



TOWN OF GIBBONS MUNICIPAL DEVELOPMENT PLAN

BYLAW PLU 5/18 | NOVEMBER 2018

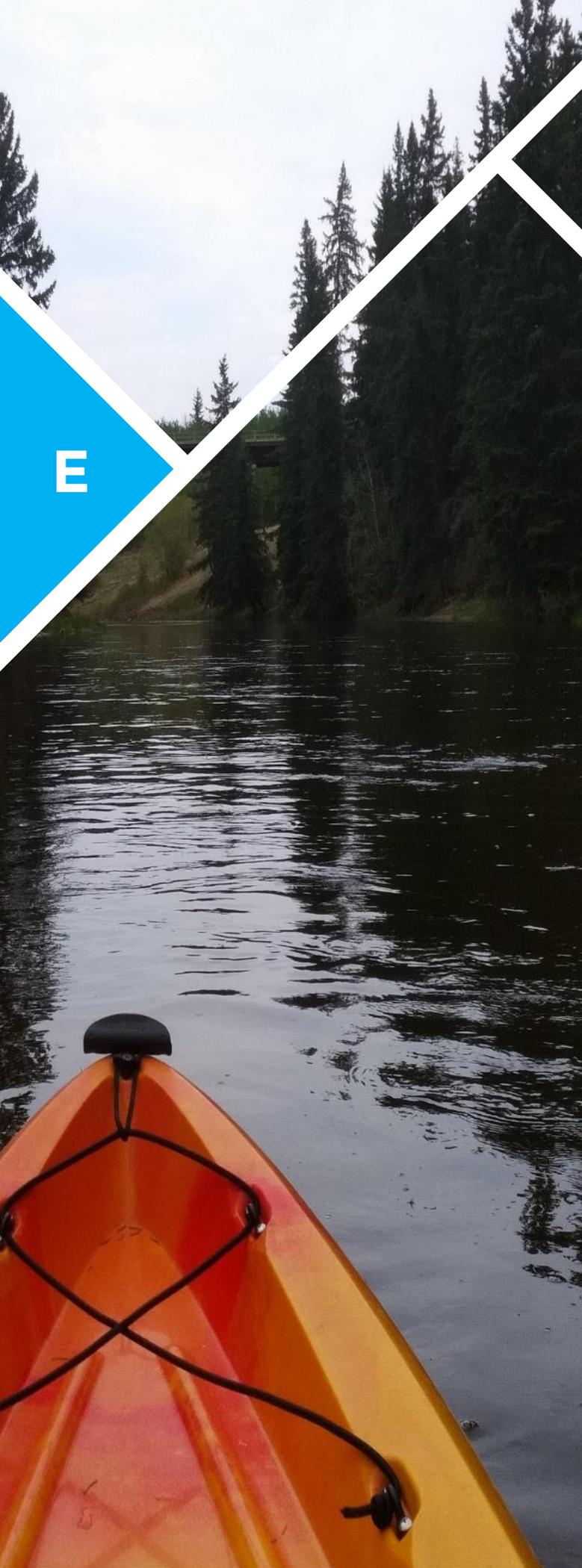



Gibbons
ROOTED IN FAMILY



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EXECUTIVE SUMMARY

The Town of Gibbons is a community rooted in family; a vibrant place where families and businesses are supported to achieve success. Gibbons is a town where commitment to community is expressed through sustainability, liveability, and the celebration of culture.

The MDP's vision is supported by goals and policies that provide local decision makers with direction on land use and community development matters affecting how Gibbons will evolve as a community and support residents.

This MDP update was initiated in 2016. Work on the MDP was undertaken between 2016 and 2018. Major factors that influenced the review and rewrite of the MDP include:

- The 2018 Annexation;
- Amendments to the Municipal Government Act; and
- Regional and local economic and demographic characteristics, population and trends.

This MDP is a 'living and breathing' document; it is expected that as regional and local issues arise, and as community priorities change, this MDP will be amended by Council (supported by public consultation) to ensure that this MDP appropriately reflects the community's vision.

Have questions? Town administration is able and ready to help with any comments or inquiries you may have.



1 | INTRODUCTION

The Town of Gibbons Municipal Development Plan (MDP) is intended to provide long range guidance for future development within the Town of Gibbons.

This MDP provides Council, Administration and residents with a community road map developed to achieve land use and development goals and objectives while concurrently working towards achieving broader goals and objectives established within each of the sections identified within this MDP.

The Municipal Government Act (MGA) requires all Alberta municipalities to adopt an MDP that addresses core land use and development matters (identified in the MGA), as well as any other matter that Council sees necessary. The MDP establishes broad land use, infrastructure, and transportation frameworks for future development in the Town. The MDP also includes a series of policies that address the preferred characteristics of future development and the development process within the corporate boundaries of the Town.

The MDP provides a description of past and present human and physical environments within the community. Baseline environmental data, stakeholder comments, and community feedback were incorporated into the MDP's goals and objectives to ensure that the MDP addresses the needs and values of local and regional stakeholders.

The Town of Gibbons recognizes that other provincial and federal statutes will affect the Town'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 Plan is complete, the Town shall review the MDP to ensure that the MDP is consistent with the Regional Plan.

The Town also acknowledges that the MDP is not the only plan to impact land use within the community. This is because the Municipal Government Act enables or requires a municipality to adopt Area Structure Plans, Area Redevelopment Plans, and Intermunicipal Development Plans to provide direction regarding specific areas or neighbourhoods within a municipality. Future development within Gibbons requires the adoption of one or more of these statutory planning documents. In

such a case, the Municipal Government Act requires that all statutory plans be consistent with one another.

For the purposes of land use planning and development, this MDP shall serve as a senior municipal land use planning document, and shall be implemented, among other ways, through the Town of Gibbons Land Use Bylaw (LUB). This MDP shall be consistent with the goals, policies, and objectives of any Intermunicipal Development Plan adopted by the Town of Gibbons.

Development that does not conform to the MDP shall 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.

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

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

The boundaries of the land use areas described on the **Map 1 - Future Land Use** of the MDP 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 MDP. In addition, this MDP should be periodically reviewed to take into account changing circumstances and municipal preferences.





2

2 | TOWN HISTORY

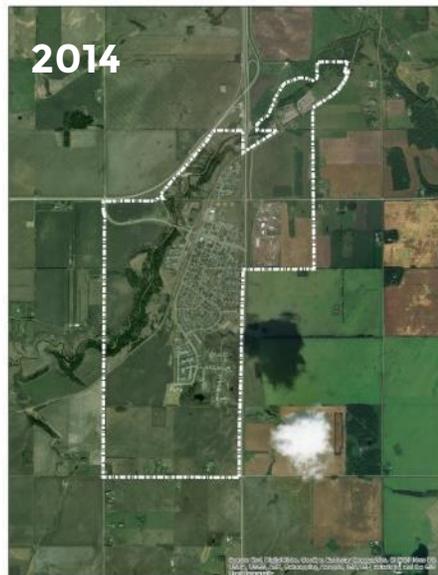
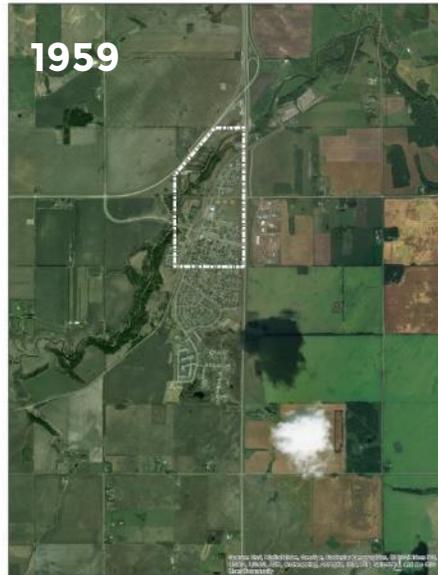
The Town of Gibbons is situated along the banks of the Sturgeon River, near the junction of Highways 28 and 28A. It is minutes from the Alberta Industrial Heartland and a 1/2 hour north of downtown Edmonton. A seven-member municipal Council governs the Town with its authority deriving from Alberta's Municipal Government Act.

The area was first settled as a river crossing in the late 1880's. It acquired a new status as a railway station and gradually became an agricultural service centre. The Town was a hamlet under the jurisdiction of the Municipal District of Sturgeon until January 1, 1959 when it was incorporated as a Village with 157 residents. During the period 1969 to 1979 however, the Village saw a 417% population increase. It is not surprising then that in 1977, Gibbons was incorporated as a Town. Gibbons' growth during that period paralleled boom growth in many municipalities surrounding the City of Edmonton. Gibbons' growth spurt settled down in the early 1980's and its population has remained very stable over the past 40 years.

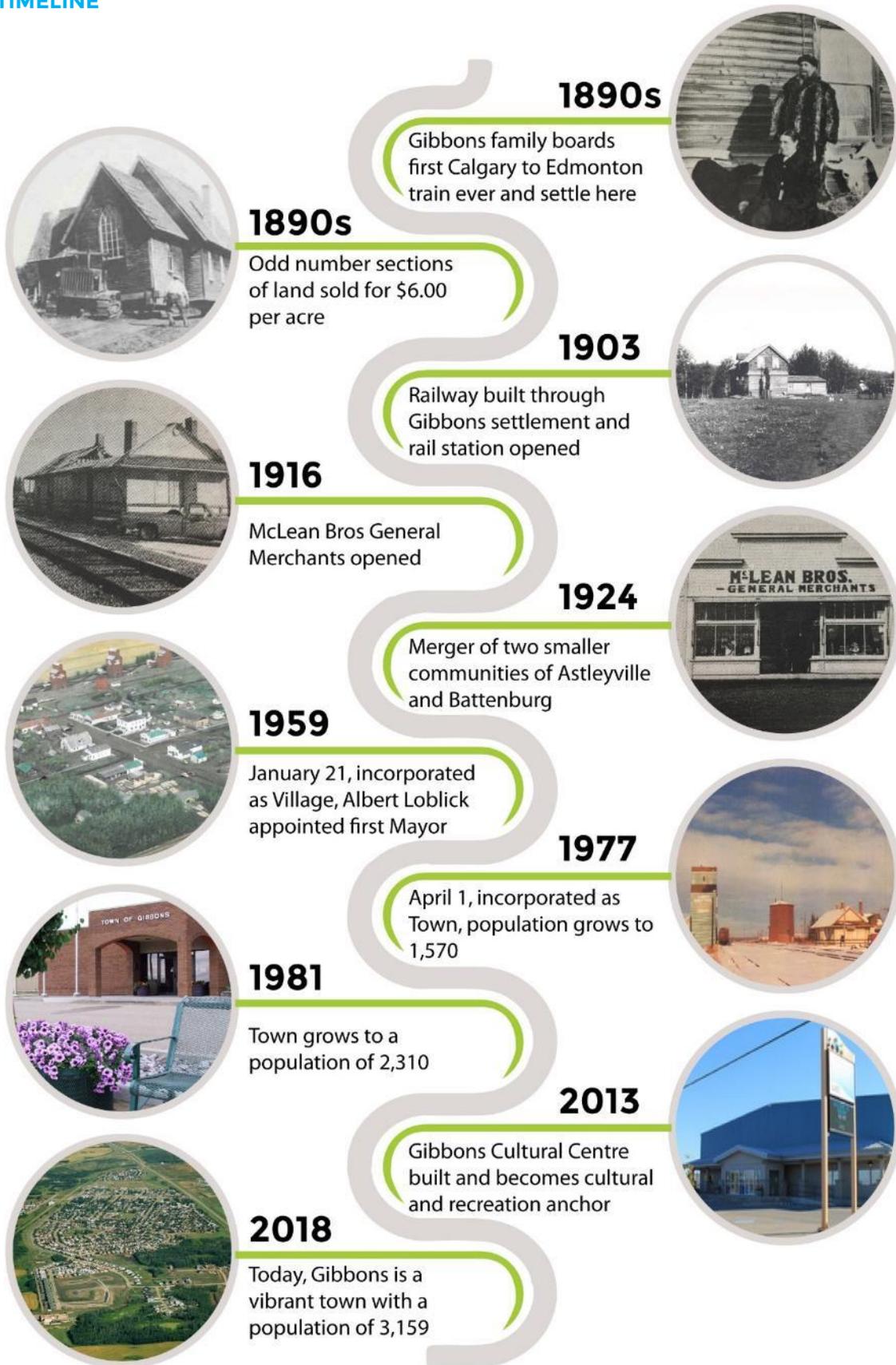
A Town's built urban form plays a significant role in understanding a community's profile. Highway 28A runs north/south through the Town, and intersects with Highways 643 and 28 to the north. The Sturgeon River runs along the western and northern portions of the Town. A CN railway runs through the Town on an angle, from the southwest to the northeast, passing by the western edge of Downtown Gibbons. The Town has designated a 300-metre green belt along both sides of the river. The river, green belt, railway tracks and highways form natural boundaries. These geographic features will play an important role in the coming discussions of the Town's future.

GROWTH AND ANNEXATION

Since the village incorporation in 1959, the area of Gibbons has increased in size by eight times. Growth primarily occurred to the south due to the constraints posed by Sturgeon River and Highways 28 and 28A. Following the 2018 annexation, the lands southeast of the Town across Highway 28A are now part of the Town of Gibbons.



HISTORICAL TIMELINE



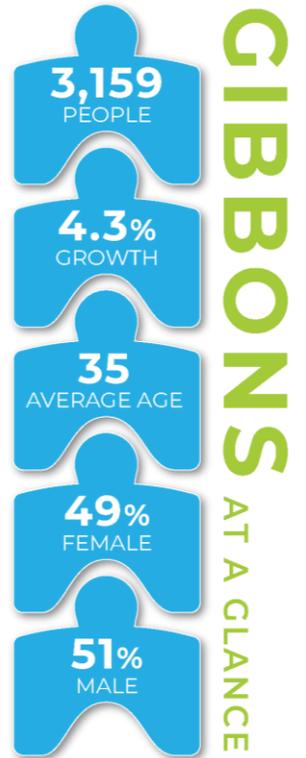


3 | COMMUNITY DEMOGRAPHICS

WHO LIVES HERE

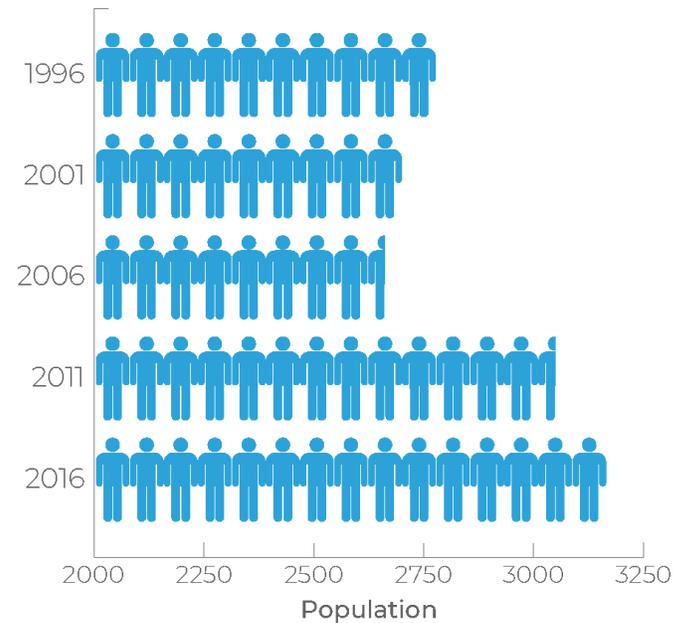
Gibbons is a family-oriented community. The Town includes many young families with a higher number of children per household than the provincial average. Policies within the MDP encourage residential developments, businesses, parks, recreation facilities, and services that support the current community and future demographics.

The population of female and male residents is nearly equal; some small communities in Alberta experience a shift in balance toward a male-centric population primarily due to out-of-town employment pursuits.



POPULATION TRENDS

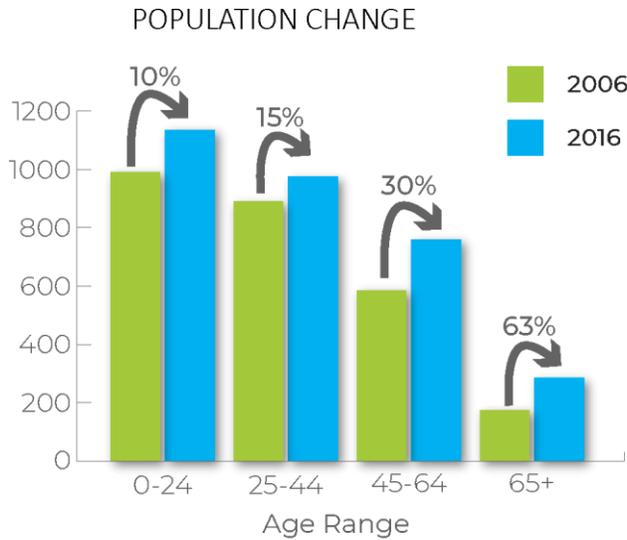
The Town's population has increased significantly over the past twelve years. From 2006 to 2011, the population growth rate was 14.7%, which was 4% higher than the



growth rate of the Province. From 2011 to 2016, the population growth rate was 4.3%, which represents a positive and steady rate of growth.

