



AGENDA
REGULAR MEETING OF THE BARRHEAD TOWN COUNCIL
TUESDAY, MAY 28, 2019 AT 5:30 P.M.
IN THE TOWN OF BARRHEAD COUNCIL CHAMBERS

Barrhead....a quality community....giving a quality lifestyle

Present

Others Present

Regret

1. Call to Order
2. Consideration of Agenda (Additions - Deletions)
3. Confirmation of Minutes
 - (a) Regular Meeting Minutes – May 14, 2019
4. Public Hearings
 - (a) Public Hearing – Bylaw 04-2019, Land Use Bylaw Amendment
5. Delegations
 - (a) Delegation at 5:45 p.m. – Mr. Kerry McElroy
6. Old Business
 - (a) There is no Old Business
7. New Business
 - (a) Request for a Beer Garden
 - (b) Policy 26-12 Peace Officer Program Known Risk Protocol
 - (c) Policy 26-13 Peace Officer Communication System
 - (d) Policy 72-002 the Recreation Facility Rentals & Rates Policy, Section C – Tables & Chairs Rentals
 - (e) Barrhead Bowling Alley Condition Assessment

8. Reports - The Council Reports

(a) Council Reports as of May 28, 2019

- Barrhead Cares Coalition
- Barrhead & District Social Housing Association
- Family & Community Support Services Society
- Library Board/Yellowhead Regional Library Board

(b) CAO's Report

9. Minutes

(a) Barrhead & District Twinning Committee – May 13, 2019

10. Bylaws

(a) Draft Bylaw 05-2019, the Municipal Development Plan

11. Correspondence

(a) There are no Information Items

12. For the Good of Council

13. Tabled Items

14. In-Camera

15. Adjourn

MINUTES OF THE REGULAR MEETING OF THE BARRHEAD
TOWN COUNCIL HELD TUESDAY, MAY 14, 2019,
IN THE TOWN OF BARRHEAD COUNCIL CHAMBERS

PRESENT	Mayor McKenzie, Crs: T. Assaf, D. Kluin, R. Klumph, S. Oswald and D. Smith Officials: Ed LeBlanc, CAO, Kathy Vickery, Director of Corporate Services and Cheryl Callihoo, Director of Development & Legislative Services Others: Barry Kerton, Barrhead Leader and Mark Cappis, 97.9 The Range
ABSENT	Cr. L. Penny
CALL TO ORDER	Mayor McKenzie called the meeting to order at 5:30_p.m.
AGENDA	The agenda was reviewed.
128-19	Moved by Cr. Smith that the agenda be accepted with the following additions: <ul style="list-style-type: none">• 5(a) Delegation – Reschedule to May 28th Council Meeting• 7(n) Wastewater Lagoon System Upgrades• 14(b) In-Camera - Labour• 14(c) In-Camera - Legal CARRIED UNANIMOUSLY
CONFIRMATION OF MINUTES	The Minutes of the Town Council Regular Meeting of April 23, 2019, were reviewed.
129-19	Moved by Cr. Oswald that the Minutes of the Town Council Regular Meeting of April 23, 2019 be accepted as presented. CARRIED UNANIMOUSLY The Minutes of the Town Council Annual General Meeting of April 23, 2019, were reviewed.
130-19	Moved by Cr. Klumph that the Minutes of the Town Council Special Meeting of April 23, 2019 be accepted as presented. CARRIED UNANIMOUSLY
TOWN'S MAINSTREET TRAFFIC LIGHTS	As previously discussed, Administration has compiled information regarding the Town's Mainstreet Traffic Lights, was reviewed. Council reviewed and discussed changing the Town's Mainstreet Traffic Lights to a 4-Way Stop. Council recommended public education with the 4-Way Stop.
131-19	Moved by Cr. Smith that Council approve the conversion of the Town's traffic lights on mainstreet to a 4-Way Stop, beginning in the summer of 2019. CARRIED UNANIMOUSLY
MONTHLY BANK STATEMENT	The Monthly Bank Statement for the month ended March 31, 2019, was reviewed.
132-19	Moved by Cr. Klumph that Council approve the Monthly Bank Statement for the month ended March 31, 2019, as information. CARRIED UNANIMOUSLY
SUMMARY FINANCIAL STATEMENT	The Summary Financial Statement for the period ended March 31, 2019 was presented for Council's review. Kathy Vickery, Director of Corporate Services reviewed the Summary Financial Statement with Council.
133-19	Moved by Klumph that Council accept the Summary Financial Statement for the period ended March 31, 2019, as presented. CARRIED UNANIMOUSLY

**BARRHEAD AIRPORT SERVICES
2019 OPERATING BUDGET**

The Barrhead Airport Services proposed preliminary 2019 Operating Budget was received.

- 134-19 Moved by Cr. Kluin that Council approve the proposed preliminary 2019 Barrhead Airport Services Operating Budget in the amount of \$52,327.00, which includes a contribution of \$20,576.00 from the Town and \$20,576.00 from the County.
CARRIED UNANIMOUSLY

**BARRHEAD AIRPORT SERVICES
2019 CAPITAL BUDGET**

The Barrhead Airport Services proposed preliminary 2019 Capital Budget was received.

- 135-19 Moved by Cr. Assaf that Council approve the proposed preliminary 2019 Barrhead Airport Services Capital Budget in the amount of \$25,000.00, which includes a contribution of \$12,500.00 from each municipality.
CARRIED UNANIMOUSLY

**FCSS 2018 ANNUAL
REPORT**

The Barrhead & District Family and Community Support Services 2018 Annual Report, was received.

- 136-19 Moved by Cr. Kluin that Council accept the Barrhead & District Family and Community Support Services 2018 Annual Report as information.
CARRIED UNANIMOUSLY

**BARRHEAD SKILLS
WEEKEND**

The Barrhead Skills Weekend – Student Evaluation Summary, was received.

Council commended the organizing Committee on a job well done.

- 137-19 Moved by Cr. Klumph that Council accept the Barrhead Skills Weekend – Student Evaluation Summary as information.
CARRIED UNANIMOUSLY

PROCLAMATION

The Proclamation – June is Recreation and Parks Month, was received.

- 138-19 Moved by Cr. Kluin that Council proclaim that June is Recreation and Parks Month in Barrhead.
CARRIED UNANIMOUSLY

**ARENA CONCESSION
DEEP FRYERS**

The Arena Concession requires approval to donate two gas powered deep fryers, was reviewed.

- 139-19 Moved by Cr. Assaf that Council approve the donation of two gas powered deep fryers from the Agrena to the Barrhead Agricultural Society on an as is, where is basis.
CARRIED UNANIMOUSLY

**POLICY 32-012
PARADE ROUTE**

Policy 32-012, Parade Route Policy is being brought forward for approval.

Council reviewed and suggested that the Keir Care and Shepherd's Care Foundation be notified of the change in the parade route.

- 140-19 Moved by Cr. Oswald that Council approve Policy 32-012, the Parade Route Policy.
CARRIED UNANIMOUSLY

**POLICY 72-002
RECREATION FACILITY RENTAL
RATES AMENDMENT**

Policy 72-002, Recreation Facility Rental Rates Amendment is being brought forward for approval.

- 141-19 Moved by Cr. Klumph that Council amend Policy 72-002, the Recreation Facility Rental Rates to delete Section B.1.3.1 to remove the use of an area of the Sportsground as a designated camping area.

CARRIED UNANIMOUSLY

OFF-LEASH DOG RUN

The proposed temporary location of the off-leash dog run, was reviewed.

Council reviewed and discussed. A requirement would be to add the hours of operation for the off-leash dog park and that all dogs must be licensed. Suggested that hours of operation coincide with the Noise Bylaw 02-2013.

- 142-19 Moved by Cr. Klumph that Council approve the location of the temporary, off-leash dog run in the designated area in the sportsground behind the ball diamonds.

CARRIED

IN FAVOR: Mayor McKenzie, Crs.: T. Assaf,
D. Kluin, R. Klumph and S. Oswald

OPPOSED: Cr. D. Smith

**BARRHEAD AGRICULTURAL
SOCIETY AGREEMENT**

Barrhead Agricultural Society Facility Use & Service Agreement is being brought forward for approval.

- 143-19 Moved by Cr. Klumph that Council approve the Barrhead Agricultural Society Facility Use & Services Agreement, for the next 6 years, with the expiry date on the agreement of September 30, 2025.

CARRIED UNANIMOUSLY

**PADDLE RIVER
WATER TESTING**

The Barrhead Regional Water Commission (BRWC) is requesting that the Town staff obtain water samples from three selected areas along the Paddle River is being brought forward for approval.

- 144-19 Moved by Cr. Klumph that Council approve the request from the Barrhead Regional Water Commission (BRWC) for the Town staff to obtain water samples from three selected areas along the Paddle River, with the estimated costs of \$12,750.00 for the water sample collection and laboratory testing being reimbursed by the BRWC.

CARRIED UNANIMOUSLY

**WASTEWATER LAGOON
SYSTEM UPGRADES**

Request for Proposals for the Wastewater Lagoon Systems Upgrades Project was reviewed.

- 145-19 Moved by Cr. Klumph that Council award the Wastewater Lagoon System Upgrades Project to Chandos Construction Ltd. in the amount of \$947,000.00 + GST and that Administration forward a Notice of Award letter to Chandos Construction Ltd.

CARRIED UNANIMOUSLY

**REPORTS TO
COUNCIL**

The following Reports to Council as of May 14, 2019, were reviewed:

- Agricultural Society
- Barrhead & District Twinning Committee

146-19

Moved by Cr. Oswald that the following Reports to Council as of May 14, 2019, be accepted as information:

- Agricultural Society
- Barrhead & District Twinning Committee

CARRIED UNANIMOUSLY

**MINUTES TO
COUNCIL**

The following Minutes to Council were reviewed:

- Barrhead & District Family & Community Support Services Society – March 21, 2019
- Barrhead & District Social Housing Association – March 6, 2019

147-19

Moved by Cr. Assaf that the Minutes to Council be accepted as information.

CARRIED UNANIMOUSLY

**FOR THE GOOD
OF COUNCIL**

Kat Hueggenberg, Communications Coordinator was commended on the new Barrhead & Community Guide.

Cr. Kluin congratulated all the individuals who participated in the Highway Clean-up.

Cr. Klumph stated that the deconstruction of the Barrhead Social Housing has begun. The Barrhead Band went to Halifax and PEI and won silver at the Festival.

**IN-CAMERA – LEGAL UPDATE
FOIP ACT SECTION 23**

148-19

Moved by Cr. Smith that Council go in-camera at 6:24 p.m.

CARRIED UNANIMOUSLY

OUT-OF-CAMERA

149-19

Moved by Cr. Smith that Council come out-of-camera at 6:40 p.m.

CARRIED UNANIMOUSLY

RECESSED

150-19

Cr. Klumph recessed the meeting at 6:40 p.m.

CARRIED UNANIMOUSLY

RECONVENED

151-19

Cr. Smith reconvened the meeting at 7:10 p.m.

CARRIED UNANIMOUSLY

**IN-CAMERA – LABOUR UPDATE FOIP
ACT SECTION 16 AND LEGAL UPDATE
FOIP ACT SECTION 23**

152-19

Moved by Cr. Smith that Council go in-camera at 7:10 p.m.

CARRIED UNANIMOUSLY

OUT-OF-CAMERA

153-19

Moved by Cr. Klumph that Council come out-of-camera at 8:27 p.m.

CARRIED UNANIMOUSLY

154-19 Moved by Mayor McKenzie that Council adds the Agrena upstairs office space to the existing lease agreement of Fit for Motion, based on the existing cost per square foot rate, while doing the renovations of fresh paint, carpet cleaning or install new carpet to match the current carpet in the Fit for Motion Physiotherapy Clinic.
CARRIED UNANIMOUSLY

ADJOURN

155-19 Moved by Cr. Assaf that the Council Meeting be adjourned at 8:29 p.m.
CARRIED UNANIMOUSLY

TOWN OF BARRHEAD

Mayor, David McKenzie

CAO, Edward LeBlanc



REQUEST FOR DECISION

To: Town Council

From: Edward LeBlanc, CAO

cc: File

Date: May 28, 2019

Re: Bylaw 04-2019, Land Use Bylaw Amendment

1.0 PURPOSE:

To have Council give second and third reading to draft Bylaw 04-2019, being a Bylaw to amend the Town's Land Use Bylaw 04-2015.

2.0 BACKGRPOUND AND DISCUSSION:

Draft Bylaw 04-2019 would re-district Plan 4272HW, Block B, Lot 2 from R2-Residential to C2-Highway Commercial. As required under the MGA the Amendment Bylaw was advertised in the local paper as well as the Town Website. The Town did not receive any comments or concerns with regards to the re-districting.

3.0 ALTERNATIVES:

- 3.1 Council pass second and third readings to draft Bylaw 04-2019 being an amending bylaw to the Town of Barrhead's Land Use Bylaw No. 04-2015 to re-district Plan 4272 Block B Lot 2 from R2-Residential to C2-Highway Commercial, as presented.
- 3.2 Council request additional information from Administration as it relates to draft Bylaw 04-2019 being an amending bylaw to the Town of Barrhead's Land Use Bylaw No. 04-2015 to re-district Plan 4272 Block B Lot 2 from R2-Residential to C2-Highway Commercial and report back at the next Council Meeting.

4.0 FINANCIAL IMPLICATIONS:

Not Applicable

5.0 INTERDEPARTMENTAL IMPLICATIONS:

Not Applicable

6.0 SENIOR GOVERNMENT IMPLICATIONS:

Not Applicable

7.0 POLITICAL/PUBLIC IMPLICATIONS:

Not Applicable

8.0 ATTACHMENTS:

Draft Bylaw 04-2019 and relevant background information.

