

***Town of
Sylvan Lake***

***Municipal
Development
Plan***

Town of Sylvan Lake MUNICIPAL DEVELOPMENT PLAN

Adopted by Bylaw No. 1111/96
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PURPOSE OF THE PLAN

- (1) Section 632 of the Municipal Government Act, Statutes of Alberta, 1994 (as amended), requires that any town having a population of 3,500 or more must, by bylaw, adopt a Municipal Development Plan. The specific mandatory and optional contents of this Plan are listed in Appendix A which indicates that, in general terms, the Plan is required to address:
 - (a) future land use, road and rail systems and development;
 - (b) co-ordination of growth with the County of Red Deer and the Summer Villages of Jarvis Bay and Norglenwold;
 - (c) Town service and facility provision;
 - (d) existing sour gas facilities;
 - (e) reserve provision.

The maintenance of the quality of the lake is essential to the future of the town and surrounding area. The Town will therefore pursue the co-ordination of land use and development in the lake basin with all the municipalities in that area, i.e. the Summer Villages of Birchcliff, Half Moon Bay and Sunbreaker Cove and Lacombe County, in addition to those municipalities required by the Act and listed in clause (b).
- (2) The Plan must be sensitive to an environment of significant change, especially in terms of:
 - (a) demographics, with the impact of an aging Canadian population with smaller households off-set by the arrival of new younger town residents;
 - (b) technology, which will affect all aspects of the town and be reflected in different growth requirements;
 - (c) governance, as the emphasis is on participation by the local electorate and the direct involvement of the provincial government declines.
- (3) The Plan's response to the challenges presented by these changes is two-fold:
 - (a) direction is established for the Town's growth in the form of a vision of the future and general land use and development policies;
 - (b) flexibility of action is afforded within these policies in recognition that the future is unpredictable and that the Town must accommodate change conscious of the overall vision and direction.

- (4) The Town's responsibilities with respect to the matters addressed by this Plan are to:
 - (a) ensure that the uses of land and the changes manifest in development benefit the community and enhance the quality of life;
 - (b) respond constructively to community and private sector land use and development initiatives;
 - (c) ensure that the responsibilities of all parties in the development process are fulfilled;
 - (d) encourage innovation and partnership in development and in the provision of services to meet community needs.

- (5) The Plan will be implemented by the following means:
 - (a) an action program adopted and updated by resolutions of the Council;
 - (b) annual and longer term budgets;
 - (c) land use and development control provisions of the Land Use Bylaw;
 - (d) development agreements;
 - (e) subdivision control;
 - (f) co-ordination with other Town plans;
 - (g) partnerships with others;
 - (h) other community development initiatives.

- (6) The Plan will be implemented with the degree of flexibility that, in the opinion of the Council, is in the interest of the community.

A VISION FOR SYLVAN LAKE

- (1) The Council proposes to build for the future on the following features of the community:
- (a) the quality of the lake and its setting;
 - (b) the unique small town identity created by an active, attractive downtown and lakeshore and the recreation and parks system;
 - (c) its small town strengths of safety, social networks and community involvement;
 - (d) the town's location with respect to the Highway 2 corridor and Central Alberta;
 - (e) the town's location in the David Thompson Corridor and the potential to become an international tourism destination resort.
- (2) This plan and the other policies of the Town are adopted to guide the community towards a vision of Sylvan Lake, adoption in 1994;

WHEREAS *The People of Sylvan Lake Value Quality Over Quantity, and Advocate Choice Rather Than Chance;*

AND *Are Deemed Stewards of the Environment and Strive to Protect and Enhance its Quality for Future Generations, and*

WHEREAS *The Municipal Government Continues to be Progressive, Responsible and Effective in Providing Quality Life.*

WE THE PEOPLE OF SYLVAN LAKE HEREBY

Contend for Recognition of Being the Quality Location in Alberta, and

WE RECOGNIZE *The Need for Collaboration and Co-operation With One Another, from the Individual to Regional Systems;*

AND FURTHER REALIZE

Tourism to be a Major Industry and Encourage the Development and Diversification of the Industry to Encompass the Four Seasons, Acknowledging Both Private and Public Needs.