Residents aged 0 to 44 years accounted for 67% of Gibbons' population in 2016. Although the majority of population is relatively young, Gibbons is also experiencing a demographic shift as a result of the aging baby boomer population. The 0-24 and 25-44 age ranges had lower growth rates from 2006 to 2016 compared to the 45-64 and 65+ age ranges. The senior population (65 years and

POPULATION DISTRIBUTION BY AGE RANGE

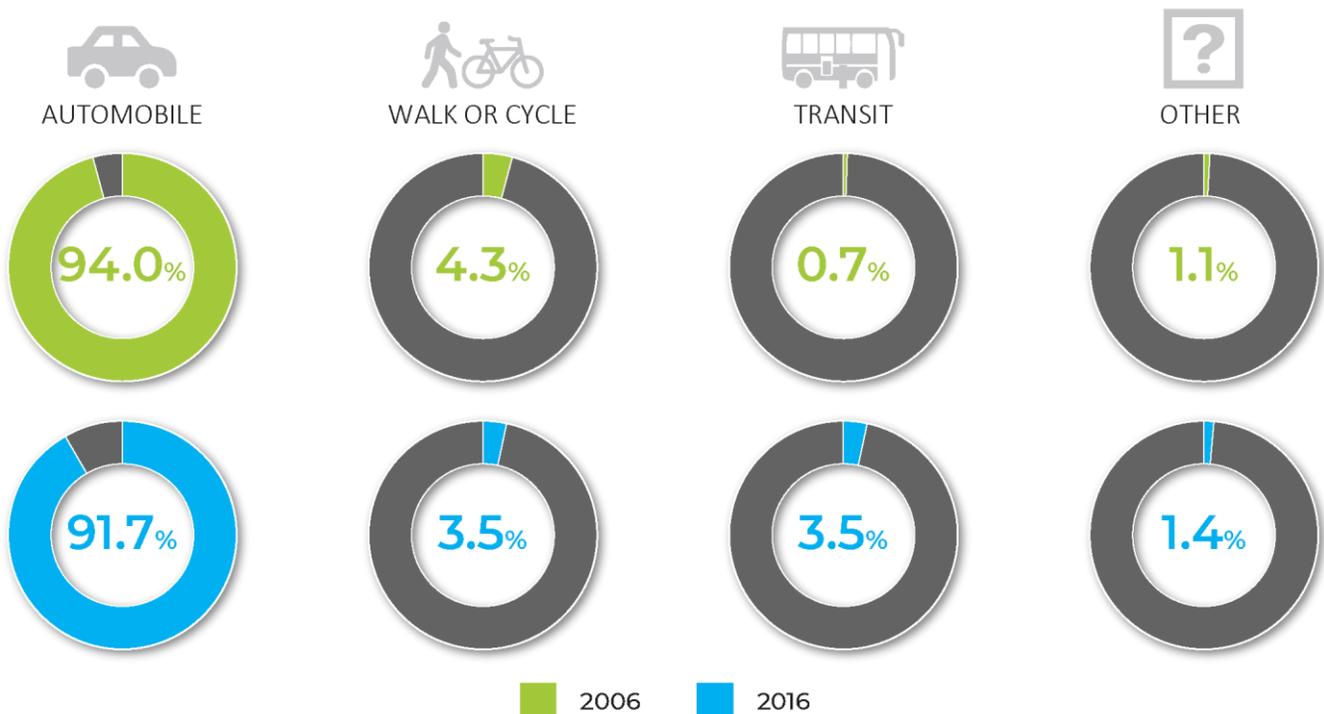


over) had the most significant growth rate at 63% from 2006 to 2016. Although the senior population is the fastest growing in Gibbons, it only accounted for 9% of the total population in 2016. Policies within the MDP ensure that future development patterns will support the needs of current and anticipated area residents today and well into the future. Ensuring

neighbourhood design features which support aging residents (healthy lifestyle choices, multi-modal transportation options, proximity of local services) are also an important focus of this MDP.

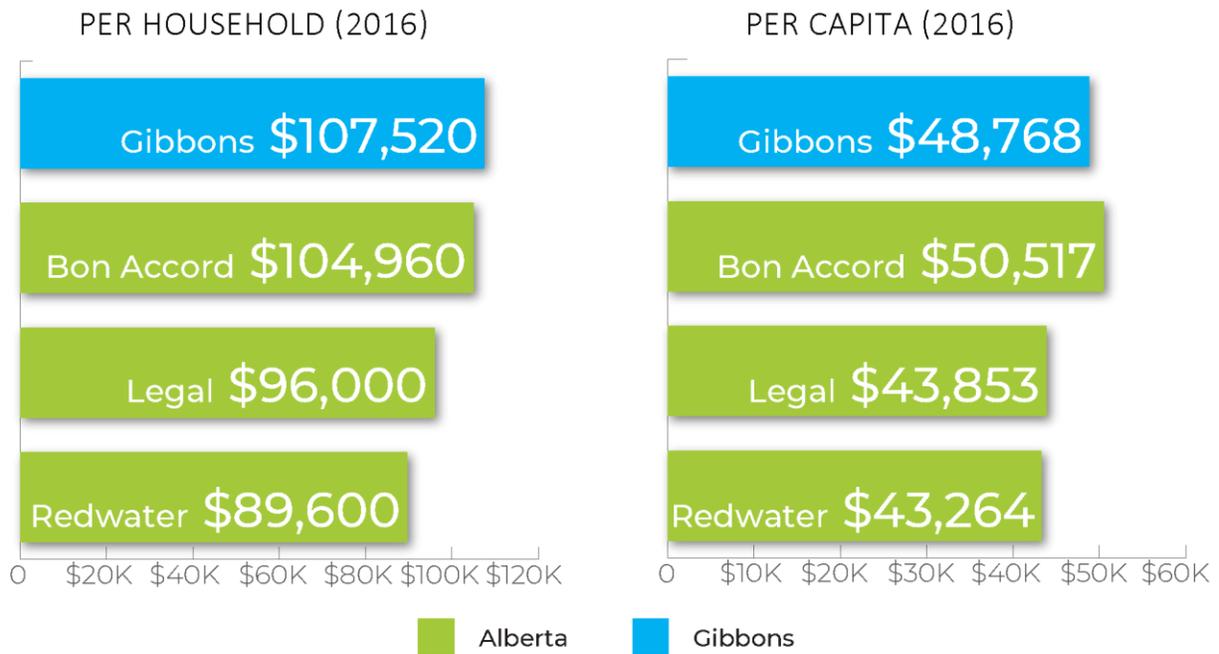
TRANSPORTATION

The automobile is the predominant mode of transportation in Gibbons. From 2006 to 2016, there was a slight shift from automobiles toward alternative transportation modes. Policies within the MDP support continued diversification of transportation options.



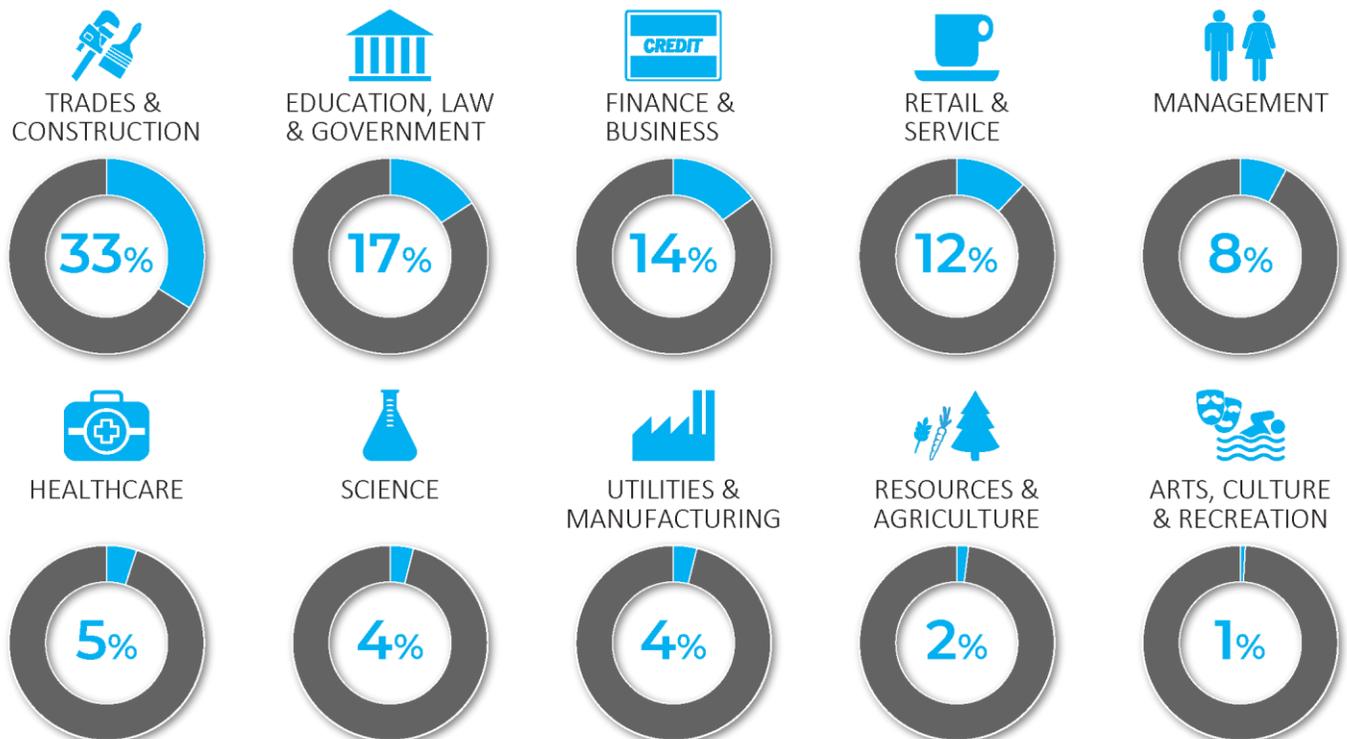
INCOME

The income of Gibbons' residents is in general higher compared to residents in nearby municipalities. In 2016, the income per household for residents of Gibbons was the highest compared to residents in Bon Accord, Legal, and Redwater.



EMPLOYMENT

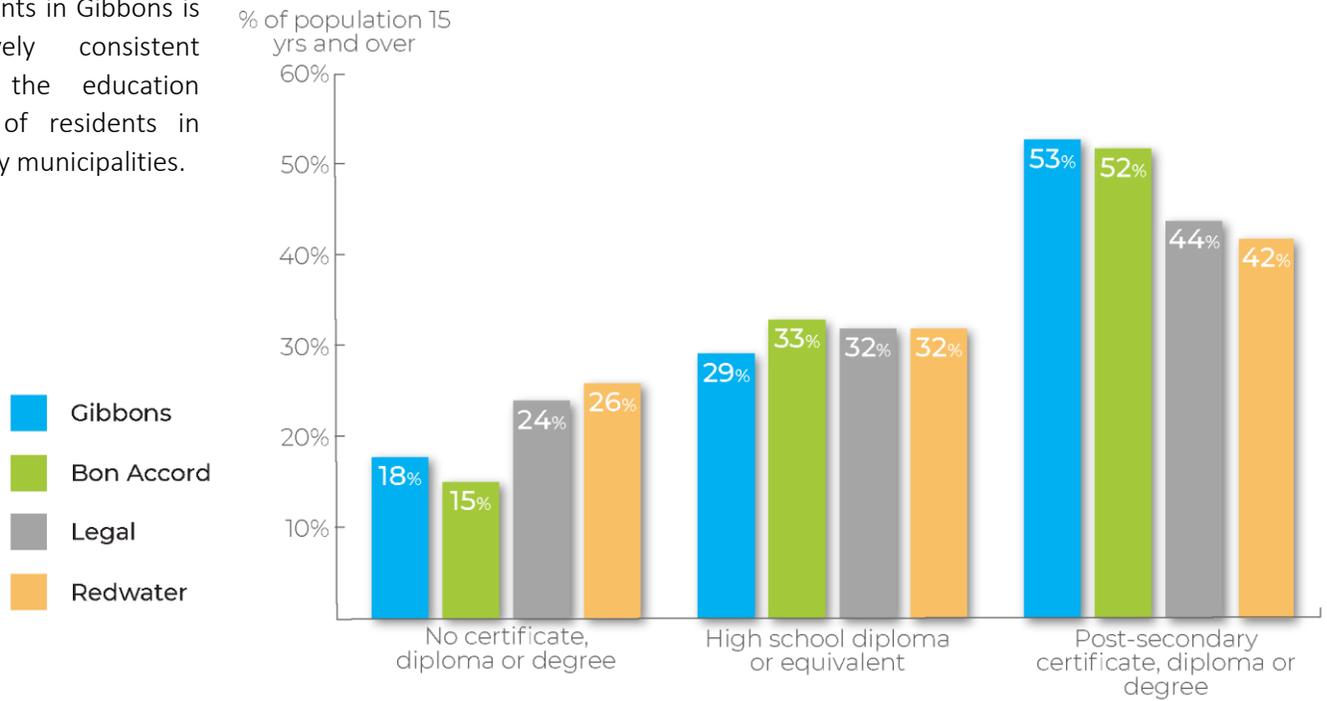
In 2016, trades, construction, education, law and government were the predominant forms of employment in the Town of Gibbons and account for 50% of occupations held by the labour force fifteen years and older. Policies in the MDP provide continued support for industries Gibbons' residents are employed in, while also supporting opportunities for economic diversification and attracting new business and jobs to the Town.



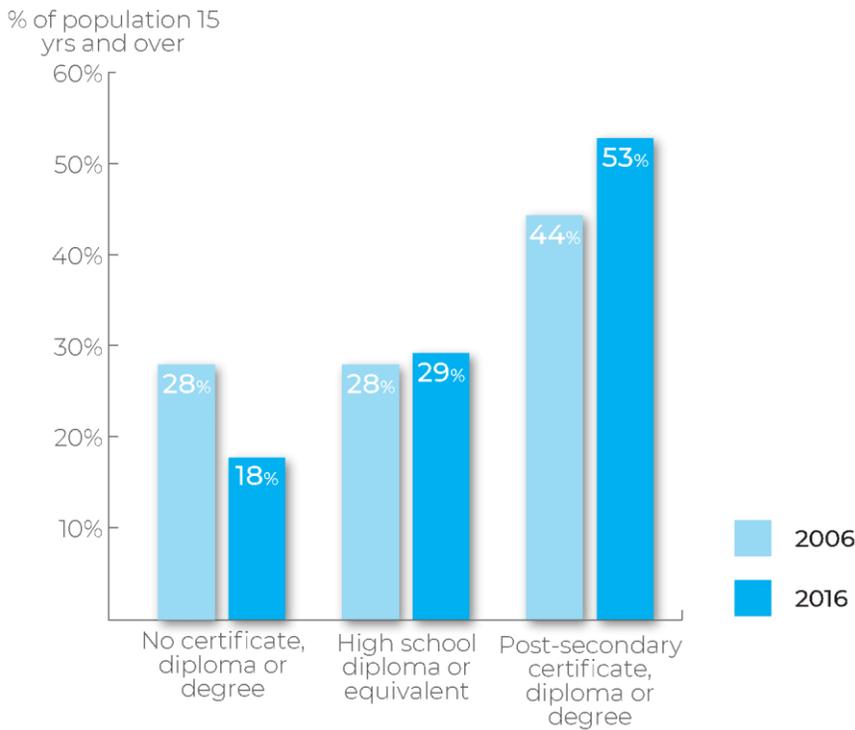
EDUCATION

The education level of residents in Gibbons is relatively consistent with the education level of residents in nearby municipalities.