9.0 RECOMMENDATION;

Council pass second and third readings to draft Bylaw 04-2019 being an amending bylaw to the Town of Barrhead's Land Use Bylaw No. 04-2015 to re-district Plan 4272 Block B Lot 2 from R2-Residential to C2-Highway Commercial, as presented.

Edward LeBlanc
CAO

BYLAW 04-2019
LAND USE AMENDMENT BYLAW

A BYLAW OF THE TOWN OF BARRHEAD IN THE PROVINCE OF
ALBERTA, TO AMEND BYLAW 04-2015, THE LAND USE BYLAW

WHEREAS, Council wishes to re-district Plan 4272 HW, Block B Lot 2 from
R2 - Residential to C2 - Highway Commercial.

WHEREAS, Council considers it desirable, expedient and in the best interest
of the Town of Barrhead to amend Bylaw 04-2015, the Land Use Bylaw.

NOW THEREFORE the Municipal Council of the Town of Barrhead in an
open meeting hereby enacts as follows:

1. That Bylaw 04-2015 be amended to indicate that Plan 4272 HW, Block B,
Lot 2, as indicated on attached Schedule "A," is rezoned from R2 - Residential
to C2 - Highway Commercial.
2. That this Bylaw once passed and signed shall form part of Bylaw 04-2015,
the Land Use Bylaw.
3. That this Bylaw shall take effect on the day of the final passing thereof.

Read a first time this 23 day of April, 2019.

TOWN OF BARRHEAD

Mayor, Dave McKenzie

Cheryl Callihoo, Director of Development &
Legislative Services

Read a second time this _____ day of _____, 2019.

TOWN OF BARRHEAD

Mayor, Dave McKenzie

Cheryl Callihoo, Director of Development &
Legislative Services

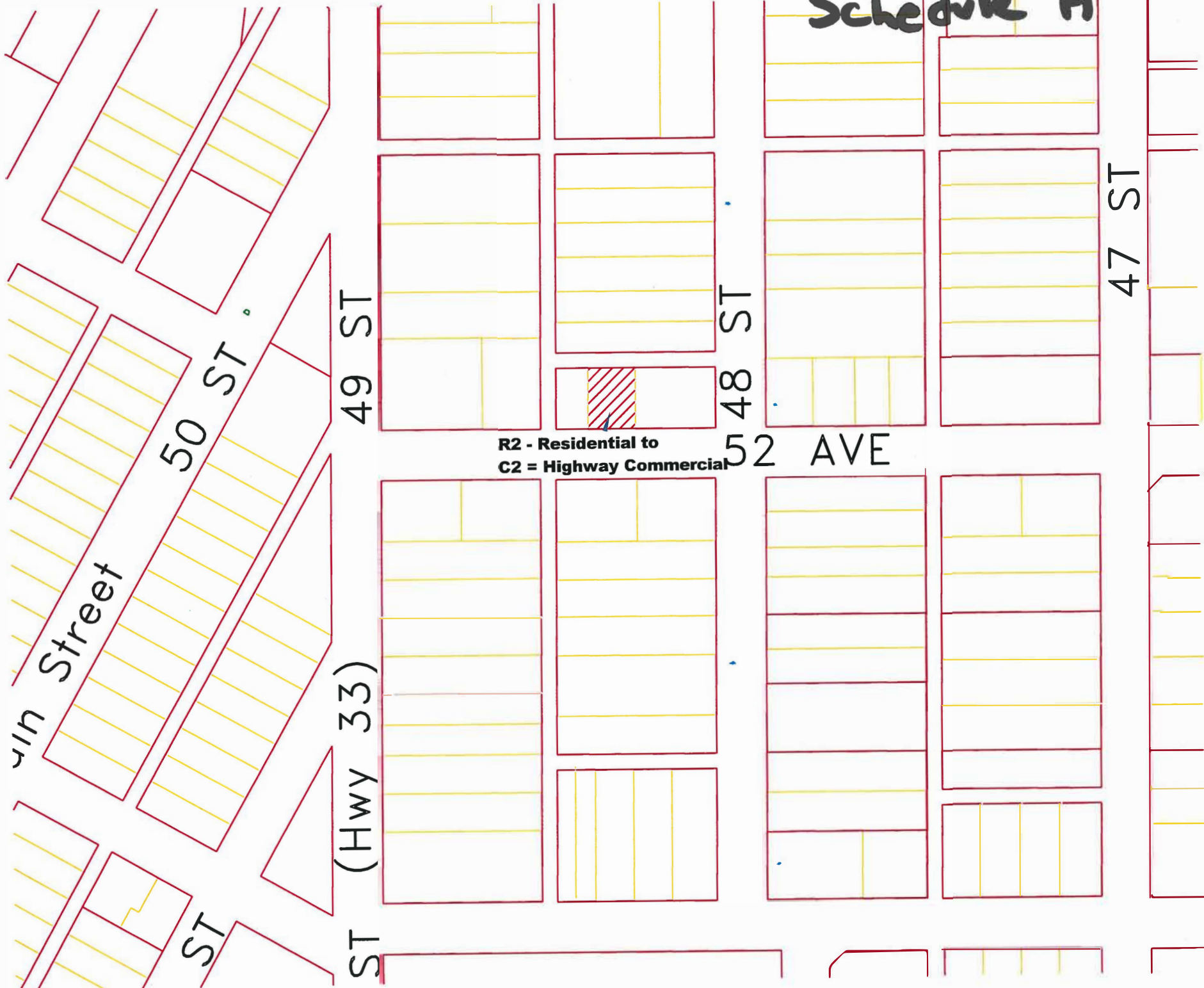
Read a third time this _____ day of _____, 2019 and passed.

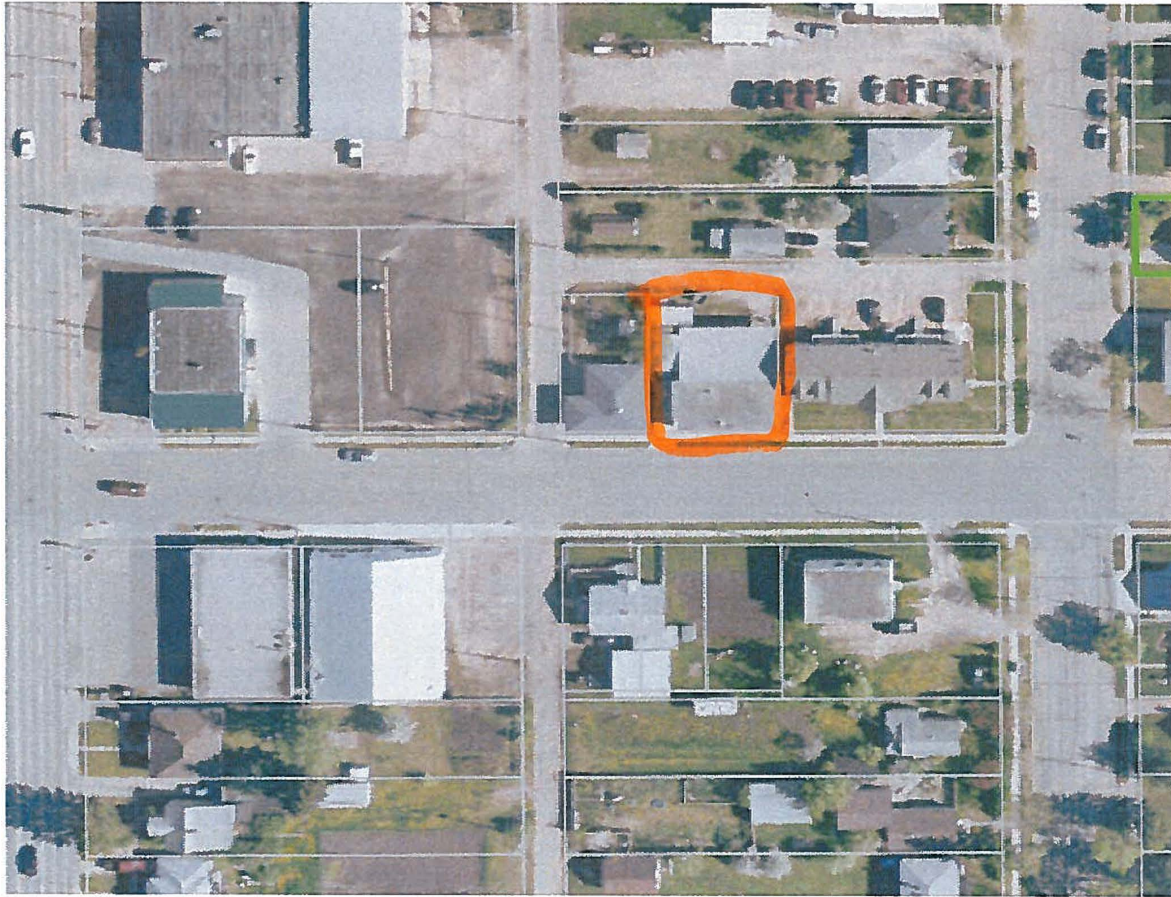
TOWN OF BARRHEAD

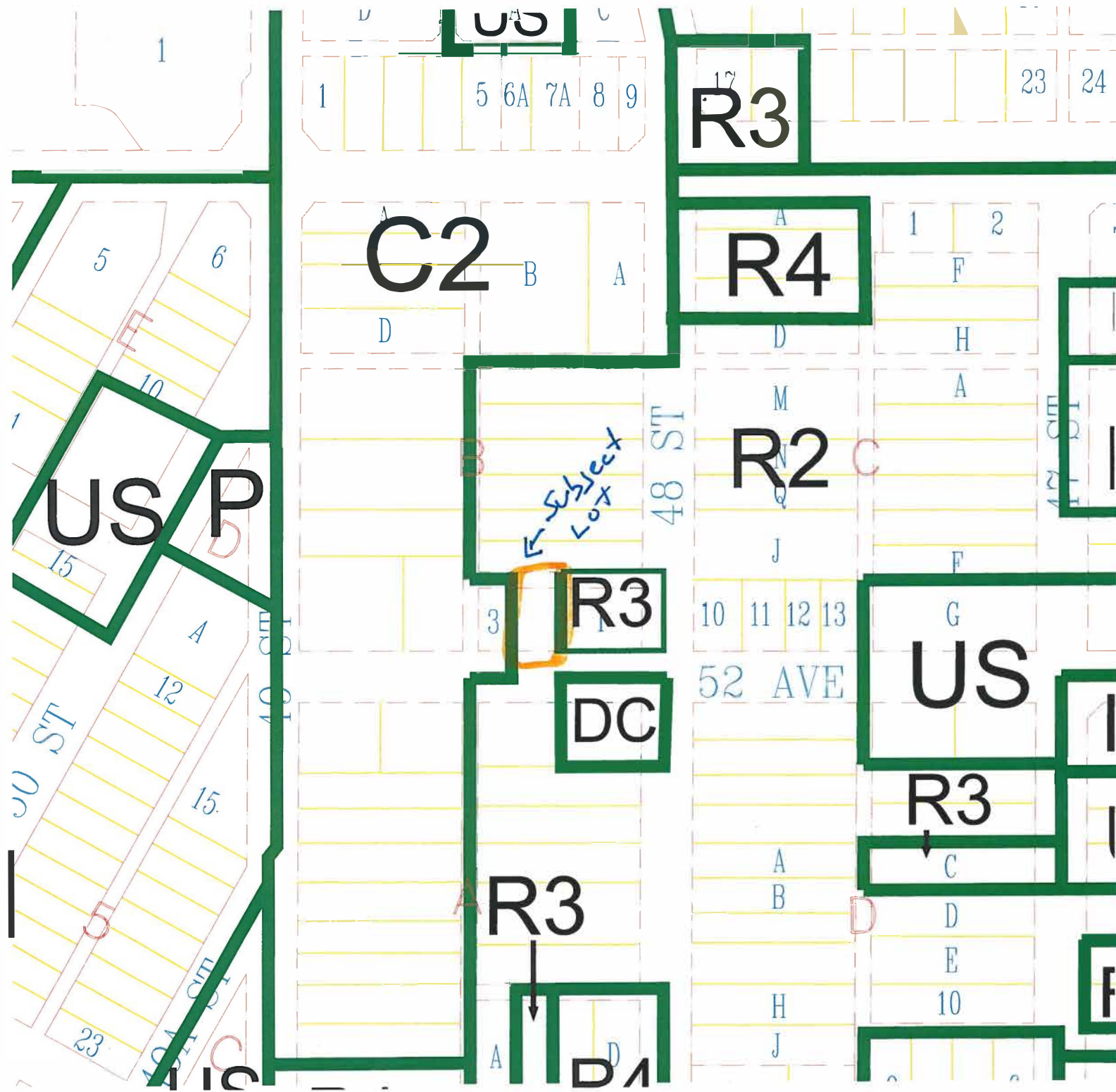
Mayor, Dave McKenzie

Cheryl Callihoo, Director of Development &
Legislative Services

Schedule "A"









REQUEST FOR DECISION

To: Town Council

From: Edward LeBlanc, CAO

cc: File

Date: May 28, 2019

Re: 5:45 p.m. Delegation

1.0 PURPOSE:

Delegation – Mr. Kerry McElroy at 5:45 p.m.

2.0 BACKGROUND AND DISCUSSION:

Mr. Kerry McElroy of the Barrhead Cares Coalition will be meeting with Council to make a presentation on the Youth Development Assets Report.

3.0 ALTERNATIVES:

3.1 That Council accept the presentation on the Youth Development Assets Report as information and not take any further action.

3.2 That Council instruct Administration to gather additional information relating to the Youth Development Assets Report, as directed and report back at the next Council Meeting.