AND *In Meeting the New Technology and Information Age, We Labour to Preserve the Best from the Past and Seek the Best for the Future.*

(3) The Council, in working towards this vision, has adopted the following relevant goals:

[1] To sustain and enhance the natural beauty of Sylvan Lake through commitments that will protect green areas, emphasize environmental considerations in the planning process and ensure effective waste management practices.

[2] Take action in planning and implementing cost effective infrastructure programs to meet the challenges of growth and economic diversification.

[3] Determine the social and recreational needs of the community and prioritize the implementation of projects and services based on available resources.

LAND USE AND DEVELOPMENT

1. RESIDENTIAL

1.1 The principal residential growth areas will be Hewlett Park, Fox Run and north of the golf course. There is sufficient land in these areas and Pierview Estates to accommodate approximately 1,825 dwellings with a population of some 5,000 to 6,000 people at densities comparable to the existing town. At the average construction rate experienced from 1993 to 1995, these large sites represent 14.75 years supply of residential development land. In addition, there are additional potential development sites within the older residential areas, downtown and on Lakeshore Drive, the redevelopment of which the Council wishes to encourage.

1.2 The quality of the town’s residential areas is of particular importance to the Council. Therefore, the Council will examine possible environmental improvements in the older areas while requiring a high standards in new developments.

1.3 Objectives

- (1) To facilitate an adequate supply of land for residential development.
- (2) To minimize conflicts between different housing types and between residential and other land uses.
- (3) To improve the physical environment of existing residential areas
- (4) To facilitate access to adequate housing regardless of people’s income ability or structural or functional need.
- (5) To encourage innovation and good design in housing development.

1.4 Policies

- (1) Residential growth in the town will be accommodated in the areas shown on the Plan Map.
- (2) The Town will co-ordinate the provision of municipal utilities and roads with its management of the subdivision and development approval process to facilitate an adequate and continuous provision of lots for dwelling construction.
- (3) The design of proposed residential subdivisions and development will be required to reflect the following guidelines:

(a) Streets

The layout of the local streets will provide convenient, safe access to all lots and discourage through traffic and excessive traffic movement. The use of cul de sacs of excessive length and long straight streets will be discouraged and intersections will be in excess of 80 m (262.5 ft.) apart.

Local streets will be constructed with a width sufficient to allow parking on both sides. The streets will connect with collector roads which will be constructed in accordance with sections 2.4.1 (1) and (3) to carry greater volumes of traffic while providing individual lot access and full on-street parking.

(b) Lanes

Lanes will be required in all cases, except where lots are to be developed adjacent to a park or recreation area or where lot frontages exceed 15.5 m (50.8 ft.) and development standards are sufficiently high to justify not constructing a lane. The subdivision authority may, at its discretion, relax the frontage requirement based upon the merits of a proposed subdivision. [Bylaw 1297/2003]

(c) Sidewalks

Sidewalks will be required on one side only of local streets and on both sides of collector and arterial roads. The sidewalk will be separated from the road by a landscaped boulevard.

(d) Housing Mix

The mix and design of housing in new subdivisions will be determined by the developer, subject to:

- (i) the Town's acceptance of the housing types in proximity to existing development;
- (ii) clear separation of different types of housing from one another;
- (iii) access to roads and open spaces being adequate, in the opinion of the Town.
- (iv) the density limit established in this Plan;
- (v) the design of manufactured housing and multiple housing developments being to the satisfaction of the Town. The Town will require a high standard of design and construction in multiple housing developments, including bareland condominiums and manufactured housing parks;
- (vi) the standards of the Land Use Bylaw.

(e) Open Spaces and Trails

Open space will be dedicated in accordance with section 3.3(1) and the following requirements:

- (i) open space will be located in a limited number of sites;
- (ii) open spaces will be linked by a system of hard-surfaced trails.