2016 EDUCATION PROFILES



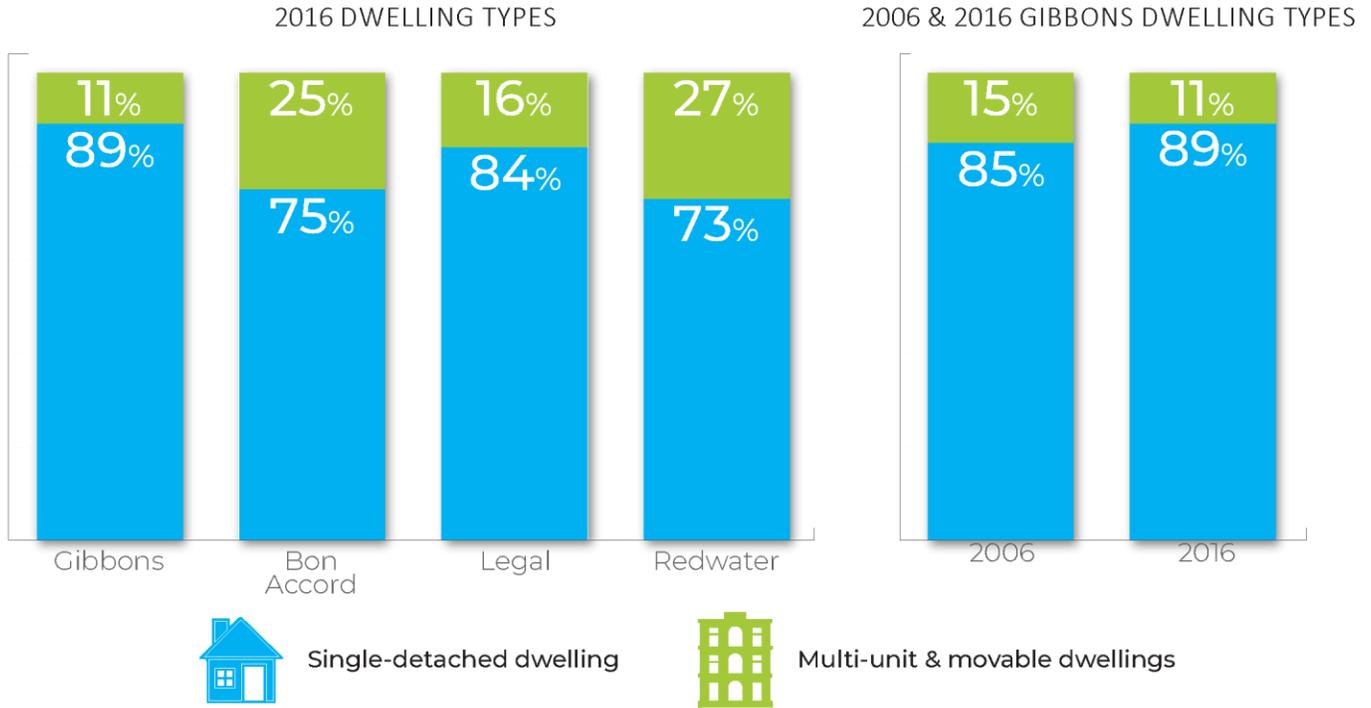
2006 & 2016 GIBBONS EDUCATION PROFILES



From 2006 to 2016, the percentage of residents with no certificate, diploma or degree decreased by 10% and the percentage of residents with a post-secondary certificate, diploma or degree increased by 9%. This change indicates an increase in the education achievement level of Gibbons' residents.

HOUSING

The predominant dwelling type in Gibbons is single-detached. From 2006 to 2016, the percentage of single-detached dwellings increased from 85 to 89%, which is primarily due to the build out within the Landing Trails neighbourhood.



In 2016, 85% of private dwellings were owner occupied and 15% were renter occupied. Policies in the MDP encourage provision of diverse housing to accommodate more multi-residential and rental options for current and future residents and the aging population.

Housing in Gibbons generally appears to be more affordable than the Canadian and Alberta averages. In 2011, 905 households reported that they spend less than 30 percent of their wages on shelter (Statistics Canada identifies that persons in households that spend more than 30% or more of total household income on shelter expenses as having a “housing affordability” problem). 18.7% of Gibbons households reported spending 30 percent or more on shelter in 2011, lower than the Canadian average of 25.2%. In 2016, this number has increased to 215 households, or a slight percentage increase to 19%.

Data Sources: The data used to create the demographic profile was sourced from Statistics Canada census data.



4 | POLICY CONFORMANCE

This Municipal Development Plan is one of many documents used to guide land use and development decisions in the Town of Gibbons.

At the provincial level, the Municipal Government Act and the Land Stewardship Act provide the direction affecting planning and development processes, considerations, and decisions. The Land Use Framework requires Municipal Development Plans to align with the policy direction contained in regional watershed plans. The Town of Gibbons falls within the North Saskatchewan Regional Plan area. This MDP is currently being prepared by the Province of Alberta.

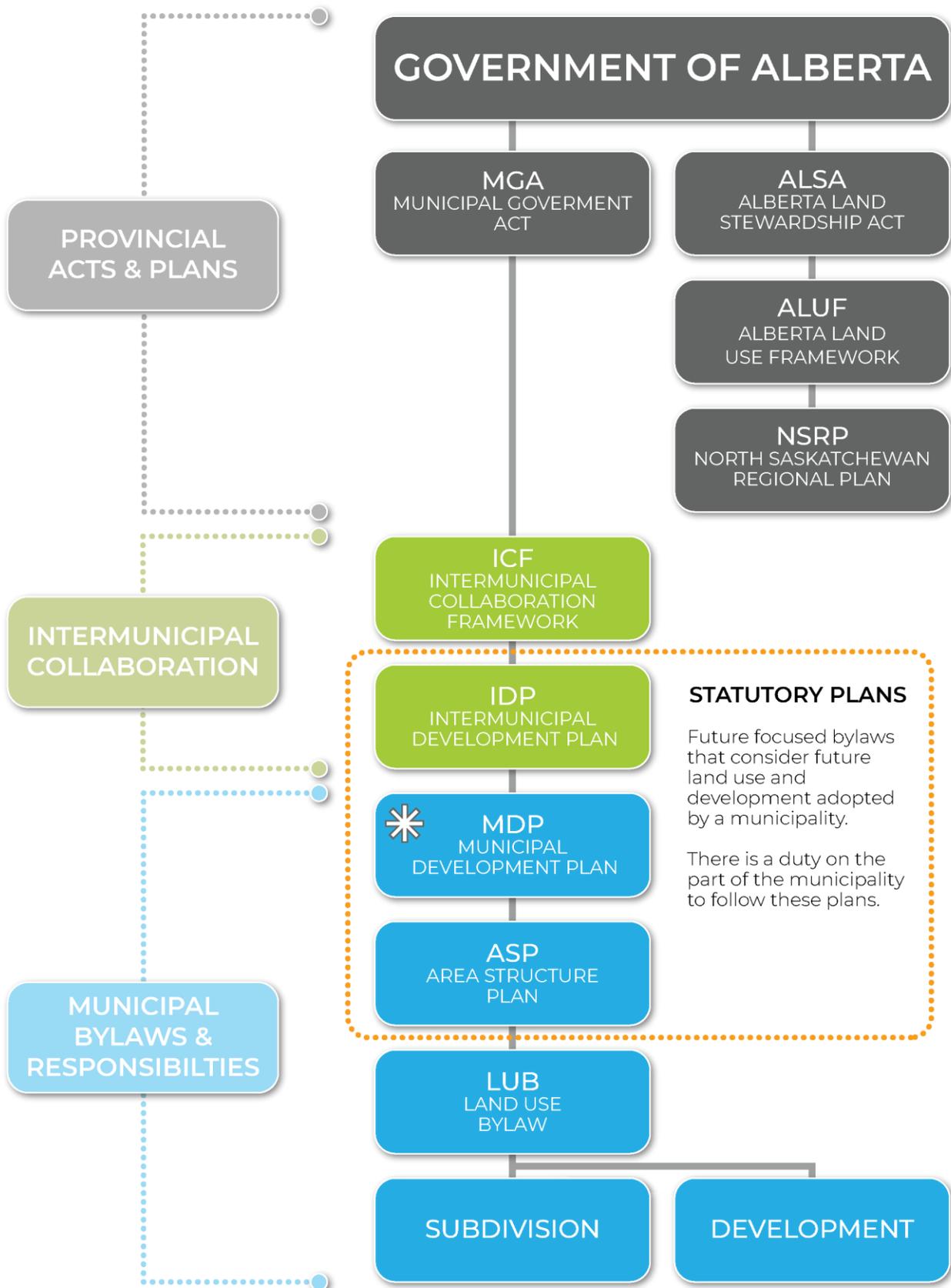
This Municipal Development Plan is consistent with all existing provincial Acts and the Land Use Framework. When the Town of Gibbons enters into a partnership with neighbouring municipalities to adopt an Intermunicipal Collaboration Framework and Intermunicipal Development Plan, the policies and land use concept of this MDP will be reviewed to ensure consistency is achieved.

The policies within this MDP will be implemented by Town Council, Administration, local residents, and development proponents through the preparation of Area Structure Plans, the interpretation of the Town's Land Use Bylaw, applications for subdivision, and applications for development.

As provided for in the Municipal Government Act, this Municipal Development Plan shall be regularly reviewed and updated to ensure consistency with provincial requirements, Intermunicipal Development Plans, Intermunicipal Collaboration Frameworks, and community values. As the MDP is updated in the future, the Town shall have regard for impacts on the Town's approved Area Structure Plans and Land Use Bylaw.

PLANNING HIERARCHY

The following chart illustrates the hierarchy of Provincial Acts, Plans, and Frameworks that primarily affect planning and development activities in the Town of Gibbons. The chart also explains how the Town of Gibbons MDP fits within the hierarchy, and how this MDP administers other planning and development decision making processes, such as area structure plans, the Town of Gibbons Land Use Bylaw, and site specific subdivision and development applications.



5 | PLAN PRINCIPLES

THE PURPOSE OF THE MDP

The purpose of the Town of Gibbons Municipal Development Plan is to establish a clear 25-year vision for land use and development. The MDP establishes a policy framework for implementing the community's vision for land use and land management.

GUIDING PRINCIPLES

This MDP is guided by the following principles:

1. Land uses and development activities must respect and maintain the integrity of the Town of Gibbons' existing land base, economic resources, and adjacent agricultural activities.
2. Smart growth principles shall be applied to maintain the integrity of the land base and to promote sustainable development such that the needs of the present generation are met without compromising the Town's small town character or the ability of future generations to meet their own needs.
3. Growth shall be managed and directed in a compatible, transparent, equitable manner that recognizes the diverse needs and aspirations of all Town residents.
4. Land use patterns shall make efficient use of land, infrastructure, public services and public facilities, and contribute to the development of healthy, safe, and viable neighbourhoods by encouraging integrated land use types and a wide range of economic opportunities.
5. Planning will be proactive, comprehensive and carried out in an open, consistent, and equitable manner.

SMART GROWTH

To facilitate sound planning and development within the Town, the Town of Gibbons Municipal Development Plan is structured around principles of Smart Growth that have been modified slightly to apply more specifically to a small urban setting. 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 Town will be socially, fiscally and environmentally responsible well into the future. The Smart Growth themes that are evident in this MDP include:

- Fostering a community identity which is unique, vibrant, diverse, and inclusive.
- Nurturing engaged citizens.
- Encouraging the redevelopment of existing Town neighbourhoods through the provision of flexible and inclusive land use policies.
- Facilitating the provision of diverse housing opportunities.
- Maximizing the use of existing hard and soft infrastructure.
- Encouraging sustainable and community-focused growth in brownfield and greenfield areas, at a pace that respects municipal and regional infrastructure.
- Enhancing parks, green space and recreation opportunities.
- Promoting community health.
- Encouraging economic development through economic renewal by supporting new and existing economic assets within the community, traditional regional economic drivers and by identifying growth nodes and corridors.





6 | FUTURE LAND USE CONCEPT

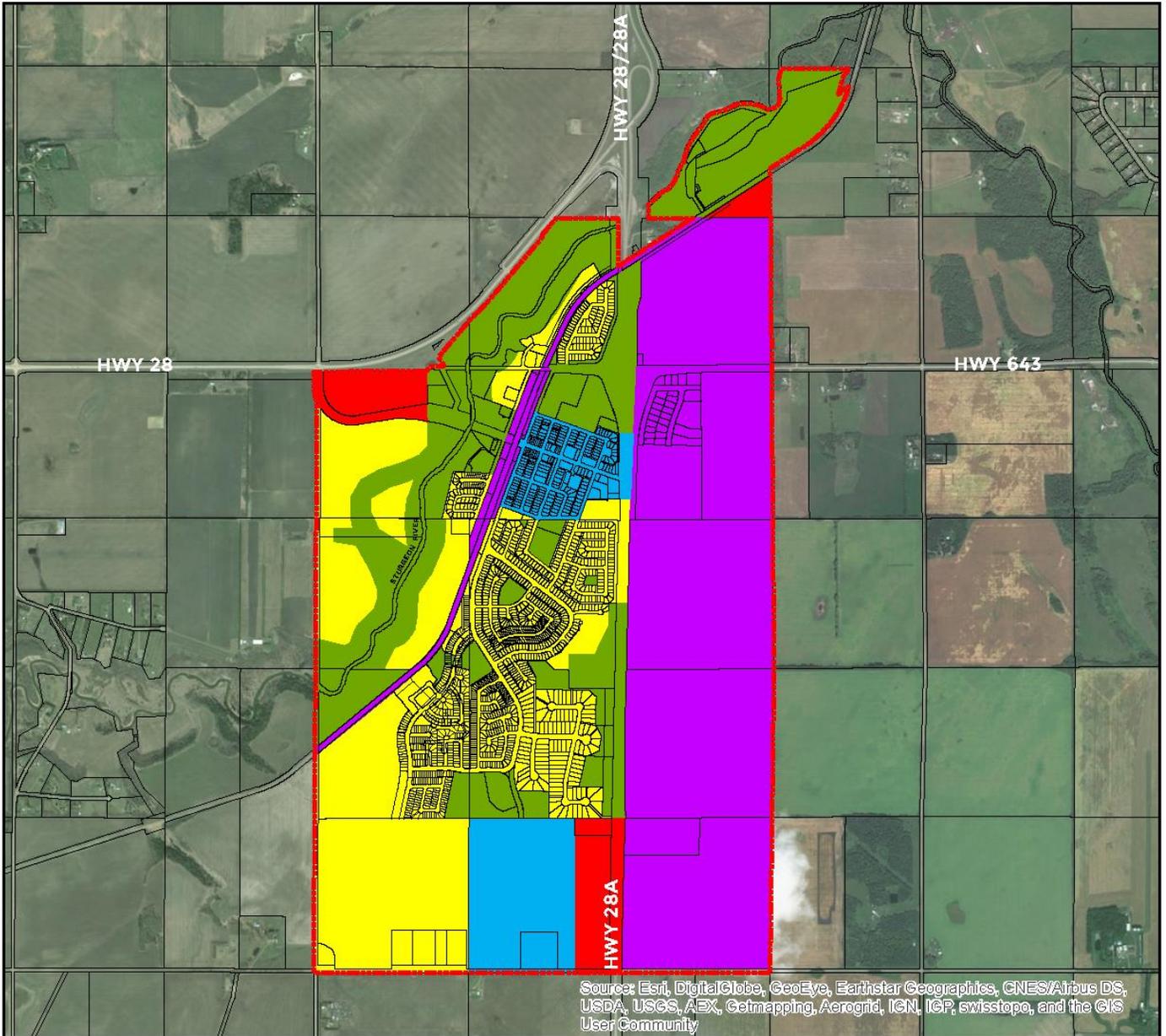
The Future Land Use Concept is shown on **Map 1 – Future Land Use**. The map identifies the Town’s preferred long-term pattern of land use. The map shows the general intent for future development. More detailed boundaries and uses will be identified through approved Area Structure Plans or the Town of Gibbons Land Use Bylaw. The general land use categories include:



The Future Land Use Concept is a generalized depiction of intended land uses; it expresses the future oriented goals, objectives, and policies of this MDP.

Map 1 - Future Land Use is **not** a map of existing land uses in the Town (although in some instances the intended future land use of a portion of the Town may be the same/similar to current development patterns).

The Future Land Use Map is **also not** a “zoning” map. The Town of Gibbons Land Use Bylaw includes a Land Use District (Zoning) Map. The Land Use District Map illustrates current setback, height, use, parking, and other requirements for every parcel of land in the Town through the use of specific Land Use Districts.



