and prescribes the land use and development regulations for each district in accordance with Section 640 of the *Municipal Government Act*.

Light Industrial Development: A form of industrial development that includes services or businesses that generally serve commercial and industrial sectors. Nuisance factors are

minimized by ensuring that any nuisance (i.e. Noise, dust, odour, etc.) generated within buildings on the site do not extend beyond the site. This type of development may also include a limited amount of outdoor storage of products, supplies, vehicles or equipment. Storage areas are screened from roadways and adjacent properties in order to reduce negative impacts.

Manufactured Home: A structure manufactured to be moved from one point to another by being towed or carried.

Medium Industrial Development: A form of development that includes a broad range of services or businesses that may include outdoor storage or involve outdoor activities. Nuisance factors are minimized by ensuring that any nuisance (i.e. noise, dust, odour, etc.) generated on the site do not usually extend beyond the site and are kept to a minimum as much as possible. Due to these potential nuisance factors this form of development is generally not located adjacent to residential areas without appropriate berming or screening.

Modular Housing Unit: A prefabricated or factory-built frame or shell which comprises the wall or siding of a proposed dwelling. A modular unit represents only a part of a dwelling and such unit has neither chassis, running gear, nor its own wheels.

Multiuse Regional Trail System: A system of pedestrian oriented linkages that extends throughout the Village of Ryley to provide non-vehicular transportation options.

Objectives: More specific statements about land use which elaborate on Goals.

Policies: Action statements which guide the village and other agencies in the review of subdivision and development proposals.

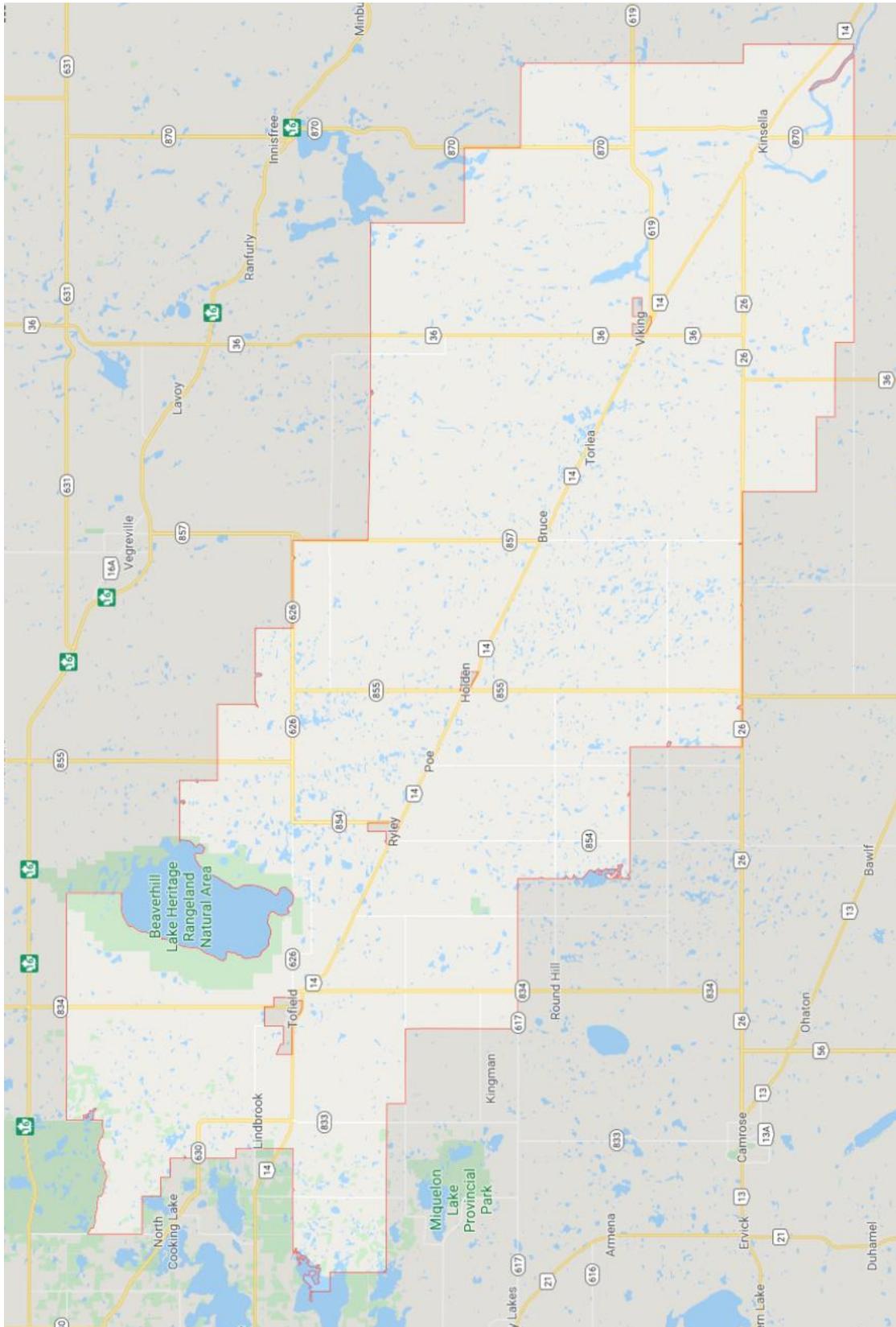
Principles: Fundamental rules or values that guide what is desirable for a community. They help to determine the right or wrong of its actions. Principles are meant to govern Goals, Objectives, and Policies.