Open space will retain as much of the existing trees and bushes as possible with the balance being planted with dense native vegetation where not used for active recreation.

(f) Location of Land Uses

New subdivisions will be developed in a manner which blends with the existing development in the town. Any commercial uses and places of worship will be:

- (i) located on the periphery of the residential areas;
- (ii) developed to a standard which contributes to the quality of the entrance to those adjacent areas;
- (iii) designed so as to screen adjacent dwellings from car parks and servicing facilities.

New subdivisions will provide for dwellings to be adequately separated from arterial roads and the railway so that there is sufficient protection from noise, fumes and vibration. There will be a minimum separation of 30 m (98.4 ft.) between the edge of the active railway right of way and any dwelling.

- (4) The maximum density of development in the Residential Growth Areas shown on the Plan Map will be limited to 40 people per gross hectare (16.2 people per gross acre). Calculation of density shall be made on the basis of areas defined by collector and arterial roads and the railway rights of way using average household size figures for equivalent subdivisions from the preceding census
- (5) In the older residential subdivisions, the quality of the environment and the provision of facilities will be improved, where identified by the Town and affected residents as being necessary.
- (6) In new developments, innovative housing designs to provide for the aged and low income people will be encouraged.
- (7) High density residential redevelopment will be encouraged, as shown on the Plan Map:
 - (a) within the commercial area on Lakeshore Drive and the downtown
 - (b) on the east side of 50 Street, north of Sylvan Drive
 - (c) in the vicinity of the golf course.

2. COMMERCIAL & INDUSTRIAL

2.1 The Council will continue to support the economic development and environmental improvement work in the downtown and Lakeshore Drive areas. It will also work with the private sector to improve the quantity and quality of both industrial development and tourism services and facilities.

2.2 Objective

- (1) To enhance the commercial and industrial sectors both in terms of quantity and quality

2.3 Policies

- (1) Commercial and industrial development will be accommodated in the areas shown of the Plan Map.
- (2) The downtown area and adjacent part of Lakeshore Drive and 49th Avenue will continue to be maintained and strengthened as the principal retail, accommodation, personal service and entertainment centre of the town which also affords Sylvan Lake an important identity and focus and accommodates high density residential development. [1133/97]
- (3) The Town will allocate land for commercial development in a manner sensitive to varying locational requirements and opportunities. The Town will provide for retail and personal service development outside the downtown and adjacent Lakeshore Drive and 49th Avenue area in the following circumstances:
 - (a) the development would provide for a conveniently located small neighbourhood commercial site in a major residential subdivision, or
 - (b) the floorspace for each use and/or the demand for parking for each use is of a magnitude that cannot be accommodated in the downtown or on Lakeshore Drive, and
 - (c) a suitable site does not exist for the use in the downtown or on Lakeshore Drive, and
 - (d) the use would detract from the concentration of mixed uses with direct sidewalk access in the downtown and on Lakeshore Drive, and
 - (e) the development will not have any significant adverse impact on the downtown and Lakeshore Drive and is consistent with section 2.3(2) of these Commercial and Industrial policies. [1133/97]
- (4) The Town will encourage the development of tourism in and around Sylvan Lake through co-operation with all interested parties to improve attractions, infrastructure, services, hospitality and marketing.

- (5) The Town will pursue the continued improvement of the Provincial Park and its facilities in co-ordination with the comprehensive planning of adjacent areas.
- (6) The Town will co-ordinate the continued improvement of the appearance of the downtown and Lakeshore Drive through appropriate development control standards, the maintenance of the beautification scheme and its extension to link all commercial streets and the golf course. Development will be required to be:
 - (a) of a high standard of appearance, construction and amenity;
 - (b) of a height that will not cause a loss of sunlight in the Provincial Park;
 - (c) of a design that is sensitive to the amenities of other lots in the area.
- (7) The Town will encourage home based businesses which do not have any significant adverse effect upon the residential areas in which they are located.
- (8) The Town will provide for varying standards and land uses in industrial developments according to the visibility of the site, the type of land use and the compatibility between different uses. The quality of development of high visibility sites will be required to reflect that prominence and provision will be made for mixed use developments of compatible light industrial and non-retail/personal service commercial uses.