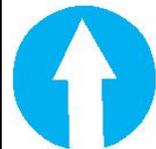
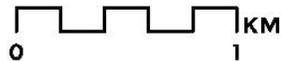
TOWN OF GIBBONS MUNICIPAL DEVELOPMENT PLAN

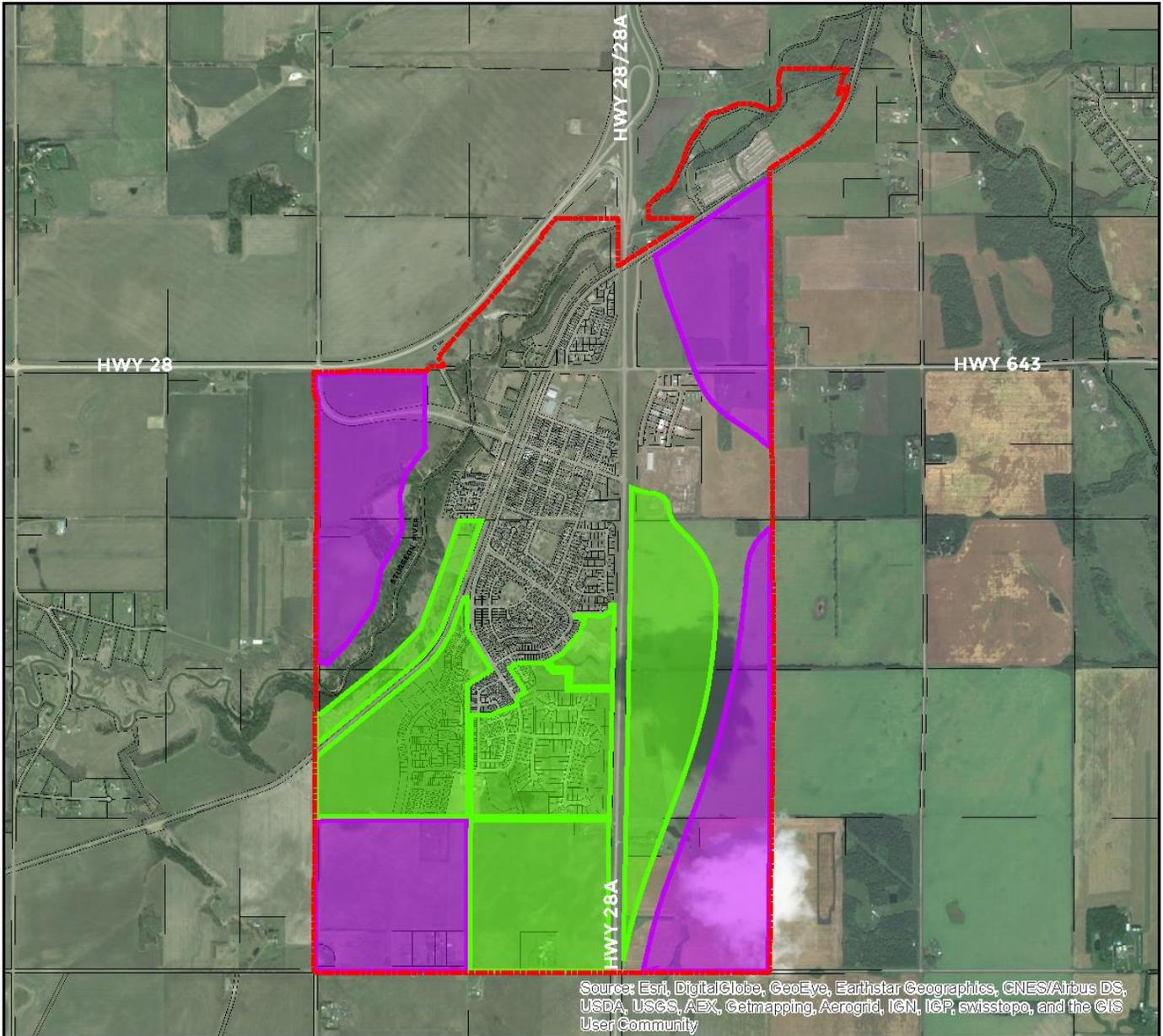
MAP 1 FUTURE LAND USE

LEGEND

- | | | |
|--|---|---|
|  Residential |  Commercial |  Community |
|  Mixed Use Development Area |  Commercial/Industrial | |

Digital Information: Geogratia,
Geodiscover, and Altalis
Projection: UTM NAD 83 12N





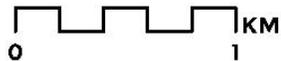
TOWN OF GIBBONS MUNICIPAL DEVELOPMENT PLAN

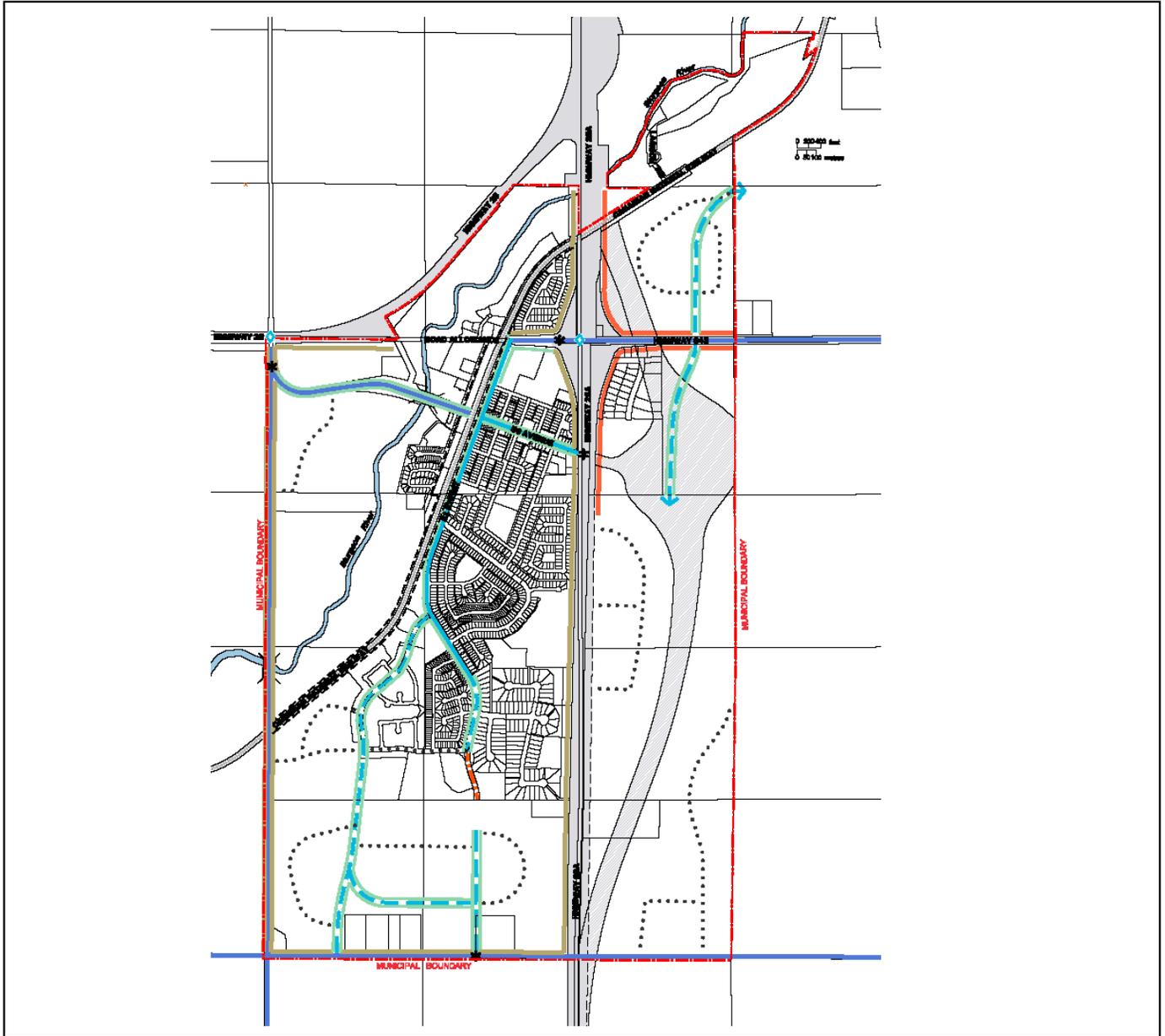
MAP 2 PHASING

LEGEND

- Stage 1
- Stage 2

Digital Information: Geogratias,
Geodiscover, and Altalis
Projection: UTM NAD 83 12N





TOWN OF GIBBONS MUNICIPAL DEVELOPMENT PLAN

MAP 3 TRANSPORTATION

LEGEND

- | | | |
|--------------------------------|--|--|
| Ultimate Highway | Proposed Minor Collector Roads | Noise Attenuation and Buffering |
| Primary Highway | Highway Interchange | Noise Attenuation and Buffer |
| Arterial Roads | Major Town Entrance Points | Railway Setback and Buffer |
| Existing Major Collector Roads | Potential River Crossing | Roadway Landscaping and Setbacks |
| Proposed Major Collector Roads | Road Closure in effect due to Wetlands | Highway Exposure-Setback and Landscaping |

Digital Information:
Select Engineering (Oct. 2018)



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7 | NEIGHBOURHOODS (RESIDENTIAL DEVELOPMENT)

Historically, the Town’s residential development has been in the form of single detached family dwellings, oriented to the “first time home buyers” and families. While this demand for affordable single family homes is expected to continue, future demographic trends are likely to require a diversification in the housing composition to accommodate the needs of a broader range of families and households including: “empty-nesters”, seniors, and young adults. Different housing forms, such as condominiums, co-operatives and apartments, may meet the needs of these groups. As well, the economic stimulation in the immediate area of Gibbons of substantial resource processing facilities is expected to increase demand for housing. As a result, within the single detached housing market, opportunities will be for starter homes, as well as larger, upscale housing. The challenge for Gibbons will be to provide these housing alternatives under a moderate growth scenario and to integrate new and existing development in a sensitive, innovative and well planned manner.

The Towns’ current land supply for future residential development will accommodate the anticipated population growth in the community for a 25 year growth horizon.

The goals, objectives and policies of this section have been developed to focus on the Town’s residential neighbourhoods. Each of these neighbourhoods are unique; each provides its’ residents with different lifestyle opportunities. The Residential Neighbourhoods Map in Appendix A identifies existing neighbourhoods within the Town of Gibbons.

GOAL

Provide a diverse range of high quality housing types that support complete neighbourhood design to meet the demographic needs of current and future residents.



OBJECTIVE 1

To ensure that residential expansion takes place in an efficient, economical, and well planned manner.

COMPLETE NEIGHBOURHOODS

1. Gibbons shall ensure the development of new vibrant and complete neighbourhoods to accommodate projected population growth.
2. Complete neighbourhoods shall be developed with a mix of housing typologies, allow easy access for services and recreation amenities as well enabling a healthy and active lifestyle. Gibbons is characterized by predominantly single-family housing, the Town shall work toward an increased number of medium and high density housing options to gain a more diverse and complete housing stock.

INTENSIFICATION

3. Gibbons shall encourage the intensification and infill of existing neighbourhoods to provide a wide variety of housing options.

AREA STRUCTURE PLANS

4. The Town shall require the preparation and adoption of Area Structure Plans for new residential development areas. The formulation of Area Structure Plans for residential neighbourhoods shall give careful consideration to the following factors:
 - a. relation of the new area to existing and other future urban development in terms of land use compatibility, roadway connections, functioning of collector roadways, open space and pedestrian linkages, and engineering systems;
 - b. the need for integration and development staging of various housing types and densities within the neighbourhood;
 - c. the impact of the proposed development on educational, recreational and other community services;
 - d. the existence of topographic features, major landforms, vegetation, vistas and natural drainage courses, and their

integration into the subdivision design; and

- e. the placement of overall low residential densities in areas close to the Sturgeon River Valley (lots no less than 15 m wide), with some high density (multi-dwelling unit) housing forms in particular locations where access and views are most amenable;
- f. ensuring that higher density forms of housing are not clustered in large, isolated pockets; and
- g. ensuring that there is transition between low density forms of housing and higher density forms of housing.

RESIDENTIAL EXPANSION

5. Areas designated for future residential development or redevelopment may be subdivided and developed for residential use provided the Town is satisfied that this expansion:
 - a. would be a logical and contiguous extension of existing developed land, in accordance with an approved Area Structure Plan;
 - b. is necessary to meet projected residential demands;
 - c. would not force the Town into premature extensions of roadways or utilities that are not fully funded by the developer;
 - d. offers a variety of housing projects to meet anticipated residential demands; and
 - e. provides neighbourhood services and amenities, such as parks, schools, landscaping or recreation facilities, which are phased in with the construction of dwelling units.

NEIGHBOURHOOD DESIGN

6. In the review of plans and subdivision proposals for residential development, the Town shall give consideration to:
 - a. energy efficient subdivision design;

- b. variations in residential streets and front yard setbacks to create more interesting streetscapes;
- c. the provision of focal points in residential areas such as a community centre, parks or schools, in order to encourage community cohesion and interaction; and
- d. the development of pedestrian circulation systems which link residential areas with schools, parks, recreation facilities, the Sturgeon River Valley and other parts of the Town.

RESIDENTIAL PHASING

1. Residential subdivisions should be staged/phased to ensure a supply of lots that could reasonably be expected to contain developed residences within a three-year time period.
2. The phasing of new residential developments shall be generally consistent with the phasing plan identified on **Map 2 - Phasing**.
3. The Town of Gibbons' preferred plan for the phasing of new residential developments is based on current development locations, infrastructure capacity within the Town and best planning practices. The residential phasing plan is designed to discourage "leap frog" development and mitigate potential costs associated with future residential development in locations which are separated from previously developed areas.
4. Notwithstanding the preceding Policy, the residential Phasing Plan is not intended to preclude the possibility of any future residential development in areas shown as Phase II until Phase I is completely developed. Development proposals adjacent to existing approved plans may be considered where:
 - a. servicing connections are existing and available on the site or at a property line adjacent to the site;
 - b. adequate capacity exists to service proposed development in a manner that is consistent with the Town's Master Servicing Study to the satisfaction of the Town's engineer; and
 - c. where it is demonstrated that the overall development pattern is complementary

with adjacent land uses and infrastructure.

OBJECTIVE 2

To integrate housing styles and densities within new neighbourhoods and through the re-development of existing neighbourhoods to achieve an appropriate mix of densities and character.

HOUSING COMPOSITION

1. In order to meet the community's future needs, the Town shall seek to provide a diversity of housing types in new residential areas. In this regard, a housing mix of 80% low density (single family residential, semi-detached/duplexes) and 20% medium or high density housing types shall be sought.

HOUSING TRANSITION

2. The Town shall ensure compatible relationships between different housing types and densities in new residential neighbourhood areas by:
 - a. avoiding abrupt changes in density through a gradual transition in housing form;
 - b. using buffering techniques such as landscaping, fencing, setbacks and distance separation; and
 - c. grouping similar forms of housing in small clusters rather than to avoid areas of large clusters of similar housing forms.

HOUSING DENSITY

3. The Town shall encourage the following maximum development densities for low density residential development:
 - a. 27 units per net hectare for single family dwellings and semi-detached dwellings on lots less than 15 m in width; and
 - b. 17 to 22.5 units per net hectare for single family dwellings on lots 15 m or greater in width.
4. The Town shall encourage the following maximum development densities for medium and high density residential development:

- c. 90 units per net hectare for sites with multiple-family buildings containing 8 or more dwelling units; and
 - d. 35 units per net hectare for sites with multiple-family buildings containing less than 8 dwelling units.
6. When determining the number and extent of small lots to allow, the Town shall consider the following:
- a. cost reduction over conventional sized lots in the Town and selling price to the consumer;
 - b. current inventory and apparent marketability of small lots; and
 - c. aesthetic appearance and design of small lot neighbourhoods.

Council shall have regard for this policy when considering Area Structure Plans and Land Use Bylaw amendments. Individual Area Structure Plans and residential neighbourhoods in the Town may show minor variances in these figures.

SMALL RESIDENTIAL LOTS

1. Prior to the redistricting land for small single family residential lots or semi-detached residential lots (less than 12.2 m (40.0 ft.) in width) or and/or as part of a legal agreement between the Town and the project developer, the developer of small lots may be required to submit, to the satisfaction of the Town, a development plan which indicates the proposed site and building plans, site grading, architectural standards, accessory buildings, parking and fencing details of the project, or any other information deemed necessary by the Town.
2. As a condition of subdivision approval for small residential lots the proponent may also be required to:
 - a. register a restrictive covenant on the lot(s) including architectural controls for the proposed dwelling unit(s) which shall ensure a high aesthetic standard throughout the development area; and
 - b. to enter into a road use agreement with the Town to ensure that construction traffic is managed effectively and efficiently.

SPECIALIZED/INNOVATIVE HOUSING

3. Specialized or innovative housing projects are encouraged by the Town to respond to the future housing needs of the community, where it has been demonstrated that such housing shall be attractive and functional in design to warrant the relaxation of conventional standards. The Town may consider the application of a direct control district to such residential proposals, where flexible and comprehensive development is required.
4. Where infill development opportunities exist within existing neighbourhoods, the Town shall encourage the development to include medium or high density housing options.

MANUFACTURED HOME DEVELOPMENTS

5. Prior to the reclassification of land for such use and as part of the development agreement between the developer and the Town, the developer of a manufactured home park or manufactured home subdivision shall submit an Area Structure Plan or development scheme to the Town outlining the design details of the proposal. The Area Structure Plan or development scheme shall include information on site and building design, building setbacks, parking, landscaping, site grading, and any other information deemed necessary by the Town. It must be demonstrated that such housing shall be attractive and functional in design.
6. The Town shall allow manufactured home park development or subdivisions only in areas shown for future residential development within the Municipal Development Plan and where specifically designated for this type of residential use through an approved Area Structure Plan and the Land Use Bylaw.
7. Such development must be integrated with surrounding residential development in a sensitive and well planned manner with special consideration given to site and building aesthetics.
8. The Town shall limit the size of any one manufactured home project. In determining an appropriately sized development, the Town shall consider:

- a. the number of proposed dwellings in relation to the existing, predicted and desired proportion of manufactured homes to other housing types in the community;
- b. past and predicted residential absorption rates for manufactured homes and other housing;
- c. existing vacancy rates for manufactured homes; and
- d. the future demand for manufactured homes.