Statutory Plan: An Intermunicipal Development Plan, a Municipal Development Plan, an Area Structure Plan or an Area Redevelopment Plan adopted by a municipality in accordance with Part 17, Division 4 of the *Municipal Government Act*.

RMFH: Residential Manufactured Home Park

9 Maps

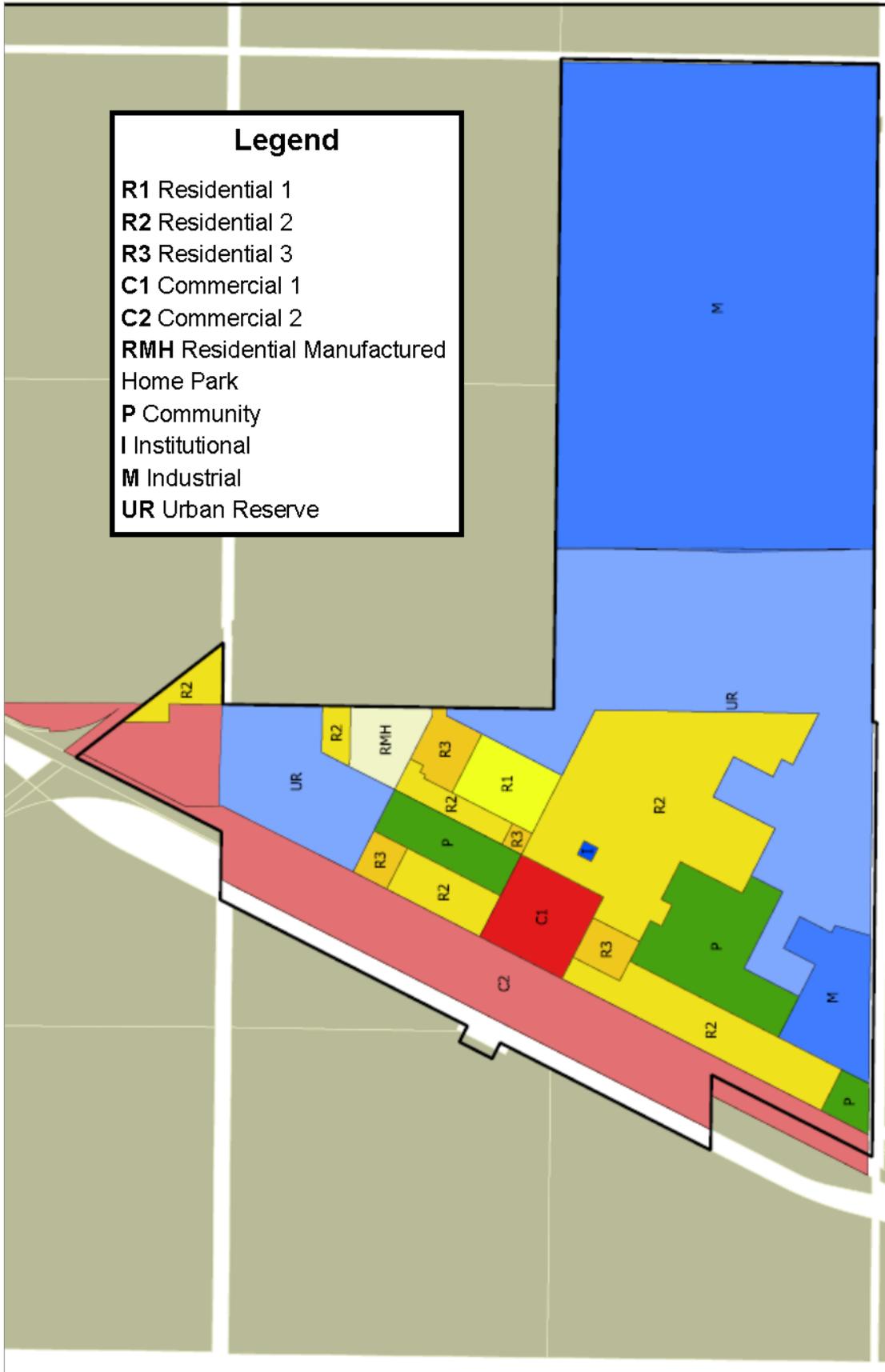
9.1 Regional Location



9.2 Satellite Map



9.3 Future Land Use



9.4 Water and Sewer Lines