3. RECREATION & EDUCATION FACILITIES

3.1 The maintenance and improvement of the quality of life in Sylvan Lake is integral to the development of the community. The policies of the Town will influence environmental, leisure, security, social and educational aspects of residents lives. The challenge will be to efficiently maintain and expand services in response to increasing and changing needs. The Town's partnership with Chinook's Edge Regional District is a significant and innovative response to this changing environment. Further partnerships with the private sector will be sought in order to extend services and facilities.

3.2 Objectives

- (1) To provide conveniently located active and passive recreation facilities for all residents.
- (2) To establish the requirements for the provision of reserves for municipal and school purposes.

3.3 Policies

- (1) The provision of reserves upon the subdivision of land will be in the form of municipal reserves in order to create the park and school sites and trails shown in general on the Plan Map and detailed in the Open Space Plan, which is

attached, for ease of reference, as an appendix to this Plan. The dedication of the maximum amount of reserves provided for in the Municipal Government Act will be required to develop this basic system.

- (2) The provision and expansion of recreation facilities will be reviewed upon the consideration of any development in the area between 48 Avenue, the CN Railway, 47 Street and 50 Street.

URBAN INFRASTRUCTURE

1. MUNICIPAL UTILITIES

1.1 The municipal utility systems have undergone periodic development and expansion as the town has grown:

- (a) the water system was started in 1975 with the servicing of Lakeview Heights and the remaining area is connected to a system constructed in 1982 and enlarged as development subsequently occurred;
- (b) the storm drainage facilities consist of a series of open ditches with culverts and sewers, including a major line constructed in 1989 to drain away from Lakeshore Drive, which discharge into either an unnamed creek running through the golf course or into Cygnet Lake via Sylvan Creek to the east;
- (c) the sanitary sewerage system in Sylvan Lake was installed in 1954 and has been added to as the town has grown. A major change in the function of the system was the acceptance in 1996 of its extension to serve the Summer Village of Jarvis Bay.

1.2 The Town will work to ensure the adequacy of systems to accommodate long term growth at the south end of the lake. The maintenance and expansion of the systems must be sustainable both financially and environmentally.

1.3 Objectives

- (1) To ensure an adequate and uninterrupted supply of good quality water to consumers.
- (2) To ensure a safe and environmentally considerate storm water disposal system.
- (3) To provide an environmentally sound sewage disposal system for the Town and adjoining areas.
- (4) To ensure that the water and sanitary sewerage services are sustainable.

1.4 Policies

- (1) Unless it is determined that there is a lack of quantity or quality, the Town will use unfiltered ground water for domestic and non-domestic consumption, expanding the system as necessary to accommodate anticipated growth.
- (2) The Town will ensure that storm water run-off from the existing town and new development areas is efficiently and safely drained in a manner which will not adversely affect other land or water. The quality of the post-development flows will be required to be comparable to pre-development flows.

- (3) The Town will upgrade and maintain the sewage treatment facilities and sewerage system as necessary to accommodate anticipated growth at the south end of the lake and to ensure environmentally sound collection, treatment and discharge of waste water.
- (4) Upon new development, the full proportionate costs of new or expanded municipal utility systems and associated land will be covered by the payment of an off-site levy.
- (5) The Town will encourage the adjacent municipalities to install municipal water distribution and sanitary sewerage systems where they do not exist to serve development in the vicinity of the lake.

2. TRANSPORTATION SYSTEMS

2.1 The Town's 1982 Transportation Study is an appendix to this Plan, for ease of reference. The age of the study requires that traffic flows be monitored and traffic projections and road improvement requirements reviewed before major changes to the road system are implemented. It is essential that the future road and trail network is a safe and efficient system which supports land use and development policies.