OBJECTIVE 3

To ensure the co-ordination of residential development with the provision of roadways, utilities, services and amenities.

RESIDENTIAL DEVELOPMENT ALONG MAJOR ROADWAYS

1. New development areas shall be so designed as to protect the function of arterial and major collector roadways. Residential subdivision and site design along arterial and major collector roadways shall adhere to the following:
 - a. The road right-of-way and/or lot should include sufficient land to allow for landscaping, berming, boulevards, and/or development setbacks along the roadway.
 - b. Residential lots shall not front on to arterial roadways.
 - c. Residential lots shall not front on to major collector roadways unless the lot is a minimum 15 m in width and 33.5 m in depth (or an equivalent area for unconventionally shaped lots) and vehicular access and parking are obtained from the rear or side of the lot via a local road or laneway.

MULTI-FAMILY DWELLINGS

2. Multi-family projects should be located near to major community facilities, business centres, transportation routes, public transit, schools and recreation areas.
3. Each project shall contain sufficient area for on-site parking; an amenity area that is adequate to serve the specific density, location, and needs of

the prospective residents; and be compatible with surrounding developments.

4. In general, multiple-family buildings should not exceed four storeys in height. The Town's Fire Chief shall be consulted as to requirements in dealing with any residential buildings over 4 storeys in height.

REQUIREMENTS FOR MUNICIPAL SERVICING

5. The Town shall only allow new development to proceed if each lot or dwelling is connected to municipal water and wastewater systems, except for single isolated lots, where there is evidence that connections to municipal water and wastewater systems are unavailable and cannot (in the opinion of the Town) be reasonably or cost effectively extended.

OBJECTIVE 4

To ensure that new development is of a high aesthetic standard and that special features (such as the river valley) are celebrated and appropriately incorporated into new neighbourhood design.

1. Development throughout the Town shall be of a high quality and aesthetically attractive design.
2. The Town may require developers (as part of a subdivision or development application) to submit a detailed architectural design and site plan showing proposed building locations, designs, scale and orientation, colour and finish, parking plans, drainage plans, or similar information necessary to evaluate the architectural merits of the project.





8 | SUSTAINABLE ENVIRONMENT AND PARKS

The Town of Gibbons has an extensive network of parks and open space which includes:



Parks, playgrounds, trails, green spaces, landscaped areas, and buffers along local roadways.



Gibbons Cultural Centre, Gibbons Arena, Echo Glen Park, Gibbons School grounds, Landing Trail School grounds, Gibbons skate park, and sports grounds.

In comparison with accepted land area standards for parks and open space, the Town of Gibbons exceeds the standards for neighbourhood scale amenities for a community of its size. With additional park development along the Sturgeon River, Gibbons has the potential to provide additional, vibrant park amenities of a character and scale that are normally only found in much larger communities.

The location of existing neighbourhood scale amenities and regional & sub-regional amenities is identified on **Information Map 6 – Residential Neighbourhoods**.

The Sturgeon River Valley is a regionally significant resource for its ecological systems, scenic beauty, and potential outdoor recreation development. Policies are provided in the MDP to protect the river valley for its outdoor recreation potential while ensuring that the water, bed and shore, shoreland, and valley are protected from erosion, degradation, and development. Town of Gibbons Council and Administration oversees the provision of recreational and cultural programs in the community to ensure that amenities and programming are coordinated, well maintained and that community volunteers who help provide programming have municipal support.

Future demographic and population trends suggest there will be an increased need and demand for parks and recreation facilities to meet the needs of mature families, older children and seniors. The Town of Gibbons will work towards integrating parks into the community and connecting them through the pedestrian network;



increasing design flexibility to respond to the changing needs of the community; providing facilities that benefit residents in all ages and stages of their lives; and to continuing park development along the Sturgeon River Valley.

GOAL 1

Natural environmental features shall be conserved and responsibly managed by the Town to support local and regional ecosystems, and increase recreational opportunities for Gibbons residents and visitors.

GOAL 2

Natural and environmental assets are highly valued in the Town of Gibbons. Development within the community protects and enhances unique landscape and ecological features.

OBJECTIVE 1

To provide a comprehensive park system and innovative recreational opportunities to satisfy the leisure needs of all residents.

1. The Town shall strive to develop a system of parks which provides for a variety of spaces and functions to meet the needs of a varied and dynamic user group.
2. Parks should be conveniently located for the intended users. Neighbourhood level parks and tot lots should be central to the neighbourhood. Tot lots or playgrounds should be located away from busy streets or where the crossing of busy streets can be minimized.
3. The Town shall require that, as a condition of subdivision approval:
 - a. land be dedicated as Municipal Reserve (MR) for the provision of parks, tot lots, buffer strips and/or recreational uses;
 - b. those lands lying below the top of the Valley of the Sturgeon River and within areas determined to be environmentally sensitive/hazardous areas (as identified in the Municipal Government Act) be dedicated as Environmental Reserve (ER); and
 - c. a strip of land not less than 6 m in width from the top of the Valley of the Sturgeon River be designated as

Municipal Reserve (MR) for the purposes of public access.

4. Where slope stability is a concern, additional lands may be required to form part of the Environmental Reserve (ER) to ensure that all hazard lands are identified as ER.
5. The Town shall continue to maintain and landscape existing parks and provide additional seating areas and park equipment.
6. Park design shall also include the incorporation and retention of natural or scenic features such as significant tree stands.
7. New neighbourhoods shall be supported by appropriate levels of services and amenities such as parks, schools, and trails.
8. New developments shall include an integrated and connected system of natural features, open spaces, parks, corridors, trails, and stormwater ponds.
9. Parks and open space shall meet local needs through a hierarchy of dispersed parks, according to their varying recreational purposes and corresponding sizes.
10. The Town shall work with School Boards to determine the need for future school sites and how reserves should be apportioned between parks and schools.
11. Town recreational facilities shall be used to foster a diverse range of active and passive sports and recreation options for people of all ages and stages of life. Winter recreation activities such as skating and cross country skiing shall be considered where opportunities exist in Town.

OBJECTIVE 2

To provide sites and locations for park and recreation development, easily accessible to the expected user groups.

1. The Town shall ensure that a sufficient area of land oriented to the recreational, educational and social requirements of residents, is provided within new development areas.
2. New parks shall be linked together through neighbourhoods and other areas of the community through pedestrian walkways.
3. New playing fields shall be centrally located within neighbourhoods and where possible shall be developed in association with schools.
4. Regional and sub-regional parks shall provide a focal point for the community's park system and be accessible from all parts of the community.

OBJECTIVE 3

To monitor the community's need for park and recreation facilities and programs.

1. The Town shall continue to foster and encourage voluntary donations of time, labour, and materials from the residents of Gibbons for the development of parks, playgrounds, and sports fields.
2. The Town shall undertake, in collaboration with other agencies, social and recreational needs assessments to identify areas for improvement.
3. The Town shall attempt to build flexibility into parks and recreation planning to accommodate a varied and changing user group.
4. The Town shall monitor community demographics to evaluate and plan for future recreation needs.
5. Town Council and Administration shall continue to collaborate with community groups and associations to monitor and plan for recreation programs and facilities within the community.

OBJECTIVE 4

To protect natural landforms and environmentally sensitive areas, such as the river valley, healthy tree stands, viewpoints, etc.

1. In order to conserve the Sturgeon River Valley for outdoor recreation uses while ensuring the

quality and integrity of the water course, shorelands, and valley areas and to discourage erosion, slope instability and development encroachment, the Town shall:

- a. ensure that development is compatible with the development of the river valley as a recreational and conservation area;
 - b. ensure that development is directed away from steep or unstable slopes, significant tree stands, and/or areas considered to be wildlife habitat and that these features be left in their natural state;
 - c. require that development occurring above the valley break be set back a minimum of 6 m from the top-of-the-bank;
 - d. require that land be dedicated as municipal or environmental reserve as per the Municipal Government Act; and
 - e. require that, prior to any development being approved near the Sturgeon River Valley, a bank stability assessment be undertaken by the development's proponent, which indicates the current stability of the river valley walls, the manner in which stability is to be ensured during the construction period, and the manner in which stability is to be maintained afterwards. Development shall be set back from the top of the Valley as is required to ensure that the development shall not be subject to a subsidence hazard.
2. The Town shall encourage the preservation of significant tree stands and other significant natural features during the planning and development of the Town.
 3. The Town shall discourage the alteration and/or destruction of permanent wetlands within the community. Where possible, wetlands shall be avoided and protected within environmental reserve (ER).
 4. Development shall be discouraged from locating on lands identified by the Province as Environmentally Significant Areas.
 5. Development shall be discouraged from locating on lands within a slope greater than 10% and

development shall be prohibited from locating in areas with a slope greater than 15%.

6. The Town may require subdivision and/or development proponents to identify the percentage slope of a proposed development area.
7. The Town may require development proponents to provide a slope stability assessment to demonstrate the suitability and safety of the site for the proposed development.
8. Development shall not be permitted in areas where the Prickly Pear cactus grows naturally within the Town of Gibbons.
9. The Town may require water table testing to be provided with subdivision or development applications in those areas where the water level is suspected to be high or where variable water table levels exist. A high water table level is defined as one where water is found within 2.1 m of the ground surface.
10. If high water table levels exist in the subject area, an alternative site should be chosen for development. Alternatively, the Town shall, as a condition of subdivision or development approval, require that the developer undertake measures to address the development constraints associated with high water table levels.
11. Development near oil and gas facilities and pipelines shall adhere to the setbacks identified in the Subdivision and Development Regulation and Directive 79.

4. The Town shall encourage community food gardens by offering leasable allotments on select municipal reserve (MR) lands.
5. The Town shall allow for small-scale agricultural operations that are compatible with an urban built environment and existing land uses within the Town's boundaries.

OBJECTIVE 5

To encourage local food production and discourage the premature conversion of high value agricultural land to non-agricultural uses.

1. The Town shall direct future growth so as to conserve agricultural land until such time as the land is required for intensive urban development.
2. The Town shall encourage the contiguous development of land in greenfield areas.
3. It is the Town's policy that confined feeding operations, as defined under the Agricultural Operation Practices Act, shall not be allowed within the Town's boundaries.



9 | COMMUNITY ENHANCEMENT

As Gibbons grows, the need for (and use of) community facilities and services will increase. As the Town's population increases, it may be possible to provide facilities and services that were previously not feasible. The Town will ensure that suitable sites are available to accommodate: schools, places of worship, recreation facilities, and community centres etc.

The Town is an inclusive community that encourages community spirit, volunteerism, diversity, culture, recreation, art, and local entrepreneurialism.

GOALS

The Town of Gibbons will be home to quality community gathering places and community supported social, cultural, education, spiritual, and recreational programs.

OBJECTIVE 1

To ensure that land, facilities, and programs are available to meet the social, cultural, educational, and spiritual needs of the community.

1. Community and institutional facilities should be:
 - a. located conveniently for those they are intended to serve;
 - b. designed to allow for phased expansion;
 - c. able to accommodate multiple uses, where practical;
 - d. developed to meet the needs of handicapped persons, in terms of vehicular and pedestrian access, and site and building design; and
 - e. appropriately located with respect to major activity areas, shopping and the open space system.
2. The Town shall encourage developers to make land available in new residential areas for places of worship.
3. The Town shall co-operate with the school authorities concerning the provision of land for new school facilities. These facilities, where possible, shall be located central to neighbourhoods. Different types of schools and school jurisdictions may be located on a common site. The Town shall also continue to co-operate with the school authorities in the use of joint use

agreements to provide facilities for recreation and educational programs in the community.

4. The Town shall require that as a condition of subdivision approval in new neighbourhoods:
 - a. land be dedicated as Municipal School Reserve (MSR) the provision of schools (where new school sites have been identified in an approved Area Structure Plan or where a school site has been requested by a local school authority); and
 - b. money-in-lieu of reserve for school development purposes shall not be taken unless a joint agreement between the Town and the respective school authority has been signed.
5. The Town shall work in conjunction with public and private providers of health, education, social and cultural services to provide a level of service which meets community needs.
6. The Town supports the use of joint use agreements with Sturgeon County, the Town of Bon Accord, other regional communities, and the Sturgeon School Division to make effective use of community facilities and programs developed within the Town of Gibbons.
7. The Town shall focus on exemplary customer service.
8. New facilities must conform to urban design standards. If a proposed infill or greenfield development includes a residential component (social housing or supportive house/seniors care facilities), then the residential density must meet a minimum density target that is consistent with the density requirements for medium or high density residential developments.

OBJECTIVE 2

To create focal points within neighbourhoods for gathering, celebrations, culture, and art.

1. The Town shall encourage the expansion of cultural programming, promote art at nodes of civic activity throughout the Town and encourage artists, crafts people, and creative enterprises to create, display, and sell their work.

OBJECTIVE 3

To encourage community involvement and inspire civic pride.

1. The Town supports the development of programs for communicating information about community affairs and developments to Town residents.
2. The Town recognizes the contribution of volunteers and service clubs to the quality of life in Gibbons and encourages their continued efforts. These groups may assist the Town in the exchange of ideas and provide an additional forum for disseminating information.

OBJECTIVE 4

To ensure that civic and emergency services are provided to the community at a consistently high level.

1. The Town shall continue to provide reliable emergency services by supporting the RCMP, the local fire department, social services, and other emergency services.
2. The Town shall ensure that in all new subdivisions and developments, allowance is made for the safe and efficient movement of emergency vehicles (fire trucks, ambulance, rescue vehicles, police) and access to emergency facilities (fire halls, hospitals, police station). The Town shall monitor the need for an additional fire station in the community, and if required, ensure that a suitable site is made available during subdivision approval.



10 | GROWING THE ECONOMY

Gibbons' commercial sector was originally developed to serve the needs of the surrounding agricultural area. More recent increases in the Town's commercial development have been in response to population growth within the community and nearby country residential development. Gibbons' commercial sector is relatively underdeveloped compared to other municipalities in the Edmonton region of a similar population size. This is due to a relatively small market area population for Gibbons and a tendency by local residents to shop for goods and services in Edmonton and Fort Saskatchewan.

Commercial development is largely concentrated within the traditional downtown area. Under a slow growth scenario, future commercial development could be accommodated within the current boundaries of the central business area, on land zoned for commercial purposes. However, a higher growth scenario may require expansion of commercial development into other areas.

The Town shall focus economic development efforts on strengthening and diversifying its commercial and industrial base in order to provide employment opportunities to local residents and to improve its tax base. In the future, the Town and its commercial sector would benefit from increased development in the Downtown core and from improved patronage of local businesses by Town residents.

During the early 1980s, the Town developed a small 9 ha Business Park to the east of Highway 28A for industrial development. In 2018, the Town annexed 191 hectares of land (formally within Sturgeon County) east of Highway 28A for industrial and commercial development.

The Town supports clean, non-hazardous industrial development as a means of improving the Town's tax base. The Town is optimistic that future industrial development shall occur, given the excellent strategic location of the community along several Provincial Highways connecting the Alberta Industrial Heartland and the Edmonton region with northern Alberta.

GOAL

A diversified and robust local economy that provides benefit to local and regional markets.

OBJECTIVE 1

To maintain the Downtown as a focus for commercial and community development in Gibbons while allowing for appropriate commercial development in strategic locations outside the downtown core.

1. The Town encourages the retention, expansion and redevelopment of the Downtown as a focus for commercial and community activities in Gibbons. The area is primarily intended for primary commercial uses (retail, service and office).
2. Primary retail and service uses should be concentrated along 50 Avenue and 51 Street within the downtown area, to encourage the development of a centralized and compact downtown core.
3. All new building and site design within the downtown shall have regard for the scale and character of the surrounding area.
4. The Town shall encourage all commercial development to be of the highest quality and aim to create a pedestrian environment through site design, land uses and street improvements.
5. The Town should encourage and support programs to improve the visual image of the downtown such as landscaping, installing street furniture and attractive street lighting, preserving and restoring historical buildings, encouraging store front renovations, etc.
6. Within the downtown, vacant land and non-conforming residential land uses shall be primarily developed for commercial uses.
7. Where residential development is permitted, development to maximum densities (as identified in the Town's Land Use Bylaw) shall be encouraged.
8. Commercial activities which are intensive users of land, such as retail stores, shall be encouraged to locate along 50 Avenue to maintain and reinforce the Town's "main street". Commercial activities which are extensive users of land, such as service stations, shall be located on the periphery of the

main commercial streets or adjacent to a highway.

9. The Town shall encourage appropriately scaled mixed use developments as neighbourhood commercial nodes that include small scale retail developments, higher residential density, and community gathering places, to ensure accessible services to community members.
10. The Town shall encourage the development of complementary land uses on lands identified within the Mixed Use Development Area on **Map 1 - Future Land Use** including: commercial and retail developments, government offices, places of worship, cultural, recreational and entertainment facilities, public uses, and higher density residential developments.

OBJECTIVE 2

To encourage the diversification of commercial and industrial business sectors.