4.0 FINANCIAL IMPLICATIONS:

Not Applicable

5.0 INTERDEPARTMENTAL IMPLICATIONS:

Not Applicable

6.0 SENIOR GOVERNMENT IMPLICATIONS:

Not Applicable

7.0 POLITICAL/PUBLIC IMPLICATIONS:

Not Applicable

8.0 ATTACHMENTS:

8.1 Barrhead Youth Developmental Assets Report

9.0 RECOMMENDATION:

That Council accept the presentation on the Youth Development Assets Report as information and not take any further action.

Edward LeBlanc
CAO

BARRHEAD YOUTH DEVELOPMENTAL ASSESTS REPORT

STRENGTHS AND SUPPORTS IN THE LIVES OF BARRHEAD YOUTH

Summary of Results from the Developmental Assets Survey & Dinner
and Dialogue Event. November 26, 2018



Barrhead Cares Coalition works with the community through prevention, community development and advocacy. As a Coalition of agencies and volunteers we recognize the Strengths within our community and invite participation from all sectors. We believe Collaboration allows us to increase our resources and expertise so we can be more Responsive to the needs of our community. Working together, we are challenged to Reduce Barriers to services, while building a Safe and Healthy Community for all.

RESULTS DASHBOARD

The Information in this report is based on a research survey completed by the Barrhead Cares Coalition at the Barrhead Composite High School between the dates of October 18th, 2018 and November 26th, 2018. A group of 274 students, 1/3 of the school population participated in the survey. The volunteer group consists of equal representation of male and female participants. The student demographic consists of students from grades 7, 8, 9, 10, 11 and 12.

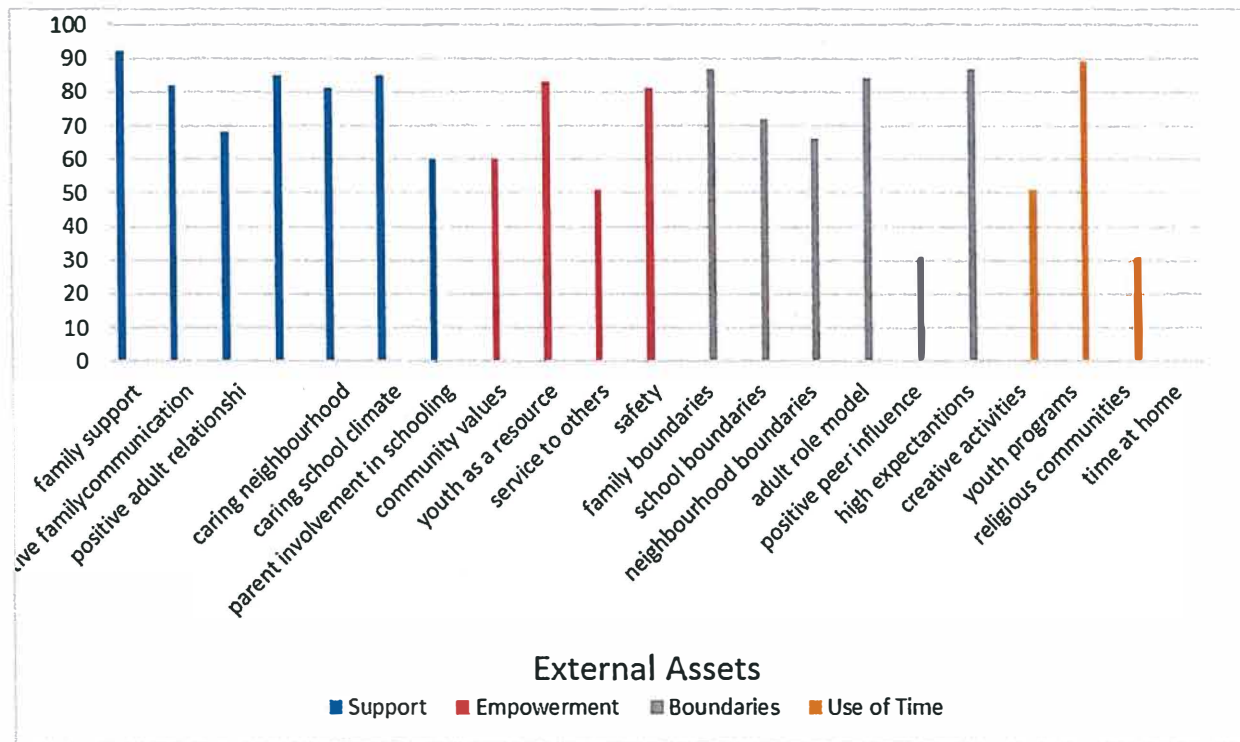
The Developmental Assessment questionnaire contained 40 questions regarding external and internal assets. The questionnaire was followed by focus group event. The Dinner and Dialogue event had 26 volunteer students and 12 adult community representatives participate. The Dinner and Dialogue event gave the youth the opportunity to state their opinion on specific assets that scored lower in the survey. The report is based on the Search Institute's survey, *Developmental Assets Profile*. The focus of this research is to understand the strengths and supports (*Developmental Assets*) that young people experience within the community and county of Barrhead, Alberta. Extensive research has shown that having these assets in their lives helps people make positive life choices.

The intent of the report is to engage Barrhead youth, identify strengths and support that young people experience within their lives. To identify themes where the youth are thriving as well as acknowledge areas of limitations experienced by the community's youth. The intention of the survey and focus group is to initiate discussion among community members and decision makers. Extensive research has shown that having these assets in their lives helps young people make positive life choices.

External Developmental Assets

External Assets are the positive developmental experiences that families, schools, neighbourhoods, community groups and other youth and family-serving organizations provide young people. These positive experiences are supported by and reinforced as supports through society's greater agencies like government policy, health care providers, law enforcement agencies, civic foundations and other community institutions.

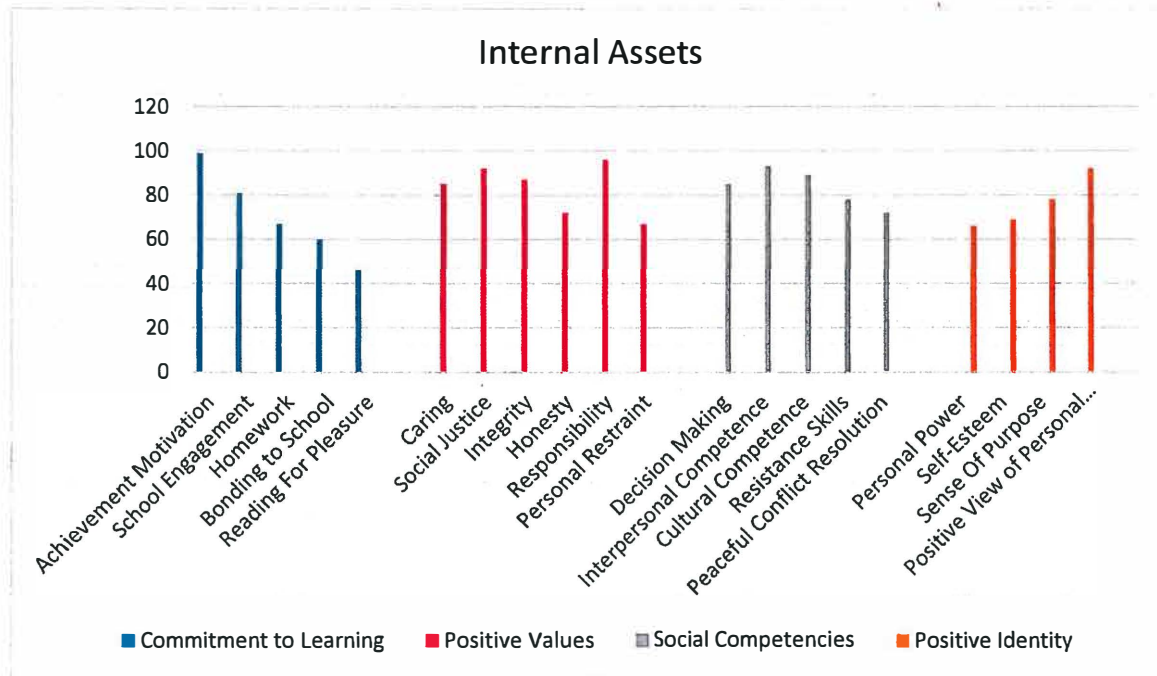
The following chart summarizes the extent in which the young people in our community experience the 20 external Developmental Assets.



Internal Developmental Assets

Internal Assets are the inner characteristics that motivates a young person. It influences academic achievement, life-long learning, personal values and social competencies. It supports a young person's personal identity, sense of purpose and the future outlook.

The graph below summarizes the extent to which young people in our community experience the 20 internal developmental assets.



The Asset Challenge for All Communities

The *Search Institute*, states:

The assets survey from our community is likely similar to the patterns found throughout the country. Generally, the studies have found that regardless of town size or geography that youth typically lack support. Communities can draw on upon inherent strengths of youth and adults to increase assets in young people by doing the following:

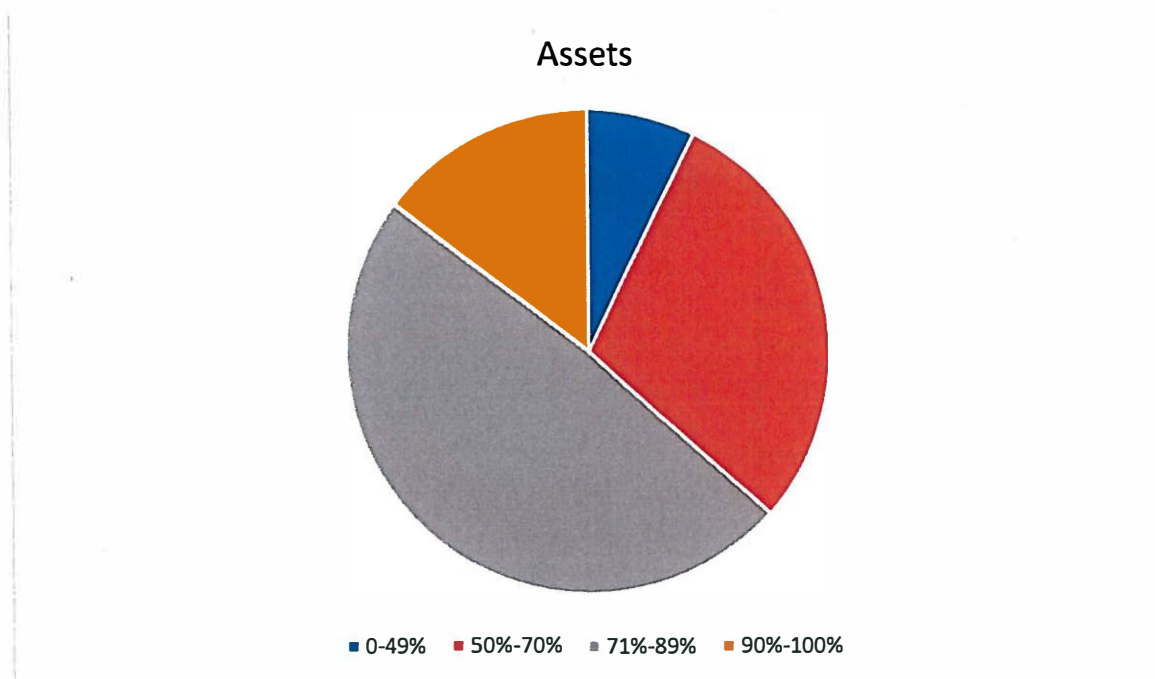
- Give adequate adult support through long-term positive inter-generational relationships;
- Provide meaningful leadership and community involvement opportunities;
- Engage young people in youth-serving programs;

- Provide consistent and well-defined behavioural boundaries;
- Help youth connect to their community; and;
- Create critical opportunities to develop social competencies and form positive values.

The more assets youth have, the better the outcome. Having 31-40 assets is better than having 21-30 assets, which is better than having 11-20. The best-case scenario for the Barrhead community would be to strive to ensure that all youth eventually experience 31-40 of the Developmental Assets.

In Our Community

29% of our youth report having above average Developmental Assets. That is 35 out of 40 of the Developmental Assets. 49% report having 29-34 of the Developmental Assets and 15% of the report having 21-28 of the Developmental Assets. 7% of participants report less than 20 Developmental Assets.



Young people may face complex social forces, including:

- High level of parental absence;
- Adult silence on positive values and healthy boundaries;
- Fragmented family and community social systems;
- Neighbors who are isolated from one another and separated by age barriers;

- Adults fear becoming involved, youth are someone else's responsibilities;
- Youth over exposure to media saturated with violence and sexual situations;
- Poverty and lack of access to supportive programs and services;
- Inadequate education and poor economic opportunities that cause families to be unable to provide for their children's needs;
- School, religious institutions, and other youth-serving organizations that are not adequately equipped to be supportive, caring, and challenging in a positive way.

By working to eliminate these barriers, communities can strengthen young people against the allure of risk-taking behaviour, negative pressures and undesirable sources of belonging in order to prepare them to become the next generation of parents, workers, leaders and citizens.

Challenged, Vulnerable, Adequate and Thriving

This table shows the average percentage of youth surveyed for each assets category. Out of the youth surveyed, the group does not qualify as Challenged or Vulnerable. The majority of percentages fall within the Adequate and Thriving range.

External Assets	Average Score
Support	64%
Empowerment	69%
Boundaries	71%
Use of Time	64%
Internal Assets	71%
Commitment to Learning	
Positive Values	83%
Social Competencies	83%
Positive Identity	76%

The Mean Score: 81% of the students surveyed state they agree and believe they have the *Developmental Assets* listed.