2.2 Objectives

- (1) To ensure a standard safety, convenience and efficiency for users of all modes of transportation that is compatible with an improved physical environment.

2.3 Policies

2.3.1 Roads

- (1) The provision of collector and arterial roads shall generally conform to the provision indicated on the Plan Map, with exact alignments and detailed improvements dependant upon subdivision layout and traffic flow monitoring and projection.
- (2) Upon new development, a payment will be required for the construction of roads required to give access to the development
- (3) The Town recognises the importance of collector and arterial roads as visual corridors which significantly affect the appearance of the town. These roads will therefore be constructed with treed boulevards which will be located so as to separate any sidewalks from the road.

2.3.2 Railway

- (1) To minimize the impact of the CN lines within Sylvan Lake, the Town will attempt, through contact with CN Rail, the Canadian Transport Commission and other pertinent agencies, to ensure that :
 - (a) a train speeds remain at or below 65 kmph (40.4 mph) through road crossings,
 - (b) LPG tank cars and other cars in service to convey dangerous goods are not stored in the Sylvan Lake Station Grounds.
- (2) The Town will assist in maintaining safe traffic conditions at road crossings of the railway by controlling development to ensure that an adequate view of the railway traffic is maintained for motorists.
- (3) The Town will endeavor to maintain a reasonable physical separation of incompatible land uses from railway.
- (4) A new railway crossing will be required to be provided at 39 Street in conjunction with the development of the land to the south side of the railway.
- (5) The Town will pursue the use of the former Canadian Pacific railway line for a trail as the most appropriate use of the land. Any proposal for the reconstruction of the railway will be strenuously resisted by the Town as being contrary to the amenities of adjacent landowners and the interests of the community in general.

2.4.3 Parking

- (1) The Town will manage parking in the commercial area through a co-operative effort with the private sector to provide a mutually acceptable level of service.

2.4.4 General

- (1) Wherever practical, noise attenuation devices, for example earth berms and walls, and visual screens will be required to be installed between new residential development and highways, arterial roads and railways.

DEVELOPMENT CO-ORDINATION

1. PUBLIC INVOLVEMENT

1.1 In general terms, it will be the Council’s communication of its intentions, objectives and policies which will determine the degree of success in the implementation of this Plan. The Council is committed to full participation by the residents and will therefore put particular effort into consultation with the community regarding the policies and the actions that will implement them. The Council will also communicate with other users of the town and those agencies and people affected by the Plan, as well as adjacent municipalities, to ensure a full understanding of the Plan.

1.2 Policies

- (1) The Town will facilitate the participation of the community in all stages of the land use and development planning process.
- (2) The Town may require the provision of sufficient opportunities, satisfactory to the Town, for the community to review and comment on the following:
 - (a) an outline plan of subdivision;
 - (b) an application for a land use redesignation and/or other amendment to the Land Use Bylaw;
 - (c) an application for subdivision or development approval;
 - (d) an annexation proposal.

2. ECONOMIC DEVELOPMENT

2.1 The improvement of the local economy will continue to be a major concern of the Council, which will fulfill co-ordinating and facilitating roles in economic development. Through joint action with the private sector and the Provincial government on tourism, industrial development, retail and service sector improvements and expansion and public sector investment, the Council will work towards increasing local employment opportunities and widening the assessment base of the town.

2.2 The Council recognizes the importance of creating a positive environment for investment while retaining flexibility in responding to the private sector. The limited resources available necessitate a full understanding of the Town’s economy and a planned allocation of those resources to economic development initiatives.

2.3 Objectives

- (1) To expand and diversify the local economy thereby facilitating opportunity for varied and increased local employment.

2.4 Policies

- (1) The Town will pursue its economic development initiatives within the framework of a Business Development Plan.