1. The Town shall continue to promote economic development and pursue provincial policies and incentives to assist industrial development in the community and surrounding area. The Town shall:
 - a. pursue industries which could successfully locate within the community;
 - b. continue to promote Gibbons as a good place to live and establish a business; and
 - c. attempt, through its residential development policies, to attract a diversified labour force suitable for industrial development.
2. If the pace of commercial and industrial development in the municipality is found to be too slow, the Town may continue to undertake a program of industrial land banking as a means of facilitating and promoting local industrial development.
3. The Town shall support expansion and diversification of the economic base by allocating sufficient land for commercial and other employment land uses, including home-based businesses.

4. The Town shall support development in new economic areas, such as the eco-industry, information, wellness, and creative sectors.
5. The Town shall foster awareness and understanding of the economic importance of arts and culture, including festivals and other large gatherings, to the community and region.

OBJECTIVE 3

To provide for the development of a high quality commercial and industrial areas in Gibbons.

1. The direction and staging of future commercial and industrial development areas is shown on **Map 1 - Future Land Use**.
2. The Town may allow highway commercial uses and secondary commercial uses, which require large lots or outdoor storage areas, to locate within planned business parks.
3. New industrial developments shall be encouraged to locate east of Highway 28A.
4. Heavy industry shall not be considered for location within the Town since an adequate distance separation of heavy industry from any existing or future residential development (at least 1.6 km) cannot be maintained. Heavy industry is defined as any industrial development which may consume large amounts of land, energy, water or other natural resources in its operation or which is capable of having a detrimental effect on humans or the environment through the discharge or emission of toxic, noxious or hazardous products beyond the boundaries of the site.
5. Highway commercial land uses, which would benefit from highway exposure, and secondary commercial uses, which require large sites and outdoor storage areas, shall also be allowed within an area designated Industrial. These land uses should be located along major thoroughfares, high exposure locations and entrance points to the Town.
6. The Town shall encourage existing industry, located within the Downtown, to relocate to the industrial area.
7. The Town shall encourage the preparation of an overall concept for development and servicing for the industrial area prior to the approval of a

major industrial subdivision or development project.

8. The Town, in co-operation with the developer and through development agreements, shall establish development guidelines to ensure high quality building exteriors and site design, particularly in areas adjacent to major access roads.
9. Subdivision and/or site design shall:
 - a. provide for a variety of parcel sizes and dimensions suitable for the types of industrial development anticipated;
 - b. provide for adequate on-site parking and loading facilities;
 - c. ensure adequate buffering, such as fences or planted screens, throughout the industrial park, particularly where outdoor storage areas abut other properties, public roads and/or municipal reserves; and
 - d. allow for the creation of sub-areas within the industrial area so that land uses which would benefit from highway exposure are located close to the highway, major roadways and entrance points, and unsightly properties or industries with storage requirements are located away from the highway, major roadways and entrance points.
10. The Town may consider the application of a direct control district to industrial sites where flexible and comprehensive development is required.
11. Following the development of industrial land within the Town's current boundaries, the Town favours expansion of its business park in a southerly and easterly direction. Only annexations constituting a contiguous expansion of this area should be supported.

OBJECTIVE 4

To support the integration of compatible commercial and industrial developments within the community.

1. Neighbourhood convenience centres shall be allowed within or at the edges of residential neighbourhoods of the Town, but preferably only after the neighbourhood it is intended to serve is largely developed. It is intended that these sites serve only limited neighbourhood or commuter needs and not interfere with the function and viability of Downtown businesses.
2. Neighbourhood convenience centres shall be:
 - a. allowed by the Town within or at the edges of residential neighbourhoods, provided the development:
 - i. located along a major roadway at neighbourhood entry points;
 - ii. situated on a site not exceeding 1.2 ha in area;
 - iii. not exceed a gross leasable area of 500 sq. m;
 - iv. contain adequate customer and staff parking;
 - v. contain an adequate buffer and visual screening from adjacent residential areas; and
 - vi. be designed with regard to the scale and character of the surrounding neighbourhood.
3. The Town may consider the application of a direct control district to areas within the Downtown or for a neighbourhood convenience centre, where flexible and comprehensive development is required to ensure quality and integration with surrounding uses.
4. Industrial activities with the potential for generating noise, odours, toxic or noxious emissions, or for discharging solid, liquid or gaseous wastes or similar hazardous by-products, shall be required to locate east of Highway 28A, and away from adjacent residential developments. If the pollution hazard is likely to be severe, the industrial activity may not be allowed to locate within the Town.
5. Where an industrial area is situated adjacent to a primary highway, access to the business park shall be from an arterial roadway(s) serving the highway system.
6. Access to individual lots shall be from internal roadways within the industrial area.
7. Commercial development has been designated in other areas of the Town outside the downtown. It is the intention of the Town that these areas develop in a manner that either complements the current downtown, or in forms, either by use or scale, that cannot be accommodated within the current downtown area.



11 | CIRCULATION

The Canadian National Railway (CNR) and Highways 28 and 28A have played major roles in the development and physical layout of the Town. The Town has developed in a north-south elongated fashion, defined by the transportation systems and the Sturgeon River. The CNR railway and Provincial Highways are both an asset and a constraint to future development. While they provide exposure and business to Gibbons, they influence development patterns within the Town and can impact development due to the noise they generate and their safety and setback requirements. The Town’s preferred future transportation concept is identified on **Map 3 - Transportation**.

Alberta Transportation has recently indicated that they intend to upgrade the function of Highway 28A to a “freeway” style highway, and then, ultimately, duplicate it with a further freeway to the east of the Town. Highway 28A will remain an important regional link.

The Highway 28 & 28A intersection shall be reconfigured to improve the flow of traffic. The reconfiguration will impact the existing industrial park.

Within the Town, 50 Avenue functions as the Town’s “mainstreet” running east-west through the Town. Future development of residential neighbourhoods will rely predominantly on 51 Street for north-south access through Gibbons. In the future, it will be imperative that the Town restrict access and protect the right-of-way along 51 Street in order for it to function as an effective collector roadway through the Town.

GOAL

The Town of Gibbons will achieve a safe and efficient vehicular and pedestrian transportation system for the Town, to meet present and future needs and to create and maintain a walkable community.

OBJECTIVE 1

To provide a well maintained road hierarchy and transportation network.

1. Roadway design and development shall be consistent with the future transportation concept illustrated on **Map 3 – Transportation**.

2. The following roadway hierarchy shall apply in the Town:
 - a. Arterial Road refers to a public roadway containing four or more divided traffic lanes with a right-of-way between 30.5 and 55.5 m in width. Arterial roads are designed to carry traffic from one part of the community to the other. Within Gibbons, arterials roads would serve to link the Provincial Highways and the industrial area with the balance of the community. These roads, as shown on the Future Development Concept Map, shall also be considered the truck route through the Town
 - b. Collector Road refers to a public roadway comprised of up to four traffic lanes with a right-of-way between 20 and 30.5 m in width. Major collector roads are designed to carry traffic from the housing, business and employment areas of the community to the arterial roads, while minor collector roads serve movements within these areas.
 - c. Local Road refers to a public roadway providing access to individual residential, industrial or commercial sites. Local roads generally have a right-of-way between 18.0 m and 20.0 m min width.

unconventionally shaped lots). Undeveloped subdivision areas prepared prior to this Municipal Development Plan should be re-assessed for their conformity with this policy.

- b. Roadway systems shall link industrial traffic directly with the Provincial Highways, and not require local truck traffic to circulate through the downtown or residential neighbourhoods.
- c. Highway interchanges and municipal roadway systems should be designed to discourage local traffic from using Highway 28A as an intra-urban road.
- d. To create a variety of visual experiences within residential neighbourhoods, long and straight sections of road should be interspersed with curves, as appropriate.
- e. A sufficiently wide right-of-way or setback should be provided along the Highway as well as arterial and major collector roads to accommodate berming, landscaping, trees, dividers, and similar noise attenuation or aesthetic features. The Town shall prepare landscaping guidelines which coordinates berming and landscaping requirements along the Highways and major roadways through the Town.

OBJECTIVE 2

To ensure that all roadways provide safe, convenient, well demarcated, and efficient travel.

1. In designing the roadway network for the Town, the following provisions shall apply:
 - a. New development areas shall be designed so as to protect the function of arterial and collector roadways. Residential development shall not front on to arterial roadways. Non-residential development shall not front on to an arterial roadway unless a service road is provided. Single family residential development shall not front on to a major collector roadway unless the lot is a minimum 15.0 m in width and 33.5 m in depth (or an equivalent area for

2. The Town shall require that sufficient right-of-way and noise attenuation measures are provided along the CNR, Provincial Highways, and arterial roadways, for noise attenuation purposes and landscaping. During preparation of Area Structure and subdivision plans, private developers shall consult with Alberta Transportation, Canadian National Railways, and the Town as appropriate, regarding required development setbacks and buffers and design requirements for noise attenuation devices.
3. Roadway and public access across the Canadian National Railway line shall be limited to designated crossings, determined by the Town in consultation with the railway company.

OBJECTIVE 3

To create an interconnected active transportation system that encourages walking and biking.

1. The Town shall design a transportation system that is based on a philosophy of an interconnected system of ‘complete streets’, which integrates and serves all users – including drivers, transit users, cyclists, and pedestrians – and those who use mobility aids and strollers.
2. The Town shall create a walkable environment by enhancing streets to be more pedestrian and age friendly for all users, through planning and design, by developing a sidewalk and trail infrastructure strategy and by managing traffic.
3. The Town shall place a high priority on bicycle facilities, sidewalks, and other pathways for all-season access, maintenance, and snow clearing.
4. The Town shall encourage safe access routes for all travelers in construction areas and ensure major pedestrian and cycling routes are not disconnected by construction activities.
5. The Town shall serve the transportation needs of seniors, residents with disabilities, and youth.
6. The Town shall place a high priority on the development of a continuous pedestrian system throughout the Town to link residential areas with public areas and community nodes (parks, schools, downtown, community buildings, etc.) to make the Town a walkable community. The pedestrian system may be separated from traffic and roadways or be integrated with them, depending on the pattern of any given neighbourhood. The Town shall also consider ways to improve pedestrian access to the river valley from residential neighbourhoods situated to the east of the CNR.
7. The Town shall monitor the need for vehicular and pedestrian traffic management improvements within the downtown area to create a safe and convenient pedestrian environment. Special attention should be paid to the level and safety of pedestrian traffic within the vicinity of local schools.

OBJECTIVE 4

To work collaboratively with regional and provincial partners to ensure the transportation network meets local and regional demands.

1. The Town shall recommend to Alberta Transportation that Highways 28 and 28A be widened to a four-lane standard between Gibbons and Edmonton to accommodate the eventual increase in commuter traffic.
2. The Town shall work with its partners to determine how to provide a future commuter service, such as an intermunicipal bus including possible sites for park-and-ride facilities.
3. To prepare for the future transit development of local transit service, the Town shall explore possible bus stop locations and facilities.



12 | SERVICE AND INFRASTRUCTURE

Water and sewer services are provided to the Town through the Capital Region Northeast Water Services Commission and the Alberta Capital Region Wastewater Commission, respectively. Based on their design capacity, the ability of these systems to serve future needs of member municipalities is considered high. However, in Gibbons, excessive stormwater infiltration into the sewage system has caused the system to run close to capacity during severe rainstorms. As a result, the Town is working to reduce the amount of stormwater being contributed towards the regional system.

Within the Town, water and sanitary sewer services have been extended into all existing and developed areas. The components of the systems have been oversized to meet future needs, particularly for residential development in south Gibbons. As components of these systems age, upgrading and replacing of older infrastructure will be expected. The Town is beginning to plan for the upgrading and replacement of the system infrastructure as needed.

Solid waste originating in Gibbons is disposed of at the Roseridge Waste Management Services Commission, located near Morinville. This landfill now has a life expectancy of between 100 and 150 years, which will meet the Town's requirements into the future.

GOAL

Municipal infrastructure systems are developed to a high urban standard and provide effective and efficient levels of service.

OBJECTIVE 1

To provide for the orderly and economical extension of existing services into new areas.

1. The Town shall ensure that in new development areas provision is designed and developed to an urban standard of engineering systems, including piped water, piped sewage, stormwater management facilities, and franchise utilities (power, gas, cable television and telephone).
2. The Town shall not permit premature installation of municipal services that would adversely affect the desired sequence of development.
3. Utility systems shall be upgraded and expanded in accordance with Gibbons' long term utility servicing plans and as needs dictate.

4. Developers, during the preparation of Area Structure Plans or upon the request of Alberta Environment, shall be required to prepare and/or adhere to a stormwater management plan for new development areas.
5. Development near oil and gas facilities and pipeline right of ways (active, abandoned and reclaimed) shall adhere to the setbacks requirements identified in the Subdivision and Development Regulation and Directive 79.
6. Subdivisions shall be designed so that future development is adequately set back from utility right-of-ways.
7. Developers shall consult with the Alberta Energy Regulator and licensees to determine setback requirements from oil and gas facilities and pipeline corridors.

OBJECTIVE 2

To ensure adequate servicing capacities are available for current developments and future expansion.

1. The Town shall monitor the need to upgrade utility infrastructure, enable the scheduling of improvements, determine the method of financing, and allocate improvement funds toward system upgrading, when determined necessary.
2. The Town shall co-operate with the Alberta Capital Region Wastewater Commission and the Capital Region Northeast Water Services Commission to ensure that the development of the regional sanitary sewer and water systems meets the future growth requirements of Gibbons. In particular, the Town shall co-operate with the Alberta Capital Region Wastewater Commission in controlling the infiltration of stormwater into the sanitary sewer system. In this regard, the Town shall require developers of new subdivisions to submit a lot grading plan for the area and ensure its adherence at the time of development.
3. Within developed neighbourhoods the Town supports programs to redirect overland stormwater flows into engineered stormwater management facilities to reduce the volume of stormwater entering the Town's sanitary sewer system.

4. In all private development areas, the developer shall be responsible for providing the required roadways, sidewalks, curbs, drainage ditches, storm sewers and ponds, culverts, extension of water and sewage disposal services, and public utilities.
5. The Town shall require that, as a condition of subdivision approval, the developer enter into an agreement with the Town concerning the costs of infrastructure to service the development.
6. The Town shall continue to require stormwater management system facilities to be designed and constructed in such a manner that they are consistent with the Town's servicing standards and the requirements of Alberta Environment & Parks.
7. The Town shall require development proponents to obtain all necessary licensing and permits from Alberta Environment for proposals to divert water for stormwater management purposes, and to consult with Alberta Environment in the design and construction of stormwater facilities.
8. The Town may consider the development of stormwater retention ponds in conjunction with neighbourhood park and recreation amenities.

OBJECTIVE 3

To utilize modern waste disposal and waste management techniques and technologies.

1. The Town shall work with the Roseridge Waste Management Services Commission to provide a co-ordinated solid waste management program. The Town shall also promote community recycling, composting, and similar waste reduction programs.
2. The Town recognizes the importance of managing waste in an innovative and sustainable manner; therefore, it shall promote reduction reuse and recycling in private and public sector operations.
3. The Town shall promote the reduction of waste in the construction process and encourage the use of recycled materials or eco-certified materials for new developments and redevelopments.

OBJECTIVE 4

To encourage the use of low impact design, renewable energy, and water conservation practices in municipal facilities and private developments.

1. The Town shall use a balanced approach, using low-impact development principles in the management of stormwater, by encouraging and supporting measures and activities that reduce stormwater runoff, improve water quality, promote eco-transpiration, and infiltration and reduce erosion.
2. The design of stormwater management facilities shall enhance the natural function and visual landscape.
3. The accommodation of possible renewable energy sources and energy distribution systems, including, but not limited to district energy, geothermal energy, or solar energy, should be encouraged in new and redeveloped neighbourhoods or on the Town's public utility lots.
4. As the Town builds new and replaces existing infrastructure, it shall consider renewable energy alternatives to traditional sources of energy.



13

13 | GOVERNMENT AND COLLABORATION

The Town of Gibbons supports a proactive approach to fostering cooperation with its immediate and regional municipal neighbours and other levels of government, and improving communication on land use and related issues. Anticipated future development pressures in the Town of Gibbons and the Edmonton Metropolitan Region makes the need for cooperative approaches with other jurisdictions increasingly important.

A focus on intergovernmental cooperation will better connect the Town with surrounding municipalities and ultimately senior levels of government. Benefits of collaboration include: more coordinated planning efforts, increased opportunities for regional service provision, and increased opportunities for economic growth and investment in the community.

GOAL

The Town of Gibbons will work collaboratively with neighbouring municipalities to promote compatible and complimentary land use patterns, infrastructure, and service delivery systems.

OBJECTIVE 1

To work with neighbouring municipalities and the Province of Alberta to pursue economic development initiatives that benefit the region.