Strengths and Challenges for Youth

Please discuss, with other community member:

Do you see the relative strengths of the different categories in our youth?

What examples illustrate the strengths that youth have in their lives?

There is The Breakdown in data retrieved through the survey and Dinner and Dialogue focus group.

What are the strengths?

Scores 85% and above.

External Assets:

Family Support (92%)

Caring School Climate (85%)

Family Boundaries (87%)

High Expectations (85%)

Youth Programs (89%)

Internal Assets:

Achievement Motivation (99%)

Caring (85%)

Social Justice (92%)

Integrity (87%)

Responsibility (96%)

Interpersonal Competence (93%)

Cultural Competence (89%)

Positive view of Personal Future (92%)

Where are the gaps?

The Assets with scores under 50% are considered areas of challenge and vulnerability. Limitations can emerge as the youth age into adulthood.

External Assets:

Service To others (51%)

Positive Peer Influence (31%)

Religious Community Involvement (31%)

Internal Assets:

Reading for Pleasure (46%)

Noticed and Talked About

To further the discussion, brainstorm and receive feedback from the youth who participated in the survey; a Dinner and Dialogue event was held at the Barrhead Composite High School. It consisted of 26 youth and 12 community members from various agencies, schools and community services. The group facilitators were the community members and the youth provided the feedback. The aim of the Dinner and Dialogue was to engage youth in the process of research, and to understand the perspective of youth regarding the different Developmental Assets. The questions were focused on the lower scoring assets on the initial Developmental Assets survey.

The following questions were asked and the answers are the average response from the majority of the youth members.

1) Commitment To Learning

Why do you think many youth do not read for pleasure each week?

- Lack of time;
- More time spent on technology (cell phones, Netflix, video games);
- Not a lot of free time;
- Difficulty reading;

How can youth show they care about their school? The majority of the groups answered:

- Keep it clean;
- Be respectful to teachers and staff;
- Participate in activities;
- Use class time to “wash” school to prevent vandalism;

We know youth want to achieve at school, yet a large number do not do homework, why not?

- Part-time job;
- Homework is optional;
- Extracurricular Activities;
- Homework completed in Flex time, no need to bring home;
- Need longer deadlines;
- Teachers need to collaborate with each other on workload;
- Exhausted after full day of school;

2) Positive Values

A majority of youth believe that theft is a problem in this community—how can we change this?

- More RCMP presence in town to enforces laws. Faster response times.
- Don't label people, a family name does not mean they are associated with the family history. Low socio-economic status.
- Take more responsibility for your items, at school don't give out your combination lock.

A majority of youth believe alcohol and drugs are a problem in the community---how can we change this?

- Adults should not use drugs and excessive drinking in front of children, or children think it is normal.
- Limit access: bars, liquor store, bootleggers within Barrhead.
- Need more educational intervention. Healthy lifestyle, coping strategies.
- Education regarding peer pressure.

3) Boundaries

Why do youth believe their friends do not model responsible behaviour?

- Youth don't care or take responsibility for what goes on in the school.
- Behaviours are learned at home.
- Youth do not feel respected or part of the school community.
- Peer pressure
- Keeping up appearances.

How can we change the behaviours of your friends?

- More options for entertainment.
- No one else can make someone change.

- Be a role model
- “Never lose yourself when trying to find yourself”
- Stop hanging out with them.
- More teachers should reach out to youth.

Does media play a role in your friend’s behaviour?

- Yes!
- Snapchat, Instagram, Facebook
- Youth try to emulate the media.
- Trying to keep up online profile
- “The more you view something online, the more normalized it becomes.”

4) Empowerment

Why do you believe young people do not volunteer in the community?

- Youth are lazy
- Not involved in clubs, youth group..
- Youth are “too busy”
- After-school responsibilities: Part-time job, sports
- No immediate pay-off
- Do not know where to volunteer
- Can not drive
- Not seen as “cool”

Why do young people believe adults do not value them?

- Youth are considered to young
- Generations of raising children the same way they were raised.
- Belief “kids are seen and not heard”
- Adults have the belief that it is optional what information to share with youth.
- Achievement are more important: grades
- Adults do not listen when youth gives their opinion.

How can we change this perception?

- Talk to youth with respect from a young age.
- Educate parents.
- Youth and adults need to have the “tougher conversations”
- Mutual respect from a young age.
- We can’t change it.
- Adults need to be willing to listen.

5) Constructive Use of Time

What stops young people from spending time taking lessons or practicing a fine art?

- Chores, homework, part-time job
- Too Expensive.
- No parental support
- Gender stereotypes
- Must start at a young age
- Lack of time
- Lack of interest

Why do youth not spend time in activities sponsored by religious institutions?

- Fear of judgement
- Parents not involved in a church
- Feel uncomfortable, do not feel welcomed

Youth have said they want to have more or different recreational activities in the area, what would those be?

- Skateboard park improvement: currently seen as a drug dealer hang out.
- Acrobatics, gymnastics
- Paintball
- Arcade
- Rec room for youth, a safe space.
- Youth Fire Fighting
- Ukrainian Dance
- Job for a day program
- Synchronized Swimming
- Music recording/ DJ studio
- Cheaper rates for Recreational activities
- Street Hockey Club
- Badminton Club
- Cooking Club

6) Final Word

What does the community need to become better for youth, seniors and adults?

- Less crime
- More Jobs
- Less drugs

- Faster medical help
- Community centers for social interactions
- Expense is a barrier
- More variety of activities
- “Use Responses from this event! Youth never get a say!”
- Dog park
- Whole Town Garage Sale
- Homeless shelter
- Cheaper groceries
- More stores, more choices
- More movie times on PD days and matinees.

Summary and Reflection

At the end of the focus group, the youth stated they would like to have more opportunity to give their opinion, like the Dinner and Dialogue event. They thought the event was beneficial and a good way to discuss issues influencing young people within our community. An additional concern was that the youth felt blamed for the increase of recent break-ins and this caused adults to trust youth less, in general.

Adult Stakeholders

As community representatives, the Adult Stakeholders that attended the Dinner and Dialogue focus group. 93% of the participants found the event useful. 96.5% of the Adult Stakeholders considered the conversation topics informative and relative in regards to learning about the youth perspective and circumstances influencing the community as a whole. The Adult Stakeholders are eager to share the experience and the results with their co-workers, youth groups, and community members to have discussions and consider recommendations to advocate as a community that values our youth. 89.6% of the Adult Stakeholders would participate again in a similar Dinner and Dialogue event to discuss assets that influence youth.

Some of the comments shared by Adult Stakeholders:

“I was impressed with how forthcoming the students were. And how honest.”

“The more we communicate the better we know one another and the more we build trust”.

“I’d like to see it used to improve the community”.

“I feel it imperative that we utilize the information in a way that we are able to give feedback to the youth, stating that the night was not a joke and that their information and opinion is valued”.

“A plan for one or two projects moving forward”.

As the hosting committee, the Barrhead CARES Coalition were curious to see that many youths are not involved in religious organizations, although we have many Christian denominations within the town and county. Why youth, considered peers a bad influence and reading for pleasure scored low. These are the three lowest scored assets on the survey.

Where Do We Go From Here?

We would like to ask the community members and decision makers to critically reflect on the developmental assets report and consider where we can create more support for our youth in their development of internal and external assets.

Please consider:

Does the relative strengths of the different categories reflect what you have seen with youth in our community?

In what ways do the programs within Barrhead contribute to bridge these areas of limitations in young people's lives?

What information can we take and use from the report to enhance the community and engage the youth?

The Barrhead Cares Coalition would like to thank all of the youth participants, the community stakeholders and the volunteers who took the time to participate in the Developmental Assets Assessment. We would like to thank the Search Institute for providing a survey and report template.



REQUEST FOR DECISION

To: Town Council

From: Edward LeBlanc, CAO

cc: File

Date: May 28, 2019

Re: Request for a Beer Garden.

1.0 PURPOSE:

For Council to approve a request from the Rotary Club of Barrhead to host a Beer Garden in conjunction with the June 8, 2019 Annual Street Festival.

2.0 BACKGROUND AND DISCUSSION:

The Rotary Club of Barrhead will be hosting the Annual Rotary BBQ Cook Off in conjunction with the June 8, 2019, Annual Street Festival. As part of their program they will like to host a Beer Garden and are requesting a letter of approval from the Town to include with their AGLC Liquor License. The Rotary Club have advised that they have their own insurance and a copy has been requested by the Town for its records.

3.0 ALTERNATIVES:

- 3.1 That Council approve the request from the Rotary Club of Barrhead to host a Beer Garden during the Annual Street Festival on June 8th, 2019, provided the Rotary Club obtains adequate insurance and the required supervision and security are in place under the AGLC Guidelines.
- 3.2 Council request additional information from Administration as it relates to the request from the Rotary Club of Barrhead to host a Beer Garden during the Annual Street Festival on June 8th, 2019, and report back at the next Council Meeting.
- 3.3 That Council accept the letter from the Rotary Club of Barrhead dated May 15, 2019 as information and not take any further action.

4.0 FINANCIAL IMPLICATIONS:

Not Applicable

5.0 INTERDEPARTMENTAL IMPLICATIONS:

The Recreation Department was requested to provide barricades, chairs, tables, etc.

6.0 SENIOR GOVERNMENT IMPLICATIONS:

Not Applicable

7.0 POLITICAL/PUBLIC IMPLICATIONS:

The proposed request would appear to compliment the Annual Street Festival.

8.0 ATTACHMENTS:

Letter of request from the Rotary Club dated May 15, 2019 and relevant background information

9.0 RECOMMENDATION:

That Council approve the request from the Rotary Club of Barrhead to host a Beer Garden during the Annual Street Festival on June 8th, 2019, provided the Rotary Club obtains adequate insurance and the required supervision and security are in place under the AGLC Guidelines.

Edward LeBlanc
CAO

Rotary Club of Barrhead

PO Box 4092

Barrhead, AB T7N 1A1



RECEIVED
MAY 15 2019

May 15, 2019

Town of Barrhead

Box 4189

Barrhead, AB T7N 1A2

Attention: Town Manager

Dear Sir/Madam:

Re: Rotary BBQ Cook Off/Street Festival

In regard to the above, the Rotary Club is again hosting the annual Smokin Paddle BBQ Cook Off in conjunction with the Street Festival held on June 8, 2019. Again, we would like to incorporate a Beer Garden into our portion of the event. As the event is being held outside, we are required to obtain a letter of approval from the Town of Barrhead.

I have enclosed, for your review, a copy of our application to AGLC for the necessary liquor license. The application also includes a site plan which gives an approximate layout for the event. In addition, I can confirm that we will be holding our own insurance for the event.

As such, I respectfully request that this matter be brought forward to the necessary parties for approval, as soon as possible.

If you require anything further, please do not hesitate to contact myself @ 780-284-2646 or Mark Oberg @ 780-305-6746.

Respectfully yours,

A handwritten signature in black ink that reads "Kerry Van Hecke".

Kerry Van Hecke

Rotary Club of Barrhead

The
Source

BBQ

BBQ

BBQ
braais

tables/
chairs

ticket
table

BBQ

30'
Event
Tent
Beer
Garden

Entrance

parking
lot

rester
truck

alley

Scotiabank

50 Street

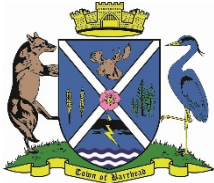
Street Fest
Vendors

Street Fest
Vendors

TD Bank

51 Avenue

Fyfes



REQUEST FOR DECISION

To: Town Council

From: Edward LeBlanc, CAO

cc: File

Date: May 28, 2019

Re: Policy 26-12, Peace Officer Program Known Risk Protocol

1.0 PURPOSE:

For Council to approve draft Policy 26-12, Peace Officer Program Known Risk Protocol

2.0 BACKGROUND AND DISCUSSION:

As required under the Alberta Justice and Solicitor General, Public Security Division, the Town must adopt a Known Risk Protocol Policy that will create a system of identifying individuals or sites within the Town of Barrhead that may pose a risk should a Peace Officer attend.

3.0 ALTERNATIVES:

- 3.1 That Council approve draft Policy 26-12, Peace Officer Program Known Risk Protocol, as presented and forward a copy to the Alberta Justice and Solicitor General's Office.
- 3.2 That Council approve draft Policy 26-12, Peace Officer Program Known Risk Protocol, as presented and forward a copy to the Alberta Justice and Solicitor General's Office and request additional information from Administration and report back at the next Council Meeting.

4.0 FINANCIAL IMPLICATIONS:

Not Applicable

5.0 INTERDEPARTMENTAL IMPLICATIONS:

Not Applicable

6.0 SENIOR GOVERNMENT IMPLICATIONS:

The proposed policy is mandated by the Alberta Justice and Solicitor General office and must be adopted by June 1, 2019.

7.0 POLITICAL/PUBLIC IMPLICATIONS:

The draft policy would provide added protection to the Town's Community Peace Officer Program.

8.0 ATTACHMENTS:

Draft Policy 26-12

9.0 RECOMMENDATION:

That Council approve draft Policy 26-12, Peace Officer Program Known Risk Protocol, as presented and forward a copy to the Alberta Justice and Solicitor General's Office.

Edward LeBlanc
CAO

TOWN OF BARRHEAD

POLICY STATEMENT

POLICY NUMBER: 26-12

RESOLUTION NO.:

POLICY TITLE: PEACE OFFICER PROGRAM Known Risk Protocol

AUTHORITY: Town Council

APPROVAL DATE:

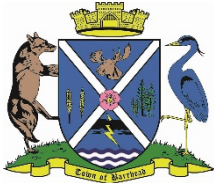
POLICY STATEMENT:

To regulate and implement a system for identifying individuals or sites within the Town of Barrhead that pose a known risk should a Peace Officer attend. This system is for internal use only, and is intended to be created as a living document, that will be updated and maintained by the active Peace Officer.