3. AREA STRUCTURE PLANS & AREA REDEVELOPMENT PLANS

3.1 Policies

- (1) The Town will use Area Structure Plans to guide subdivision in appropriate locations. These Plans will be prepared in accordance with terms of reference established by the Town which shall generally require a clear indication of the proposed land use and road system to enable residents and developers to determine the type of subdivision and development in any given area.
- (2) The Town may prepare area redevelopment plans to co-ordinate the improvement of parts of the town where the upgrading of the physical environment and municipal services and infrastructure is required and redevelopment of existing land and buildings is anticipated.

[1133/97]

4. INTERMUNICIPAL DEVELOPMENT PLANS

- 4.1 The Council recognizes the need for co-operative planning with adjoining municipalities in the interests of the environment and to ensure compatibility between land use policies.

4.2 Objectives

- (1) To increase co-operative planning with adjoining municipalities.

4.3 Policies

- (1) The Town, in accordance with its view that the area around the south end of the lake and to the south of the developed town should be planned in a unified manner, will consult with the Councils of the County of Red Deer and the Summer Villages of Jarvis Bay and Norglenwold to:
 - (a) ensure that land use and development policies are mutually acceptable and compatible, and
 - (b) determine the most appropriate means of co-ordinating those policies.

- (2) The Town will require any private petitioner for the Council's support for the annexation of land to the town to provide a written brief justifying the need for annexation, detailing its implications for the town and showing its conformity or otherwise with the objectives and policies of this Plan and any policies adopted in conjunction with the County of Red Deer and/or the Summer Village of Jarvis Bay and Norglenwold.
- (3) The Town will pursue the integrated land use planning of the lake basin with Lacombe County, the County of Red Deer and the Summer Villages of Birchcliff, Half Moon Bay, Jarvis Bay, Norglenwold and Sunbreaker Cove.

5. ENVIRONMENTAL MANAGEMENT

5.1 The lake, local creeks and wetlands, tree stands, the surrounding agricultural land and the area's oil, gas and ground water reserves are the major elements of the physical environment with which the Council is concerned. It will manage the town's growth and development sensitive to the environmental and economic importance of these resources.

5.2 Objectives

- (1) To enhance the physical environment for residents and users of the town and surrounding area.
- (2) To promote the higher and better use of vacant and under-utilized land.
- (3) To ensure the development of a compact urban form.
- (4) To eliminate the unnecessary consumption of agricultural land by urban uses.
- (5) To conserve major landscape features and improve the townscape.
- (6) To eliminate conflict between uses of neighbouring parcels of land.

5.3 Policies

- (1) The Town will promote the minimal consumption of agricultural land which is compatible with the growth policies of the Plan through appropriate land use allocations and the encouragement of efficient land use to ensure a compact urban area.
- (2) The Town will seek to conserve and enhance the landscape through land use allocations and by ensuring that development and subdivisions are designed with a sensitive recognition and incorporation of important landscape features.
- (3) The Town will generally restrict the development of land below the 938.0 m (3,077.4 ft.) contour on lots abutting the lake unless the site is filled to a level sufficient to avoid flooding and damage by ice.

- (4) The Town will, unless exceptional circumstances exist, require the dedication as environmental reserve of the following land upon subdivision:
 - (a) any swamp, gully, natural drainage course or creek bed,
 - (b) unstable land,
 - (c) land subject to flooding by a 1:100 year flood,
 - (d) land with a natural gradient of 1:10 or greater,
 - (e) a strip of land not less than 22.5 m (73.8 ft.) in width along the lakeshore and on both sides of any stream or creek, such distance to be measured from the top of the bank.
- (5) The Town will beautify the municipality in accordance with a phased program.
- (6) The Town will monitor oil and gas field development in and adjacent to Sylvan Lake and, subject to safeguarding the community's interest where there will be an impact on the town, the Town will accept resource extraction activities.
- (7) The Town will control land uses and developments on and adjacent to pipeline rights of way to ensure that those rights of way are functionally and visually integrated with the urban area and public safety is protected. Any new pipeline proposals will be reviewed with regard to this Plan, other statutory plans, any inter-municipal policy agreements, existing land uses and implications for land severance. The Town will work with the regulatory agencies, the pipeline company, landowners and the County Council to minimize impact on the area.
- (8) The Town will apply the following principles of sustainability upon assessments of proposed developments:
 - (a) the quality of air, water and land shall be assured;
 - (b) the development shall be environmentally responsible and have minimal long term impact on human and environmental health;
 - (c) resource conservation shall be demonstrated in the development and post-development phases.