1. The Town shall explore and identify new areas for collaboration in the delivery of programs, services and facility operations, economic development, and land use planning.
2. The Town shall work with Sturgeon County and the Town of Bon Accord through planning processes – from conceptual design to development – to ensure compatible land uses in adjoining areas, or areas of shared importance.
3. The Town shall cooperate with neighbouring municipalities, government agencies, housing organizations and community groups to support new seniors housing and affordable housing projects in Gibbons.

OBJECTIVE 2

To collaborate with regional partners to improve communication and increase organizational efficiency in service delivery.

1. Pursue opportunities to negotiate transportation and utility servicing agreements with adjacent municipalities and regional service providers.
2. The Town support the continuing use of intermunicipal agreements and regional partnerships as means of delivering services, such as affordable housing, recreation, and emergency and community services in a co-operative manner.
3. The Town shall pursue new intergovernmental initiatives to benefit residents of the Town of Gibbons. These include: Intermunicipal Collaboration Frameworks and/or Intermunicipal Development Plans, environmental assessments, and other opportunities.
4. The Town shall formally circulate for review and comment land use applications (new or amended statutory plans, land use bylaw amendments, subdivision and discretionary use permits) adjacent to its municipal boundaries.
5. The Town shall work with the Federal Government, Province of Alberta, facility operators, and regional utility providers to protect existing and future regional infrastructure – including highways, railways, and major utility corridors, such as regional water lines, wastewater lines, and power line corridors.
6. The Town supports the use of joint use agreements with Sturgeon County, the Town of Bon Accord, other regional municipalities, and the Sturgeon School Division to make effective use of community facilities and programs developed within the Town of Gibbons.
7. The Town shall endeavor to foster and strengthen partnerships with businesses, government, school authorities, post-secondary institutions, and non-profit sectors, to develop and operate recreational, cultural, educational, and community facilities.
8. The Town of Gibbons shall encourage communication and consultation with adjacent municipalities either within or surrounding the

Town on all land development matters of regional significance.

9. The Town of Gibbons shall work collaboratively with Sturgeon County in the planning of lands adjacent the Town.
10. The Town of Gibbons shall circulate applications for proposed subdivisions and for proposed major developments to adjacent and affected municipalities for input.
11. The Town shall refer proposed amendments to this MDP for comment to:
 - a. Sturgeon County, if the amendment may affect land in the County;
 - b. Any public agency whose interest is relevant to the proposed amendment; and
 - c. Any other person or agency that Council considers necessary.

OBJECTIVE 3

To ensure consistency and transparency in community engagement strategies and consultation.

1. The Town shall provide a variety of engagement processes, both formal and informal, to reach representation from everyone in the community, including residents, business, and the development industry – so that all interests can be addressed in decision making.

OBJECTIVE 4

To demonstrate fiscal responsibility in governance decisions and expenditures.

1. The Town shall be fiscally responsible by ensuring expenditures do not exceed sustainable revenue sources.
2. The Town shall promote the efficient use of resources, so that the cost of providing effective services at reasonable levels can be minimized, while ensuring the needs of residents, business, and other stakeholders are met – today and in the future.



14 | IMPLEMENTATION

Pursuant to the Municipal Government Act, R.S.A., 2000 as amended, this MDP shall be adopted by the Town of Gibbons, as the Town of Gibbons Municipal Development Plan. Subdivision, development, and re-development of lands within the Town of Gibbons by the municipality and general public shall be in accordance with the provisions of this MDP. Council shall encourage the Provincial and Federal governments to have regard for the policies of this MDP in the development and re-development of crown lands and water bodies, and in the formulation and implementation of Provincial and Federal policies and programs, within the Town of Gibbons.

GOAL

The Town of Gibbons Municipal Development Plan shall responsibly guide land use and development decisions in the Town of Gibbons.

OBJECTIVE 1

Ensure that all Town planning documents are consistent and up-to-date.

1. Amendments to this MDP shall be consistent with any Intermunicipal Collaboration Frameworks or Intermunicipal Development Plans adopted by the Town.
2. When this MDP or any part thereof takes effect, the Town of Gibbons Land Use Bylaw shall be amended, if necessary, to conform to this MDP.
3. 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 is in agreement with the MDP goal 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 MDP's goals and intent. When reviewing an amendment, Council should consult with any agencies it feels may be of assistance.
4. 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 Town are being met. A review may be appropriate when:

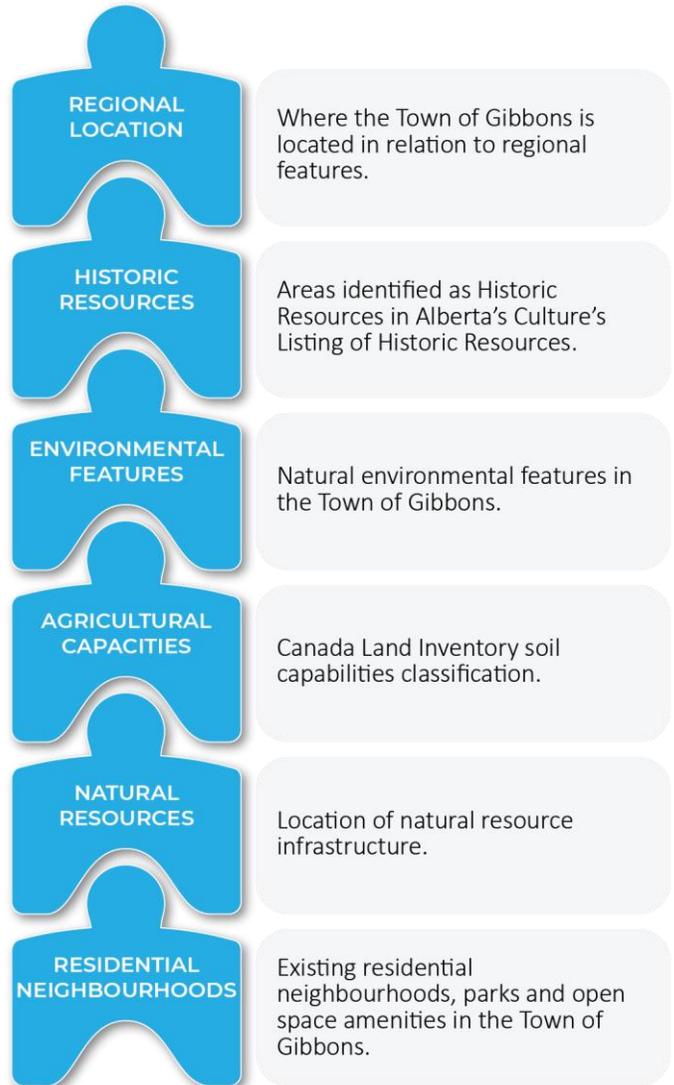
- a. changes in economic, social or technical developments occur;
 - b. a new Council is elected; or
 - c. an amendment to the MDP is made.
5. Should changing conditions necessitate an amendment to this MDP, the amendment shall be by bylaw.
6. In order to ensure that the original intent of the MDP is protected and that a proper evaluation of the impact of a proposed amendment on the goals, objectives and policies of the MDP may be evaluated, the following criteria shall apply to consideration of an amendment, which is not initiated by Council itself:
 - a. a formal request for an amendment shall be submitted to Council;
 - b. the request shall be in the form of a written brief demonstrating the implications and conformity of the proposed amendment with the goal, intent, objectives and policies of the MDP;
 - c. during deliberation on the proposed amendment, Council may refer the request to such agencies as it considers necessary for comment; and
 - d. Council may request such information as it deems necessary to reach a decision on the proposed amendment.
7. When considering an amendment to this MDP, Town Council and Administration shall comply with all notification and public consultation requirements identified in the Municipal Government Act.
8. A review of the MDP should be undertaken at least once every five (5) years from the date of adoption.





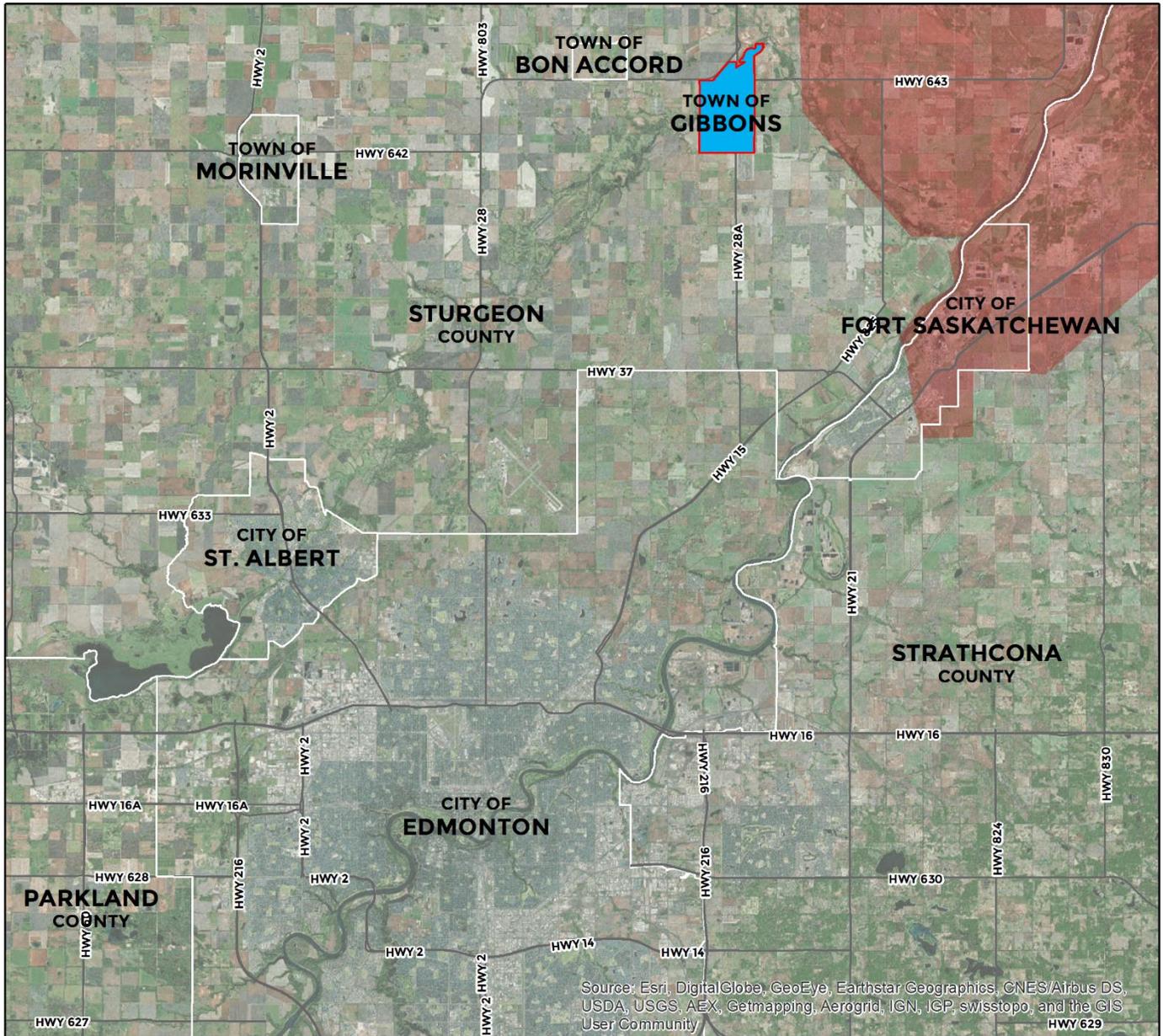
APPENDIX A | INFORMATION MAPS

Included with this MDP are six maps that illustrate current and anticipated land use features in and around the Town of Gibbons. These maps are to be used to inform Town Council, Administration, residents, and prospective developers as to opportunities and constraints to development in the Town of Gibbons.



These maps are included for information purposes only, and do not form part of the approved Town of Gibbons Municipal Development Plan.

They may be updated and revised as Town Council and Administration determine it to be necessary for the purpose of illustrating current information about the Town.



TOWN OF GIBBONS MUNICIPAL DEVELOPMENT PLAN

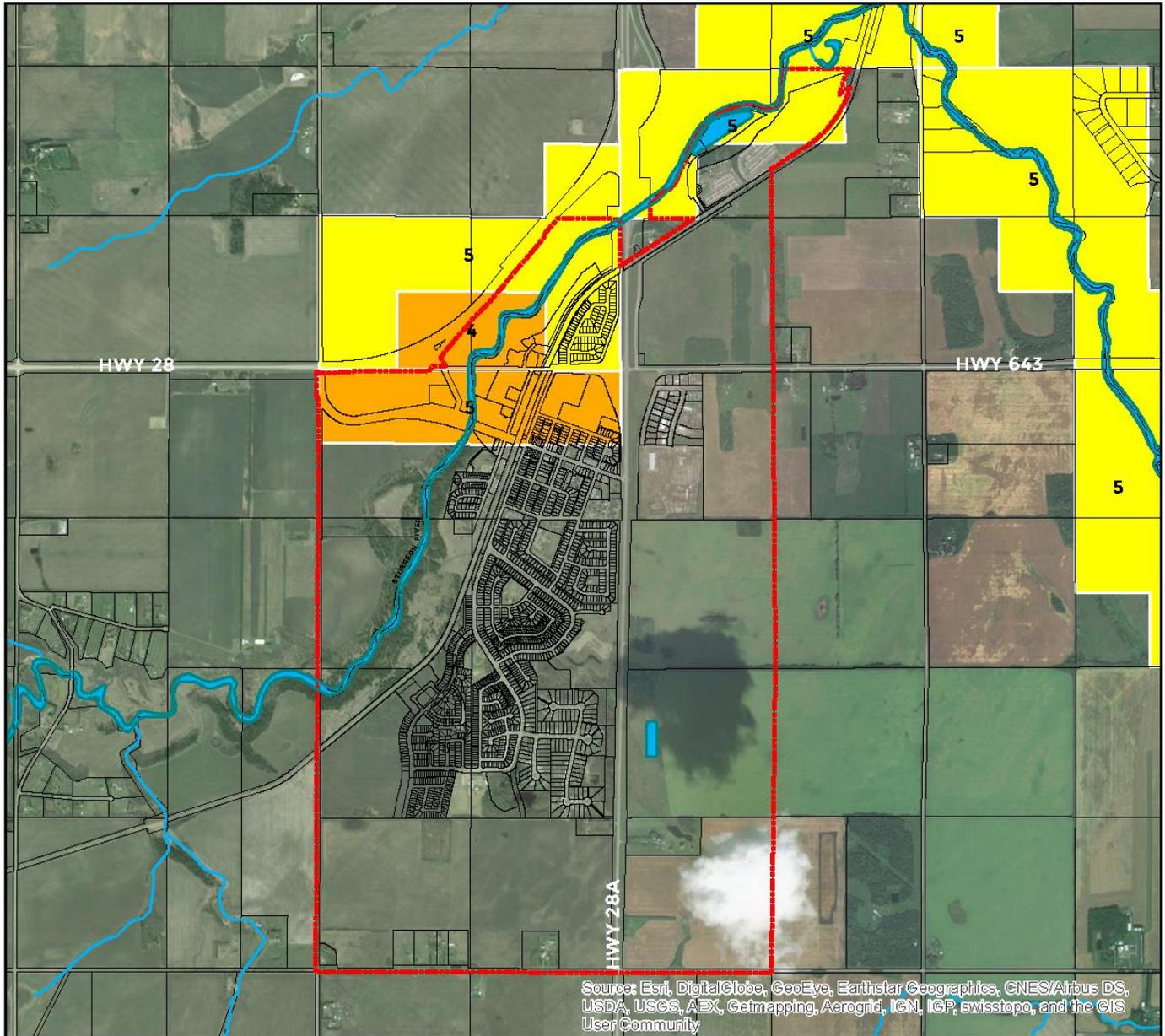
INFORMATION MAP 1 REGIONAL LOCATION

LEGEND

 Alberta's Industrial Heartland

Digital Information: Geogratias,
Geodiscover, and Altalis
Projection: UTM NAD 83 12N