Procedure:

1. The Peace Officer will keep a list of those properties he/she has attended to on more than 2 occasions where occupants have been less than cooperative
2. Peace Officer attendance when addressing concerns or complaints involving persons with a history of unreasonable demeanor and/or previous enforcement and/or violations, may request RCMP assistance.
3. If, in the opinion of a Peace Officer, conditions exist that may give reasonable cause to believe that performance of an activity constitutes unreasonable risk to the Peace Officer, other Town employees and/or members of the Public, he/she may refuse to do a job and report such concerns to their immediate Supervisor or delegated contact.

4. All situations where there is a possibility of an emergency response will be evaluated by the Peace Officer to continually assess the risk between providing services on-scene, and increased risk to the Peace Officer and the Public while responding in an emergency capacity. Public safety and the safety of the Peace Officer will remain the primary concern in all emergency response situations.
5. Any Peace Officer choosing to respond to a situation in an emergency capacity shall notify the RCMP by radio of their response to that particular situation. This transmission will include the following;
 - Identification of the responding Peace Officer.
 - Peace Officer's departing location.
 - Nature of call.
 - Peace Officer destination.
 - Level of response being utilized.



REQUEST FOR DECISION

To: Town Council

From: Edward LeBlanc, CAO

cc: File

Date: May 28, 2019

Re: Policy 26-13, Peace Officer Communication System

1.0 PURPOSE:

For Council to approve draft Policy 26-13, Peace Officer Communication System

2.0 BACKGROUND AND DISCUSSION:

As a requirement of the Alberta Justice and Solicitor General, Public Security Division, the Town must adopt a Communication System Protocol for our Peace Officer Program that allows the Town to know where the Peace Officer is during shift and ensure the Peace Officer can call for assistance if required.

3.0 ALTERNATIVES:

3.1 That Council approve draft Policy 26-13, Peace Officer Communication System, as presented and forward a copy to the Alberta Justice and Solicitor General's Office.

3.2 That Council approve draft Policy 26-13, Peace Officer Communication System, as presented and forward a copy to the Alberta Justice and Solicitor General's Office and request additional information from Administration and report back at the next Council Meeting.

4.0 FINANCIAL IMPLICATIONS:

Not Applicable

5.0 INTERDEPARTMENTAL IMPLICATIONS:

Not Applicable

6.0 SENIOR GOVERNMENT IMPLICATIONS:

The proposed policy is mandated by the Alberta Justice and Solicitor General office and must be adopted by June 1, 2019.

7.0 POLITICAL/PUBLIC IMPLICATIONS:

The draft policy would provide added protection to the Town's Community Peace Officer Program.

8.0 ATTACHMENTS:

Policy 26-13

9.0 RECOMMENDATION:

That Council approve draft Policy 26-13, Peace Officer Communication System, as presented and forward a copy to the Alberta Justice and Solicitor General's Office.

Edward LeBlanc
CAO

TOWN OF BARRHEAD

POLICY STATEMENT

POLICY NUMBER: 26-13

RESOLUTION NO.:

POLICY TITLE: PEACE OFFICER COMMUNICATION SYSTEM

AUTHORITY: Town Council

APPROVAL DATE:

POLICY STATEMENT:

To regulate and implement a communication system that allows the Town of Barrhead to know where officers are during a shift and ensure officers can call for assistance when required.

Procedures

The Peace Officer will have access to digital electronic monitoring services as well as utilizing a portable radio worn by the Peace Officer, and a mobile radio mounted in the Peace Officer's Patrol Vehicle.

While on duty the Peace Officer will conduct hourly status checks via Provincial Radio Control Center (PRCC). Should the Peace Officer be overdue on a status check or other timer, the CAO shall be notified immediately. Failure to reach the officer by phone within five minutes of a missed timer will result in contacting the local RCMP and requesting assistance.

All issued communication and monitoring equipment shall be used, readily available to the Officer, and maintained accordingly while on duty.

Officers must ensure cell phone and radio communications are fully utilized while on duty, when in service to ensure communication support through a PRCC dispatch as well as maintain communications with fellow Officers and Emergency Services.



REQUEST FOR DECISION

To: Town Council

From: Edward LeBlanc, CAO

cc: File

Date: May 28, 2019

Re: Policy 72-002 the Recreation Facility Rentals & Rates Policy, Section C.
Tables & Chairs Rentals

1.0 PURPOSE:

Amend Policy 72-002, the Recreation Facility Rentals & Rates Policy, Section C. regarding the rental of tables and chairs.

2.0 BACKGROUND AND DISCUSSION:

Council requested that the tables and chairs rental rates, as well as the labour component involved with the Tables and Chairs Rentals Policy be reviewed and that a number of options be suggested in order to provide consistency with regards to community groups using Town owned tables and chairs while hosting events.

Groups that currently request tables and chairs:

- July Fest
- Street Festival
- Rotary Breakfast
- Fly-in Breakfast
- Volunteer Appreciation
- Festival of Trees

Community groups are operated by volunteers and they can have difficulty picking up and dropping off the requested items, therefore they often request that the recreation staff do the delivery and pick up.

Currently there is no additional fee shown for the delivery/pick up and in many cases requires overtime to be paid to the staff for this service as the requests are generally not during normal working hours.

Current rates are as follows:

Policy 72-002	2018 Policy (current rates)
Tables (80 available)	\$ 10.00 each/weekend
Chairs (450 available)	\$ 3.00 each/weekend
Delivery/Pickup by Town staff	No additional charge

In 2018, a number of groups were not aware of the increase in rental rates and had not budgeted accordingly. Council provided a donation to offset the rental charges that they would have incurred.

Listed is a summary of Council's contribution. Please note that this does not include staff time for after hours or statutory holiday delivery and/or pickup following these events.

	2018 Used	2018 Rate	2018 Cost
Barrhead Flying Club			
Tables	30	\$ 10.00	\$ 300.00
Chairs	200	\$ 3.00	\$ 600.00
			\$ 900.00
Flying Club Paid			\$ (200.00)
Town Donated			\$ (700.00)
July Fest			
Tables	55	\$ 10.00	\$ 550.00
Chairs	160	\$ 3.00	\$ 480.00
Town Donated			\$ (1,030.00)
Street Festival			
Tables	66	\$ 10.00	\$ 660.00
Chairs	330	\$ 3.00	\$ 990.00
Town Donated			\$ (1,650.00)

A bit of research was conducted and the Barrhead Agricultural Society rents out their tables for \$ 10.00 each and chairs for \$ 5.00 each. The Barrhead Grad Celebrations Committee rents out their tables for \$ 10.00 each.

3.0 Alternatives:

Council has considered a number of options and provided direction to have the current policy amended as follows:

1. Charge rental fees for private rentals and no rental fees charged for tables and chairs used by community groups and non-profit organizations.
2. Encourage all users to pick up/return the tables and chairs themselves.

3. Charge for delivery/pick up when Town staff is requested. Rates \$50.00/person for delivery and \$ 50.00/person for pick up. The Town will determine the number of staff required.
4. Charge an overtime rate for delivery/pick up when Town staff is requested to provide this service outside of regular working hours or on statutory holidays. Rates \$75.00/person for delivery and \$ 75.00/person for pick up. The Town will determine the number of staff required.
5. Requests for delivery/pick up of tables and chairs, to be provided by Town staff, must be provided 30 days in advance in order to schedule staff.
6. Charge a deposit of \$ 100.00 on all rentals whether private, community group or non-profit organization. Deposit to be returned upon receipt of clean, non-damaged tables & chairs.
7. Users will be required to pay for damages/replacements over and above the deposit if required.

4.0 FINANCIAL IMPLICATIONS:

The amended policy will provide the recovery of costs for the staff time, fuel, vehicle usage involved in the delivery and pick up of the tables and chairs.

Repairs and replacements of the tables and chairs will be incorporated into the annual operating budget without a rental fee to offset part of these costs.

5.0 INTERDEPARTMENTAL IMPLICATIONS:

When requested Town staff will be scheduled to provide the delivery/pick up service.

6.0 SENIOR GOVERNMENT IMPLICATIONS:

Not applicable.

7.0 POLITICAL/PUBLIC IMPLICATIONS:

With approving the amended policy, it will provide some assistance to local community and non-profit organizations as well as providing a clear financial parameters for the potential renters.

8.0 ATTACHMENTS:

Policy 72-002 the Recreation Facility Rentals & Rates Policy, Section C.
Tables & Chairs Rentals (amended)

9.0 RECOMMENDATION

That Council approve Policy 72-002 the Recreation Facility Rentals & Rates Policy, Section C. Tables & Chairs Rentals, as presented.

Edward LeBlanc
CAO

CURRENT POLICY

(Policy 72-002) Recreation Facility Rentals & Rates Policy

SECTION

C. MISCELLANEOUS EQUIPMENT RENTAL FEES AND PROCEDURES

C.1.1 Miscellaneous Equipment User Fees:

.1	<u>Equipment Pick Up at Arena</u>	Note: 3 days weekend
.1	Tables (50 Available)	\$ 10.00 Each/weekend
.2	Chairs (500 Available)	\$ 3.00 Each /weekend
A 10% damage deposit is required for all rentals, to have the deposit returned all tables and/or chairs must be returned damage free and clean.		

*** Add GST to above rental rates**

C.1.2 Miscellaneous Equipment User Definitions:

- .1 Equipment Pick Up at Arena will be either at 10:00 A.M. or 3:00 P.M., after payment of fees at the Recreation Office. All equipment must be returned to where it was picked up.
- .2 Equipment Pick Up at Recreation Office will be after payment of fees at Recreation Office or Town Office. All equipment must be returned to where it was picked up.

**** Please note that we presently have approx. 80 tables and 450 chairs**

C. MISCELLANEOUS EQUIPMENT RENTAL FEES AND PROCEDURES

C.1.1 Miscellaneous Equipment User Fees: (Note: 3 days weekend)

1. Tables (80 Available)	2. Chairs (450 Available)
--------------------------	---------------------------

1. Tables	\$ 10.00 each/weekend (Private Rentals)
2. Chairs	\$ 3.00 each/weekend (Private Rentals)

Delivery by Town Staff	Hourly Rate/person
a) Within Town working hours	\$ 50.00
b) Outside Town working hours or on Statutory Holidays	\$ 75.00

Pick Up by Town Staff	Hourly Rate/person
c) Within Town working hours	\$ 50.00
d) Outside Town working hours or on Statutory Holidays	\$ 75.00

Damage Deposit	\$ Rate
e) Paid in advance - prior to use	\$ 100.00

*** Add GST to above rental/Town staff rates**

C.1.2 Table & Chairs User Definitions:

- .1 Table and Chairs will be provided to Community Groups and Non-Profit Organizations with no rental charge.
- .2 Where applicable rental charges, delivery & pick up charges and deposit must be paid in full prior to pickup or delivery.
- .3 Pick up/return will take place at the Arena at the prearranged times scheduled with the Recreation Department. All tables and chairs must be returned to where they were picked up.
- .4 All tables and chairs to be returned in clean condition, wiped down if necessary, and user must report any damages.

- .5 Users will be responsible for any additional charges for repairs or replacements over and above deposit if costs are not covered by the amount of deposit.
- .6 Requests for delivery/pick up of tables and chairs, to be provided by Town staff, must be provided 14 days in advance in order to schedule staff.
- .7 If Town is picking up equipment, all tables and chairs must be folded and chairs stacked on site prior to scheduled pick up time.
- .8 Tables and chairs rentals or usage is to be conducted within the Town limits or Town facilities.
- .9 Deposit of \$ 100.00 will be paid on all rentals whether private, community group or non-profit organization. Deposit to be returned upon receipt of clean, non-damaged tables & chairs.
- .10 Town will determine the number of staff required for any delivery and/or pick up requests.



REQUEST FOR DECISION

To: Town Council

From: Edward LeBlanc, CAO

cc: File

Date: May 23, 2019

Re: Barrhead Bowling Alley Condition Assessment

1.0 Purpose:

For Council to approve the undertaking of a building condition assessment for the Barrhead Bowling Alley.

2.0 Background and Discussion:

The Barrhead Bowling Alley was built in 1978, with a life expectancy of 40 years. The agreement with the Bowling Association was that they would do the maintenance on the building, which they have done over the years. The facility is now 40 years old and showing signs of wear. It is recommended that a building assessment be conducted to ascertain the condition of the facility to determine future repairs, maintenance and potential upgrades

3.0 Alternatives:

- 3.1 That Council accept the proposal from Associated Engineering dated May 22, 2019 to conduct a complete building condition assessment of the Barrhead Bowling Alley, at a cost of \$20,550.00 plus GST, to be funded from the Bowling Alley Capital Reserve.
- 3.2 That Council accepts this report regarding the potential building assessment of the Barrhead Bowling Alley, as information and only continue to undertake repairs that can be identified, whether it is structural or mechanical in the attempt to extend the life of the building.

4.0 Financial Implications:

The attached proposal includes the fee of \$20,550.00 for the condition assessment review and report identify existing conditions and deficiencies in the building operation and maintenance.

As of December 31, 2018, the Town has \$25,000.00 in the Bowling Alley Capital Reserve with an additional allocation of \$20,000.00 incorporated in the 2019 approved budget.

5.0 Interdepartmental Implications:

Not applicable.

6.0 Senior Government Implications:

Not applicable.

7.0 Political/Public Implications:

Not applicable.

8.0 Attachments:

Associated Engineering Proposal dated May 22, 2019 regarding costs to conduct a condition assessment on the Bowling Alley.