6. SUBDIVISION & DEVELOPMENT

6.1 Policies

- (1) The Town will establish its detailed requirements respecting road, trail and parking facility construction, utility installation, off-site levy payment, security

provisions and other pertinent matters in agreements entered into with prospective developers.

- (2) The Town will consider the following matters upon reviewing development proposals and amendments to the Land Use Bylaw:
 - (a) the objectives and policies of this Plan, any applicable area structure or area redevelopment plan, any outline plan, concept plan or other Town policy document adopted by a Council resolution after public review;
 - (b) the views of the community, if solicited in accordance with section 1.2(2) or submitted at a public hearing;
 - (c) the submissions of the applicant for development approval or Land Use Bylaw amendment;
 - (d) the physical characteristics of the land which is the subject of the development proposal or amendment, including:
 - (i) its topography;
 - (ii) its soil;
 - (iii) the potential for flooding, subsidence, erosion or ice damage;
 - (iv) any environmentally significant features and habitat;
 - (v) any other characteristics which, in the opinion of the Council, are relevant;
 - (e) the use of other land in the vicinity;
 - (f) the availability of municipal utility services;
 - (g) access to the land;
 - (h) potential traffic generation and attraction;
 - (i) the physical and environmental capacities of the roads affected by the potential traffic;
 - (j) the design and appearance of the proposed development;
 - (k) proximity to:
 - (i) gas and oil wells and pipelines;
 - (ii) wastewater treatment, solid waste handling and water supply facilities;
 - (l) any non-renewable resources which may be affected;
 - (m) any other matters which, in the opinion of the Council, are relevant.

- (3) The Town will not consider land uses which are not specifically listed as permitted or discretionary uses in the Land Use Bylaw or an application for a Bylaw amendment which, in the opinion of the Council, would have a significant negative impact on the social welfare of the town.
- (4) Prior to a consideration of third reading of a bylaw to amend the Land Use Bylaw, the Town may require the applicant for the amendment to:
 - (a) submit an application for a development permit, or
 - (b) enter into discussions with the Town with respect to the conditions under which any related development may occur, or
 - (c) otherwise assure the Council that any related development will be carried out to its satisfaction and that the development is not proposed for land speculation purposes.
- (5) The Land Use Bylaw will be periodically reviewed to ensure that it is effective in managing the town's development.

7. POLICY REVIEW

7.1 The Council recognizes the need to monitor the implementation of this Plan to facilitate assessment of the degree to which its policies are sensitive to the needs of Sylvan Lake. The council also recognizes that the circumstances surrounding the Plan will inevitably change with time as these needs are satisfied, new ones arise and regional, provincial, national and private sector conditions, policies and proposals evolve.

7.2 Policies

- (1) The Council will review the Plan as follows, in order that it may remain responsive to the community's needs:
 - (a) within one year of the election of a new Council to:
 - (i) assess progress in implementation,
 - (ii) prepare the subsequent years operating and capital budget,
 - (iii) identify necessary adjustments to external changes,
 - (iv) to ensure policy clarity and ratification.
 - (b) upon receipt of major land use or development proposals not in accordance with the Plan. The onus of responsibility for such a review shall be upon the developer or proponent who shall prepare a written brief demonstrating the relationship between the Plan and the proposal, the latter's implications for the Town and its conformity or otherwise with the objectives and policies of the Plan. The Town may subsequently deliberate upon the merits of Plan amendment.