TOWN OF GIBBONS MUNICIPAL DEVELOPMENT PLAN

INFORMATION MAP 2 HISTORIC RESOURCES

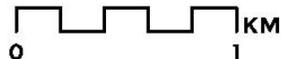
LEGEND

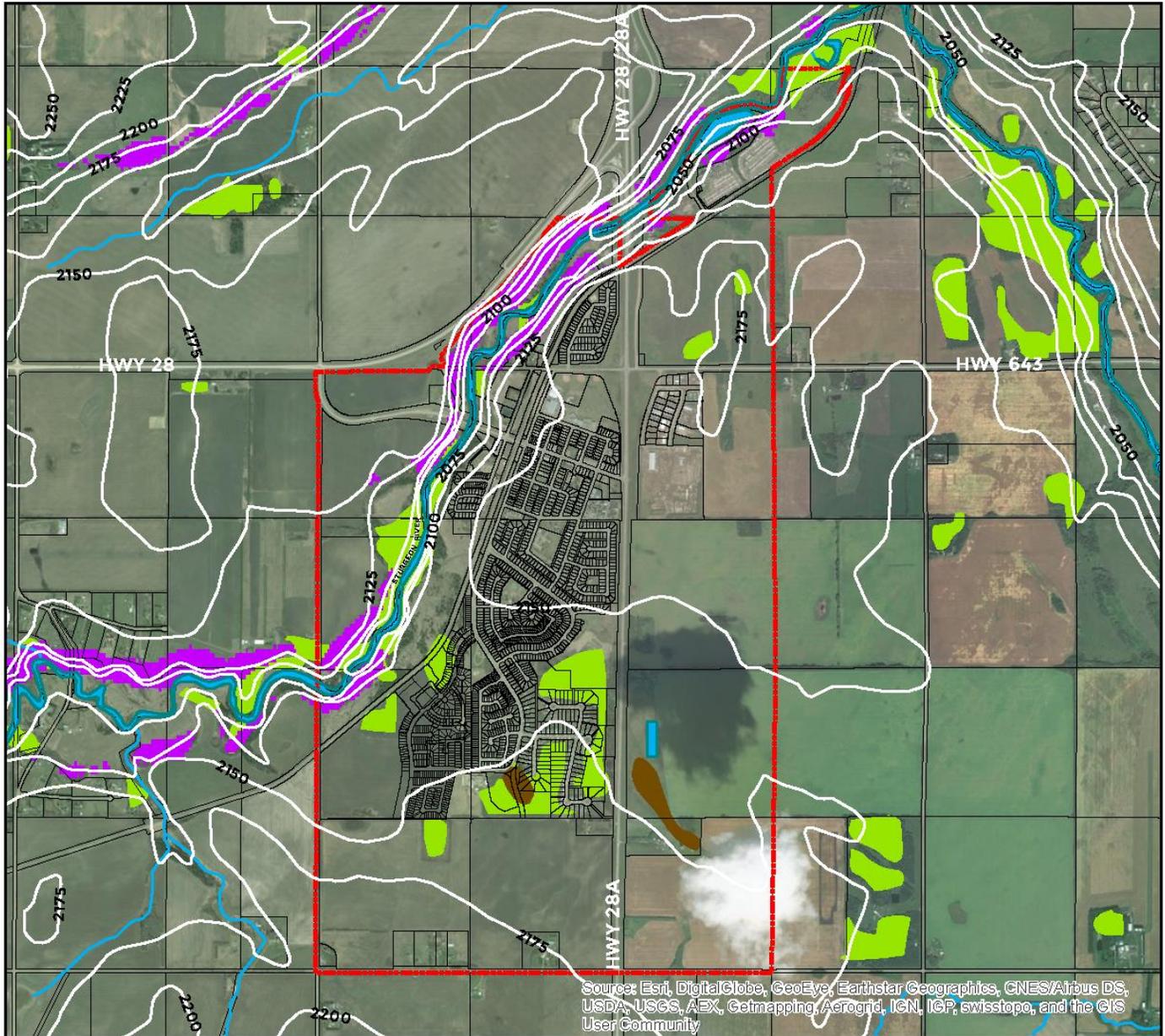
- Archeological Resource(s)
- Archeological & Palaeontological Resource(s)

HISTORIC RESOURCE VALUES IDENTIFIED
 4 - Contains Historic Resource, may require avoidance
 5 - High potential to contain a Historic Resource

Source: Alberta Listing of Historic Resources 2018

Digital Information: Geogratias,
 Geodiscover, and Altalis
 Projection: UTM NAD 83 12N





TOWN OF GIBBONS MUNICIPAL DEVELOPMENT PLAN

INFORMATION MAP 3 ENVIRONMENTAL FEATURES

LEGEND

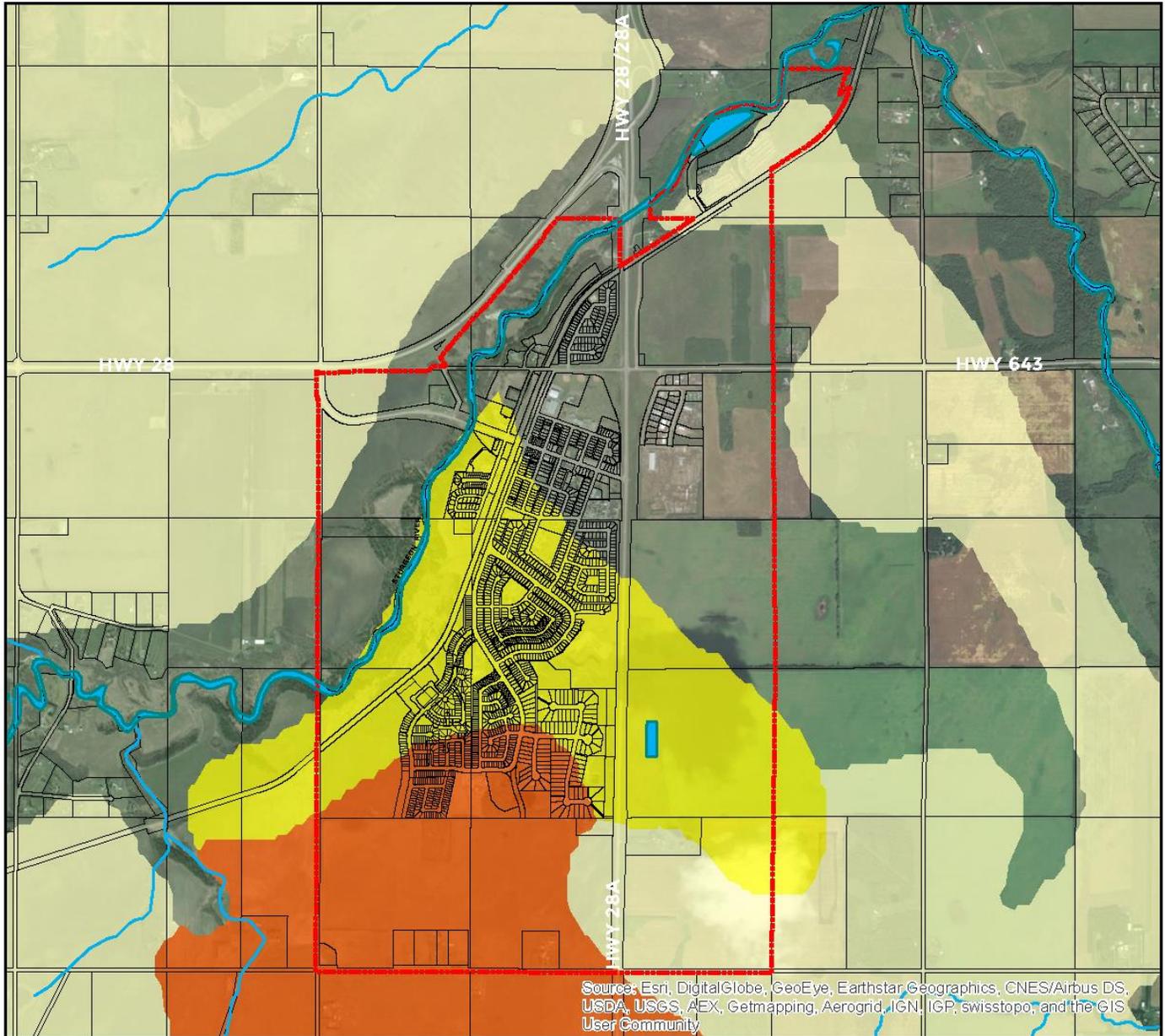
- Waterbody
- Vegetation
- Elevation (ft)
- Wetland/Saturated Soils
- Steep Slopes (5% or Greater)
- Watercourse

Note: No Environmentally Significant Areas are present within the map view area.

Note: Wetland Areas are approximate, and derived from Government of Canada data.

Digital Information: Geogratias,
Geodiscover, and Altalis
Projection: UTM NAD 83 12N





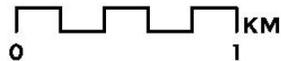
TOWN OF GIBBONS MUNICIPAL DEVELOPMENT PLAN

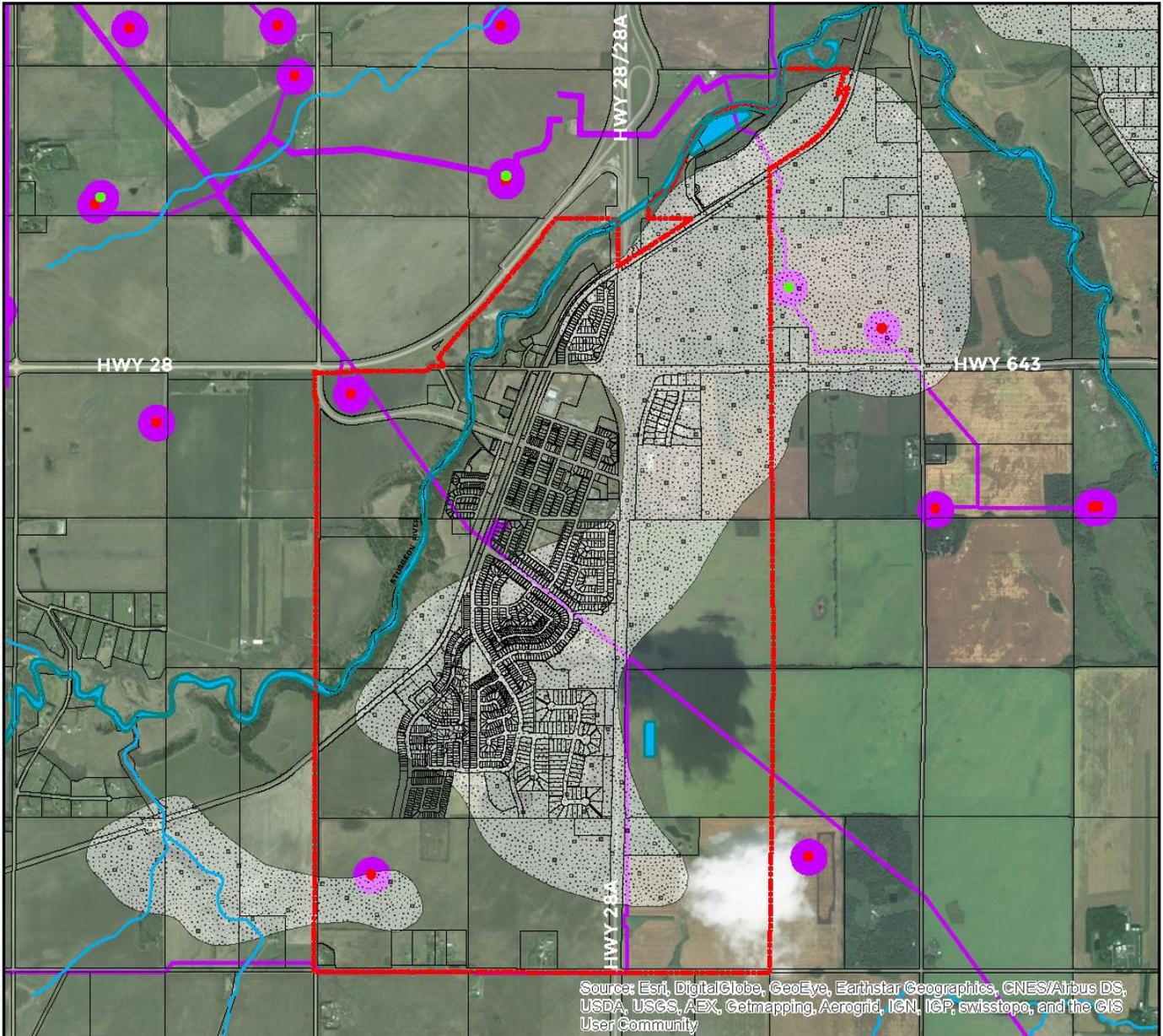
INFORMATION MAP 4 AGRICULTURAL CAPACITY

LEGEND

- Class 1 (No Significant Limitations)
- Class 2 (Moderate Limitations)
- Class 3 (Moderately Severe Limitations)

Digital Information: Geogratia,
Geodiscover, and Altalis
Projection: UTM NAD 83 12N





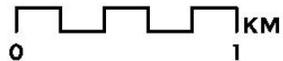
TOWN OF GIBBONS MUNICIPAL DEVELOPMENT PLAN

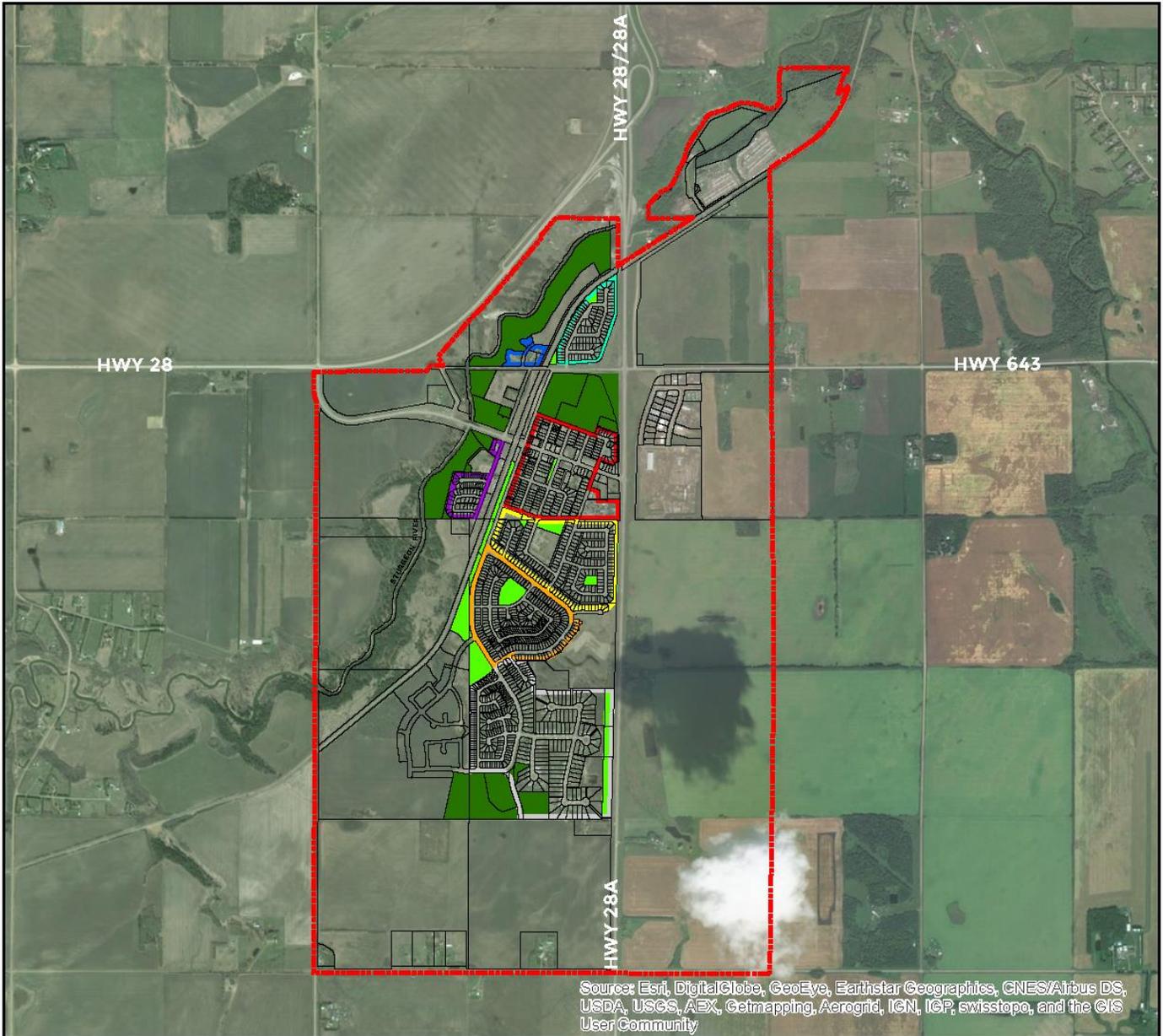
INFORMATION MAP 5 NATURAL RESOURCES

LEGEND

-  100 M Setback
-  Active Oil/Gas Well selection
-  Sand and Gravel Deposit (Confirmed by Alberta Geological Survey)
-  Pipeline
-  Abandoned Oil/Gas Well

Digital Information: Geogratias,
Geodiscover, and Altalis
Projection: UTM NAD 83 12N





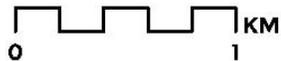
TOWN OF GIBBONS MUNICIPAL DEVELOPMENT PLAN

INFORMATION MAP 6 RESIDENTIAL NEIGHBOURHOODS

LEGEND

- | | | | | |
|---------------|---------|----------------------|-------------------------|-------------------------------|
| Riverview | Poplar | Historic Town Centre | Toane | Regional/Sub-Regional Amenity |
| Landing Trail | Brumfit | Williams Park | Neighbourhood Amenities | |

Digital Information: Geogratias,
Geodiscover, and Altalis
Projection: UTM NAD 83 12N



Gibbons
ROOTED IN FAMILY