9.0 Recommendations

That Council accept the proposal from Associated Engineering dated May 22, 2019 to conduct a complete building condition assessment of the Barrhead Bowling Alley, at a cost of \$20,550.00 plus GST, to be funded from the Bowling Alley Capital Reserve.

Edward LeBlanc
CAO



**Associated
Engineering**

GLOBAL PERSPECTIVE.
LOCAL FOCUS.

Associated Engineering Alberta Ltd.
500, 9888 Jasper Avenue
Edmonton, Alberta, Canada, T5J 5C6

TEL: 780.451.7666
FAX: 780.454.7698
www.ae.ca

May 22, 2019

File: edm_prp_2019.202

Mr. Shallon Touet
Director of Parks and Recreation
Town of Barrhead
5014 - 50 Avenue
Box 4189
Barrhead, AB T7N 1A2

**Re: BARRHEAD BOWLING ALLEY
CONDITION ASSESSMENT
ENGINEERING SERVICES PROPOSAL**

Dear Mr. Touet:

Associated Engineering (AE) is pleased to provide the Town of Barrhead with a proposal for professional consultant services to complete a condition assessment of the Barrhead Bowling Alley.

1 BACKGROUND

The Barrhead Bowling Alley was constructed in 1978 and comprises of eight bowling lanes, spectator area, snack bar, washrooms, office, meeting room, locker room, and mechanical rooms. The facility provides an overall area about 705 m².

The building is constructed with a combination of masonry and timber stud load-bearing walls, and a flat timber roof with built-up roofing membrane.

In your discussions with AE, it was requested that a review of the Barrhead Bowling Alley be performed to help the Town understand the overall condition of the building and to identify work required.

2 METHODOLOGY

Our scope of services will include the following:

- Performance of a visual review of the electrical, building mechanical, structural and architectural components of the facility; and
- Preparation of a report that summarizes the observations made during the visual assessment. The report will include prioritized items requiring repair or replacement, and estimates of probable costs.

A Carbon
Neutral
Company





2.1 REVIEW AND CONDITION ASSESSMENT

AE will coordinate with the Town to ensure that the review is completed during normal business hours and when there are no major event happening inside the facility. It is assumed that AE will be given full access to the facility during the review period.

As part of the review we will:

- Review the building structure and the sidewalks outside of the building;
- Evaluate the condition of the electrical systems and components;
- Evaluate the condition of the building mechanical systems and components;
- Review the condition of the building envelope, windows and doors, and architectural finishes;
- Provide comments and observations regarding Alberta Building Code conformance of the observed building components;
- Talk to staff who occupy the building and note repair or maintenance concerns; and
- Take photographs for identification purposes.

2.2 SUMMARY REPORT

Upon completion of the review and assessment, a summary report will be completed. The report will include:

- Description of the review process and summary of findings;
- Identification of the existing condition and deficiencies that affect the building performance and maintenance;
- Provision of recommendations and/or requirements for additional investigation or studies;
- Digital photographs detailing assets and any applicable deficiencies;
- Prioritized list of required repairs or replacements;
- Estimate of probable costs for the repairs or replacements; and
- Estimate of cost for a newly constructed building of similar size.

A draft report will be prepared and submitted for review by the Town. We will incorporate comments and provide a finalized report within two weeks of receiving review comments.

3 PROJECT TEAM

AE has the in-house professional personnel with necessary skill sets and experience to complete the review of the engineering components of the assignment. We propose to team with Grace Zhang to



review the architectural components of the building. The key members of the review team are listed below.

- Kevin Danyluk, P.Eng., Structural Review and Project Manager
- Carl Latonas, P.Eng., Mechanical Review
- James Sharpe, P.Eng., Electrical Review
- Grace Zhang, Architect, AAA, MRAIC, LEED AP, Architectural Review

4 FEES

Based on the above scope of work, Associated Engineering will carry out the condition assessment review and reporting for a fixed fee of \$20,550.00. Estimated fees, including labour and disbursements, incurred in the delivery of these services, do not include applicable taxes.

Invoices will be submitted monthly and are due upon receipt. Interest of 1.5% per month may be charged on accounts in arrears over 30 days.

We are available to perform the visual assessment within three weeks of notice to proceed. It is anticipated that the draft letter report will be completed and submitted for your review within four weeks of the site visit. The final report will be submitted within two weeks of receipt of review comments.

If you have any questions, please contact Patrick Mastromatteo, or either of the undersigned.

Yours truly,

Kevin Danyluk, P.Eng.
Project Manager

Carma Holmes, MBA, P.Eng., LEED®AP
Division Manager, Buildings Engineering

KD/dlm

Attachment:

AE 2019 Rate Schedule

In accordance with Canadian anti-spam legislation, the recipient consents to AE contacting the recipient and its personnel through electronic messages relating to AE's services and other matters of interest to the recipient. The recipient may withdraw consent by contacting AE at unsubscribe@ae.ca.



2019 PREFERRED RATE SCHEDULE

Associated Engineering Alberta Ltd.

Rates Effective January 01, 2019 – December 31, 2019

Level	Engineer (E)	Landscape Architect (Z)	Planner (N)	Geoscientist, Biologist, Agrologist (P, C)	Technician (T)	Project Administrator/ Support (S)
0	\$87.00	\$87.00	\$87.00	\$87.00	\$87.00	\$52.00
1	\$117.00	\$112.00	\$112.00	\$107.00	\$92.00	\$67.00
2	\$132.00	\$127.00	\$127.00	\$127.00	\$112.00	\$77.00
3	\$167.00	\$157.00	\$157.00	\$157.00	\$127.00	\$97.00
4	\$197.00	\$192.00	\$192.00	\$187.00	\$147.00	\$107.00
5	\$242.00	\$222.00	\$222.00	\$212.00	\$162.00	\$122.00
6	\$282.00	\$257.00	\$257.00	\$242.00	\$192.00	\$142.00
7	\$322.00	\$272.00	\$272.00	\$272.00	\$232.00	\$172.00

NOTES:

1. Classification and level are as defined by the Consulting Engineers of Alberta (CEA) in their publication entitled "Consulting Engineers Fee Guideline".
2. Overtime for professional staff will be billed at straight time; overtime for technicians and support staff will be billed at straight time rates plus twenty percent (20%). Overtime is calculated for hours worked beyond the regular hours per day.
3. Rates in effect to the earlier of project completion or December 31, 2019.
4. Disbursements for reproduction, communications, local transportation (within one hour radius of office) and computer charges will be billed at eight percent (8%) of labour fees. Other disbursements such as travel expenses, accommodations and meals will be billed at invoiced cost additional to the 8% base disbursement fee.
5. Sub-consultants retained by Associated Engineering Alberta Ltd. will be billed at cost plus a mark-up of five percent (5%) to cover costs of handling, financing and liability insurance.
6. Federal Government Goods and Services tax will be applied in addition to the charge-out rates.
7. Invoices are due and payable upon receipt. Overdue invoices will accrue interest at eighteen percent (18%) per annum, calculated monthly or as stipulated in the Client/Engineer Agreement.

**COUNCIL REPORTS
AS OF MAY 28, 2019**

		Meeting (since last council)
Agricultural Society	Cr. Klumph (Alt. Cr. Oswald)	_____
Barrhead Cares Coalition	Cr. Kluin	<u> X </u>
Barrhead & District Social Housing Association	Cr. Penny	<u> X </u>
Barrhead Fire Services Committee	Cr. Assaf and Cr. Smith (Alt. Cr. Kluin)	_____
Barrhead Attraction & Retention Committee	Cr. Penny	_____
Barrhead Regional Airport Committee	Mayor McKenzie	_____
Barrhead Regional Water Commission	Mayor McKenzie and Cr. Smith	_____
Capital Region Assessment Services Commission	Cr. Penny	_____
Chamber of Commerce	Cr. Kluin	_____
Community Futures Yellowhead East	Cr. Penny (Alt. Cr. Assaf)	_____
Economic Development Committee	Vacant	_____
Enhanced Policing School Resource Officer Committee	Cr. Oswald (Alt. Mayor McKenzie)	_____
Family & Community Support Services Society	Cr. Kluin and Cr. Penny	<u> X </u>
Library Board/Yellowhead Regional Library Board	Cr. Klumph	<u> X </u>
Municipal Planning Commission	Cr. Assaf, Cr. Klumph and Cr. Smith (Alt. Mayor McKenzie)	_____
Regional Landfill Committee	Cr. Klumph and Cr. Penny	_____
Subdivision & Development Appeal Board	Cr. Penny	_____
Twinning Committee	Cr. Oswald	_____



C.A.O Report

To: Town Council

Date: May 23, 2019

Re: May 28, 2019 Council Meeting

- I've been busy orienting myself to the Town's operations:
 - Met all of my direct reports.
 - Working closely with our Director of Corporate Services to ensure a seamless transition.
 - Read and reviewed the 2019 Operating and Capital Budget.
 - Read several documents for background information purposes and to serve as additional reference.
 - By the end of this week, will have conducted a tour of all recreational facilities with the Director of Recreation and Parks.
 - Planning to undertake a similar tour with our Director of Public Works and Fire Chief next week. Also planning to travel throughout the Town with our Community Peace Officer.
- In speaking with the CAO for the County of Barrhead, we agreed to meet on a regular basis to discuss topics that would be mutually beneficial for both municipalities.
- Proposals for the Town's new corporate branding will be presented to Council during the June 11th Meeting.

General Administration Services:

- Office staff invested significant amount of time in implementing the new computer financial system. Review of data records being transferred, weekly staff training and subsequent follow-up is on-going.

- 2019 Assessment/Tax Notices were prepared through the new financial system and mailed April 26, 2019.
- Transition of banking services to Servus Credit Union is complete.

Enforcement Services:

- The Department currently has 10 open files under investigation.
 - Five – unsightly properties
 - Three – traffic offences
 - Two – animal control
 - Dog owner with multiple dog at large infractions
 - On May 22, six cats were removed from a residence with compliance from the property owner.
- The Department recently closed 15 outstanding files that had been unresolved. Twelve of these files were traffic matters, proceeding through the Court system and the other three were for Animal Control issues.
- The Peace Officer will continue to focus on Unsightly Lot violators.

Fire Protection Services:

- Incidents from May 1 – 22
 - Vehicle accidents – 3
 - Rubbish or grass fires – 5
 - Resuscitation – 1
 - Ambulance assist – 6
 - Public service – 2
 - Power lines down – 1
 - False alarms – 1
 - Explosions, no fire – 1
 - Total calls = 20 for a total of 431.5 man hours.
- Training
 - 11 new recruits are continuing their required training
 - 7 senior firefighters continue to take Officer training
 - Fortis electrical safety
 - STARS presentation
 - Pumping operations, Tower 6 and rural units
 - Chain saw safety
 - Prescribed (Control) burning in town
 - Our Fire Chief along with Administrative Staff completed a Designing a Marketing Plan through NAIT
 - Our Fire Chief completed a Leadership course through NAIT
 - Seacan Training Facility is now operational.

- Chief and Deputy Chief will attend Alberta Fire Chiefs Convention at end of May
- Operations
 - Currently the Department has 31 active Firefighters

Legislative and Development Services:

- Staff attended:
 - Crisis Communication Conference in March
 - Volunteer Appreciation wrap up meeting
 - Municipal Planning Commission meetings
 - Annual Volunteer Appreciate Event
 - Alberta Development Officers Association Board Meetings
 - Twinning Meetings, working on upcoming Twinning Conference
- Staff completed:
 - Director of Emergency Management course
 - Municipal Development Plan Open House
 - Incident Command System (ICS) 100 & 200 courses
- Successfully hosted Japan Twinning Delegation in March
- Working with residents on various development permits and inquiries as well as policies and bylaws.
- Ongoing mapping and poster requests for Town departments.

Recreation Services:

- Staff attended:
 - 1st of 2 annual ice user meetings
 - Curling club meeting
 - Bowling executive meeting
- Met with the Agricultural Board members, Pickleball members and the Community In Bloom.
- The Department is planning for the Dog Run Park to be operational by mid-June.
- Rotary Campground is operational.
- Department is waiting for a few parts for the Spray Park facility – expect it to be operational by mid-next week.
- Upcoming events:
 - Antique car show this week end, as well as the 1st Community Flea Market
 - Street Festival June 8.
 - 2019 graduation celebrations will start the week of June 24 with the main event June 28.
 - Water guns showdown in the Aquatics Centre June 14.

- The Department has received a preliminary assessment condition report from Associated Engineering for the curling rink facility. Once a draft has been completed, Administration will present it to Council.
- Associated Engineering will also undertake the structural and environmental assessment for the boardwalk. Administration is expecting the report by the end of June.

Transportation Services:

- Desludging of the lagoon is scheduled to be completed by the end of the month.
- Sidewalk behind the Agrena is completed.
- Pot holes repair program is on-going.
- All summer staff are hired.
- Department is waiting for asphalt quotes for the Town's Capital overlays.
- Crack sealing, lane blading and repairs will commence on June 1.
- Staff will be placing the required signs and barricades near the various Town intersections for the Antique Car Run scheduled for Saturday May 25th.
- Trent Moore, one of our Operators was successful in passing his Level 3 Water Plant Operators' Certificate.
- David Williams, one of our Operators, was successful in passing his Certified Landfill Operators' License.

Edward LeBlanc

C.A.O.

**BARRHEAD & DISTRICT TWINNING COMMITTEE MEETING
HELD MONDAY, MAY 13, 2019, AT 12:00 NOON
IN THE TOWN OF BARRHEAD COUNCIL CHAMBERS**

PRESENT Chairperson Shelley Oswald (entered 12:20 pm), Lynn Down, Yvonne Harris, Deb Schembri, Cr. Walter Preugschas, Cheryl Callihoo and Gail Hove

EXCUSED Elaine Dickie, Leah Jackson and Nadine Quedenbaum

CALL TO ORDER

Vice Chairperson Deb Schembri called the meeting to order at 12:07 p.m.

**CONSIDERATION
OF AGENDA**

The agenda was reviewed.

013-19 Moved by Lynn Down that the Agenda be accepted with the following addition:
4(d) Twinning Handbook

CARRIED UNANIMOUSLY

**CONFIRMATION
OF MINUTES**

The Minutes of the Twinning Committee Meeting held April 8, 2019 were reviewed.

014-19 Moved by Cr. Walter Preugschas that the Minutes of the Twinning Committee Meeting held April 8, 2019 be accepted as presented.

CARRIED UNANIMOUSLY

**A/JTMA CONFERENCE
BARRHEAD 2019
SEPTEMBER 20-21, 2019**

A draft copy of the Conference brochure was reviewed by the Committee.

Letters will be sent to all A/JTMA members advising them to forward their report in English and Japanese by July 15, 2019, which gives us time to compile all the reports.

Conference fees are \$120.00 per person, which will include the Meet & Greet, and for non-delegates the Meet & Greet will be \$20.00 per person.

The Committee added a couple speakers to the Conference Agenda. Chairperson Shelley Oswald will contact Robbie Jevne, Shelley Weaver and Carolyn Lyster. Cheryl Callihoo will send an invitation to the Consulate-General inviting him to the Conference and asking him to speak at the Conference.

ENTERED Chairperson Shelley Oswald entered the Chambers at 12:20 pm.

MEETING SCHEDULE

Chairperson Shelley Oswald stated that the Twinning Committee Meetings will be held at 4:00 p.m. in the Council Chambers to accommodate everyone.

015-19 Moved by Yvonne Harris that the Meeting Schedules be moved to 4:00 p.m.

CARRIED UNANIMOUSLY

EXITED Yvonne Harris exited the Chambers at 12:54 pm.

**FINANCIAL
STATEMENT**

The Financial Statement for the month ended April 30, 2019, was reviewed.

016-19 Moved by Deb Schembri that the Financial Statement for the month ended April 30, 2019, be accepted as information.

CARRIED UNANIMOUSLY

TWINNING HANDBOOK

Chairperson Shelley Oswald thanked Cr. Walter Preugschas for completing the draft guide for the Twinning Handbook. She stated that everyone is to review it and any changes will be discussed at the next meeting.

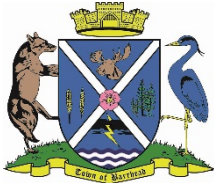
NEXT MEETING

The next meeting of the Twinning Committee will be held Monday, June 3, 2019 at 4:00 p.m. in the Town of Barrhead Council Chambers.

ADJOURN

017-19 Moved by Deb Schembri to adjourn the meeting at 1:04 p.m.

CARRIED UNANIMOUSLY



REQUEST FOR DECISION

To: Town Council

From: Edward LeBlanc, CAO

cc: File

Date: May 28, 2019

Re: Draft Bylaw 05-2019, the Municipal Development Plan

1.0 PURPOSE:

To have Council give first reading to draft Bylaw 05-2019, the Municipal Development Plan repealing the current Municipal Development Plan Bylaw 04-2010.

2.0 BACKGROUND AND DISCUSSION:

The Municipal Development Plan (MDP) has been revised to keep with current Legislation. The Development Officer held an open house in April of this year inviting the Public to attend, review and provide comments on the MDP, other than members of Council and family not one member of the public attended the open house.

The document is now being presented to Council for 1st reading.

3.0 ALTERNATIVES:

3.1 Council pass first reading to draft Bylaw 04-2019 being the Town's new Municipal Development Plan, and further;

3.1 (a) Council establish a Public Hearing for draft Bylaw 04-2019 being the Town's new Municipal Development Plan for June 25, 2019 at 5:30 in the Town Council Chambers.

3.2 Council request additional information from Administration as it relates to draft Bylaw 04-2019, being the Town new Municipal Development Plan and report back at the next Council Meeting.

4.0 FINANCIAL IMPLICATIONS:

Not Applicable

5.0 INTERDEPARTMENTAL IMPLICATIONS:

Not Applicable

6.0 SENIOR GOVERNMENT IMPLICATIONS:

Not Applicable

7.0 POLITICAL/PUBLIC IMPLICATIONS:

With the revised Municipal Development Plan, it would ensure that the Town's new planning document is in-line with current provincial legislation requirements.

8.0 ATTACHMENTS:

Draft Bylaw 05-2019, the Municipal Development Plan

9.0 RECOMMENDATION:

Council pass first reading to draft Bylaw 05-2019 being the Town's new Municipal Development Plan, and further;

Council establish a Public Hearing for draft Bylaw 05-2019 being the Town's new Municipal Development Plan for June 25, 2019 at 5:30 p.m. in the Town Council Chambers.

Edward LeBlanc
CAO

BY-LAW 05-2019

TOWN OF BARRHEAD MUNICIPAL DEVELOPMENT PLAN

WHEREAS the Municipal Government Act, Chapter M-26 of the Revised Statutes of Alberta, 2000 and amendments thereto authorizes the Council of a municipality to enact a Municipal Development Plan.

NOW THEREFORE the Council of the Town of Barrhead, in the Province of Alberta, duly assembled, hereby enacts as follows:

1. That the Town of Barrhead Municipal Development Plan Bylaw 04– 2010 and amendments thereto are hereby repealed.
2. That this Bylaw may be cited as “The Town of Barrhead Municipal Development Plan Bylaw;”
3. That the text and accompanying maps become the “Town of Barrhead Municipal Development Plan.”
4. This Bylaw shall come into force and have effect from and after the date of third reading thereof.

Read a first time this ____ day of _____, 20.

Mayor, Dave McKenzie

CAO, Edward LeBlanc

Read a second time this ____ day of _____, 20.

Mayor, Dave McKenzie

CAO, Edward LeBlanc

Read a third time this ____ day of _____, 20

and passed.

Mayor, Dave McKenzie

CAO, Edward LeBlanc

TOWN OF BARRHEAD



MUNICIPAL DEVELOPMENT PLAN 2019

BYLAW - 05-2019

TOWN OF BARRHEAD MUNICIPAL DEVELOPMENT PLAN

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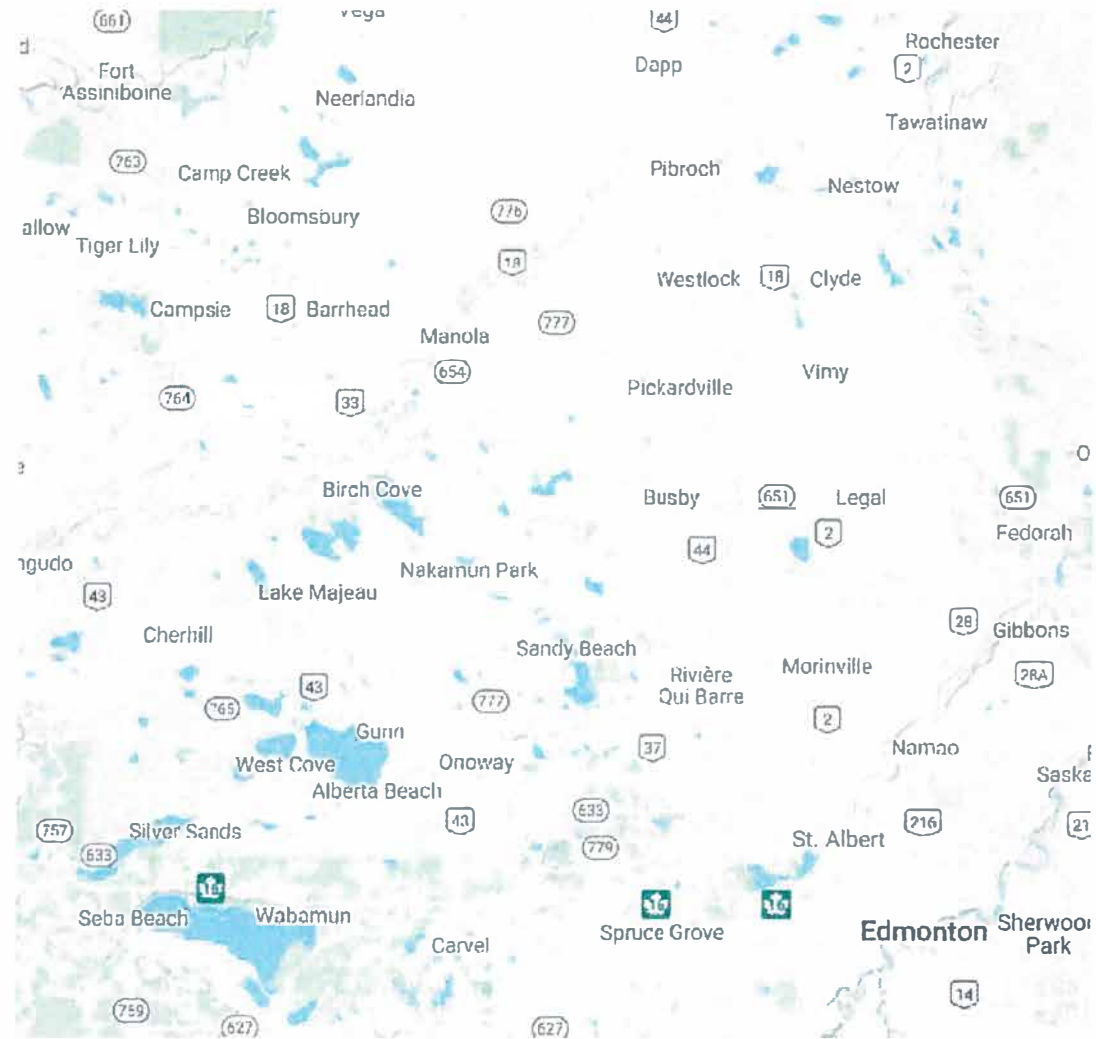
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LOCATION MAP



TOWN OF BARRHEAD MUNICIPAL DEVELOPMENT PLAN

1.0 INTRODUCTION

1.1) PREAMBLE

The Town of Barrhead Municipal Development Plan (MDP) is a visioning document that outlines the goals and objectives of the Town for social, environmental and infrastructure with a focus on land use and development. This plan establishes an overall framework for community development through land use policy goals and objectives.

The policies, goals and objectives of this MDP are built upon a foundation that includes consultation with the Town, industry, residents and other stakeholders.

1.2) ENABLING LEGISLATION

The province of Alberta Municipal Government Act, R.S.A. 2000,(the "MGA") requires that all municipalities prepare a Municipal Development Plan ("MDP"). The purpose of the Plan will be to guide the future growth and development of land in the Town of Barrhead in a manner that will be efficient, economical, and beneficial to the residents of the Town of Barrhead. Section 632 of the *MGA requires that a MDP:*

- address future land use and development,
- the establishment of transportation networks, municipal services and facilities,
- Land use adjacent to sour gas facilities,
- reserve lands for schools, parks and open space, and
- policy for the protection of agricultural operations.

TOWN OF BARRHEAD MUNICIPAL DEVELOPMENT PLAN

An *MDP* may address:

- programming of municipal infrastructure,
- coordination of municipal programs related to physical, social and economic development,
- environmental matters,
- financial resources,
- economic development, and
- any other matter related to the physical, social and economic development of the municipality.

The Town has had a *MDP* since 1989. The original plan was updated in 1989, 1998 and 2010. Historically, the updates were in response to new legislation and land use trends. The 2010 *MDP* is being updated in response to changing development trends and some very specific legislative initiatives undertaken by the Province of Alberta and the Town. These include:

- the continuing demand for in-fill development, especially in the area west of the downtown core,
- efforts to encourage the development of an industrial park within the community,
- new legislation that encourages inclusionary housing, and
- needed policy directions for a new land use bylaw, completed in 2015, which added provisions for in-fill development, higher density development, supportive living and other enablers to current trends in development.

1.3) MUNICIPAL DEVELOPMENT PLAN AREA

This *MDP* applies to all land within the corporate boundaries of the Town of Barrhead, as established by the Province of Alberta. This Plan shall be a guiding document when applied towards land use issues that are within the sole jurisdiction of another level of government, including public highways and the Paddle River.

TOWN OF BARRHEAD MUNICIPAL DEVELOPMENT PLAN

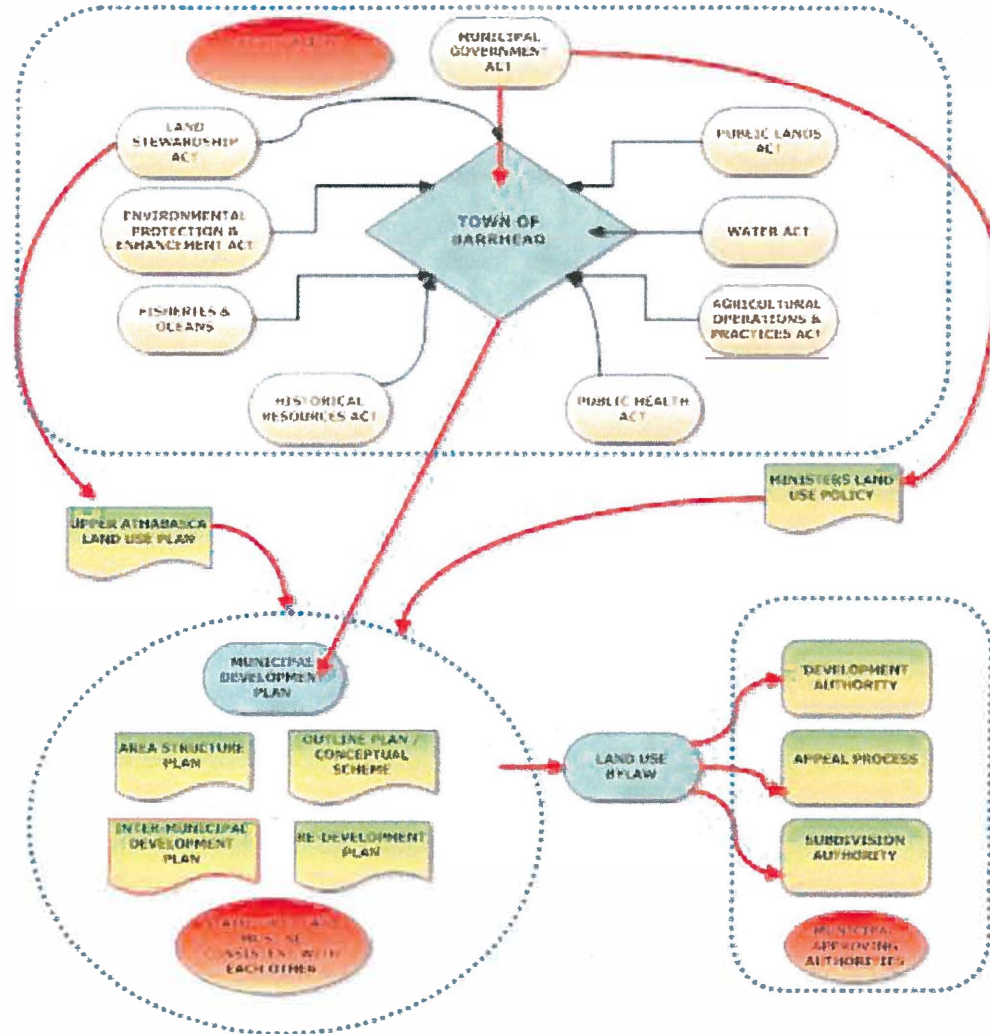
1.4) ALBERTA'S PLANNING FRAMEWORK

The *MDP* is the highest form of planning utilized by a municipality in Alberta. As per recent amendments to the *MGA*, all land use bylaws and plans have to conform to the *MDP*.

Though municipalities are normally autonomous for making their own planning decisions, those decisions are also subject to compliance with provincial legislation, the Minister's Land Use Policy.

For the Town of Barrhead, Federal involvement in planning decisions would likely be limited to communication towers and activities in the Paddle River.

A regional plan is proposed for the Upper Athabasca Region, however, it has not been initiated as of 2018.



TOWN OF BARRHEAD MUNICIPAL DEVELOPMENT PLAN

1.5) THE SCOPE OF THIS PLAN

This land use and development policies described in this Plan cannot be considered to control or regulate the use and development of land by themselves. These policies are intended to guide the municipality and private interests in a manner that will ensure the best form of development under the most desirable conditions.

By convention, this MDP is limited in scope to matters which have a direct bearing on land use issues within the Town.

1.6) IMPLEMENTATION OF THIS PLAN

The *MDP* is implemented primarily through other Statutory Plans such as Area Structure Plans and the Land Use Bylaw. As part of the initial implementation of this Plan, adopted Area Structure Plans shall be reviewed and amended as required to ensure compliance with this *MDP*.

Further, the Town will amend the *Town of Barrhead Land Use Bylaw No. 04-2015*, as required to ensure conformity with this MDP.

Finally, this MDP has been prepared to conform with the provisions of the *Barrhead Inter-municipal Development Plan*.

1.7) SUBDIVISION OF LAND

The policy of the Town of Barrhead shall be that no proposed subdivision will be approved by the Subdivision Approving Authority unless it conforms to the land use and development policies described in this Municipal Development Plan, does not adversely affect the economy of the Town, and can be adequately supplied with required services.

TOWN OF BARRHEAD MUNICIPAL DEVELOPMENT PLAN

1.8) PUBLIC INFORMATION

Upon adoption of the MDP, the Town of Barrhead shall ensure that this Plan is made available to the public.

1.9) REVIEW AND AMENDMENT PROCEDURE

The MDP is not intended to be fixed or inflexible. As changing conditions dictate, this document will be revised and amended by the Town when deemed necessary. Any amendment will be enacted in accordance with the *MGA*.

1.10) INTERPRETATION

(a) Flexibility:

It is intended that the boundaries of land use classes as shown on *Schedule "A" - Future Land Use Map* and all quantities and figures contained in the Plan be considered as approximate and not absolute. Any minor adjustments or variances that may be necessary to land use classes, location of future roads, quantities, and figures will not require an amendment to this Plan.

(b) Policy Explanation:

The word "should", which precedes the policies contained in this Plan means that the statement is an expression of desire. It refers to what they would like to achieve but does not necessarily mean that the Town will be responsible for the action.

The word "shall" means that the action is mandatory.

The word "may" means that the action is discretionary. These actions will be based upon sound planning goals and principles.

TOWN OF BARRHEAD MUNICIPAL DEVELOPMENT PLAN

1.11) DEFINITIONS

The following definitions are commonly used within this document.

Arterial Road – means a road that generally has no private accesses onto it other than those that are necessary to service vehicular traffic.

Area Re-Development Plan – means a statutory plan pursuant to the MGA that allows for urban renewal of a neighbourhood.

Bare Land Condominium – means a condominium as defined under the *Condominium Property Act*, as amended. Generally, units of land are privately owned while parks, open spaces, roads and other property that are jointly owned by the members of the condominium.

Character – means the unique attributes of the natural and built environment which establish a sense of place. It includes elements such as street width, street names and amenities, development intensity, land use type, the natural environment, neighbourhood design, community spaces and architecture.

Collector Road – means a road that connects to an Arterial Road and is accessed primarily by local roads.

Common Property – means property that is jointly owned by the members of a condominium.

Condominium Property Act – means the *Condominium Property Act*, R.S.A., 2000, as amended.

Conservation Easement – means a private, legal agreement whereby a landowner voluntarily restricts certain rights or opportunities related to their land use in favour of a qualified organization (i.e., a land trust, government agency, municipality or other recognized

TOWN OF BARRHEAD MUNICIPAL DEVELOPMENT PLAN

conservation organization) in order to support identified conservation goals. The agreement is registered on title, and binds all future landowners.

Developer – means the person, organization or other legal entity responsible for the development of a parcel of land.

Development – means those buildings, uses or other activities as defined in Section 616 of the *MGA*, as amended.

Environmental Site Assessment (ASA) – means a study that assesses the potential impact of a development proposal which is prepared by qualified professional(s) such as an environmental engineer, ecologist, wildlife biologist or hydrologist. An ASA provides a technical assessment of a development proposal explaining if and to what extent the proposed development might impact the biological and physical characteristics and functions of an area. An EIS identifies potential adverse impacts of a proposal and recommends ways to avoid, minimize or mitigate these impacts and, if possible, enhance the natural area.

Environmentally Sensitive Lands (ESL) – means land containing sensitive or significant environmental attributes that are established with the intent to protect natural features and functions, including, but not limited to wildlife and waterbodies.

Greenfield Development – means the urban development of previously undeveloped land.

Highway – means Highway No. 18 and No. 33 which are within or adjacent to the corporate boundary of the Town of Barrhead.

Housing Density - means the number of housing units within a defined area or building.

In-Fill – means the development of vacant or mostly vacant land within built up and fully serviced areas of existing neighbourhoods.

TOWN OF BARRHEAD MUNICIPAL DEVELOPMENT PLAN

Land Stewardship Act – means the Province of *Alberta Land Stewardship Act, S.A. 2009*, as amended.

Land Use Framework – means a land use plan for the Upper Athabasca Watershed as provided by the Land Use Secretariat for the Ministry of Alberta Environment and Parks¹.

Manufactured Home – means a dwelling that is constructed after January 1, 1991 under the CSA – A277 building code standard.

Minister's Land Use Policies – means policies adopted by the Minister of Municipal Affairs pursuant to the *MGA*.

Mobile Home - means a dwelling that features a minimum length to width ratio of 3:1 and is constructed prior to 1991 under the CSA Z240 building code standard.

Mixed Use – means allowing more than one type of use in a building or set of buildings and may include one or more of the following uses: residential, commercial or institutional.

Municipal Government Act - means the *Municipal Government Act, R.S.A. 2000*, as amended. May be referred to as the "*MGA*".

Provincial Road Authority – means Alberta Transportation.

Redevelopment – means replacement, re-modelling, or adaptive reuse of existing structures or lands to accommodate new development.

School Authority – means the Pembina Hills Regional Division No. 7.

Subdivision – means the consolidation, separation, or creation of parcels/lots pursuant to Part 17 of the *MGA*.

¹ As of 2017, the Upper Athabasca Watershed plan has not been initiated.

2.0 SETTING

2.1) LOCATION

Barrhead lies approximately 116 km (72 miles) northwest of Edmonton, on the banks of the Paddle River, within the watersheds of the Pembina and Athabasca Rivers (Map 1: Location). The Grizzly Trail (Highway No. 33) passes south through Barrhead and connects with Highway 43. The junction of Highways No's. 33 and 18 is in the center of Barrhead. The Town is surrounded by a large mixed farming community. Oil and gas fields to the Town's north and west also form part of the service trading area. The Town serves its trading area with health, professional, educational, recreational, retail commercial services, and auto and farm machinery sales and service. The population has grown at a steady rate, from a 1991 population of 4,160 persons to the present population of 4579 persons.

The Town of Barrhead is the primary urban community with an extensive trading area of 20,000. It is important that this Plan assists with the continuation of the community's role as a regional centre.

2.2) POLITICAL JURISDICTIONS

Barrhead is located in the centre of the County of Barrhead No. 11. The fringe area around the Town is subject to competing demands/uses by the County and the Town. In order to promote responsible planning a shared intermunicipal development plan has been developed between the Town and the County. Decisions regarding development in this area are referred to the County and Town through the Intermunicipal Development Plan (*IDP*). The two municipalities have benefited from the IDP since it was first adopted in 1999.

In the future, the Town and County will prepare an Integrated Collaboration Framework (*ICF*). In terms of land use planning, the ICF may address intermunicipal service delivery. Where necessary, this Plan may have to be amended to accommodate the ICF.

TOWN OF BARRHEAD MUNICIPAL DEVELOPMENT PLAN

2.3) HISTORY

Prior to the coming of the pioneers, the Barrhead area was traversed by the nomadic Cree and Assiniboine Indians. In the early 1800's, fur traders arrived in the area and established fur trading posts along the major rivers in the area. The Klondike (Chalmers) Trail passed by the present site of Barrhead and carried numerous Klondike-bound gold seekers and settlers to the Peace Region of northwestern Alberta.

In 1906, the area around Barrhead was surveyed for settlement, and in 1907, European settlers arrived and began to homestead. The homesteaders did well and formed the Paddle River and District Co-op Society in 1912. The Society's store was located on SE 4-60-3-W5M. The Society applied for a post office to be located in the store in 1913. The name they submitted for the post office was Barrhead, taken from the Town of Barrhead in Scotland, the home Town of one of the shareholders. The post office/Co-op was soon joined by a blacksmith shop, stopping house, police detachment, garage and several stores.

In 1927, the Northern Alberta Railway came through the area and established its station southwest of the original Town site by about 4.0 km (2.5 miles). The inhabitants of Barrhead moved themselves and their dwellings to the new site and the name of Barrhead was transferred to the new site with them. In the same year, the Village of Barrhead was incorporated. The Village continued to grow, supplying goods and services to its growing agricultural hinterland. In 1946, the Village incorporated into a Town.



TOWN OF BARRHEAD MUNICIPAL DEVELOPMENT PLAN

As Barrhead has grown it has annexed land and the Town's economic base has expanded. Regional government services, eleven manufacturing establishments, the nearby forest industry, and surrounding oil and gas developments provide employment for Barrhead's residents. ('Trails Northwest' by the Barrhead and District Historical Society, 1967.)

In modern times, the Town has both maintained its historical character while looking forward to the challenges of the future. The Town adjusted to the loss of the railway through an ongoing downtown redevelopment project. The community remains an important service hub for the region.

2.4) LOCAL FEATURES AND DEVELOPMENT CONSIDERATIONS

A brief discussion of Barrhead's local features and development constraints is provided although these will be discussed in detail in appropriate sections elsewhere in the Plan.

Paddle River:

The Paddle River runs through the southern portion of Barrhead and is crossed by Highway 33. The Paddle River is a relatively young, meandering river which is constantly shifting to establish an energy balance. The Paddle is the source of the municipal water supply for Barrhead. Prior to the building of the Paddle River Reservoir, Barrhead and the surrounding area experienced periodic flooding and water supply deficiencies. In 1974, at the Highway 33 crossing of the Paddle River, the maximum depth of flow of water was about three feet above the grade of the approaches. Since then the grade to the north has been raised to approximately the elevation of the 1974 flood. It is estimated that since the reservoir was built this site would essentially be flood free. It is unknown, however, if the Paddle River Dam will prevent flooding in the Town of Barrhead in a major flood. The presence of development within the 1:100 year flood plane is considered in this Plan. Although municipal services have not been brought to the south side of the river at this time, we can not rule out that it may not happen in the foreseeable future.

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North-South Ravine:

A major ravine system runs in a north-south direction along the western edge of the developed portion of Barrhead. The ravine is treed and contains an intermittent stream. This ravine presents a constraint to development but also presents an opportunity to create a natural area reserve which could enhance further residential development in this area. Another deep gully is present in E-29-59-3-W5M, this ravine appears to be quite deep but is not treed. This ravine could constrain development but if seeded could also enhance future residential development as a desirable park-like area. Marshy, boggy areas in NE 29-59-3-W5M are part of this ravine system but could be drained to accommodate future development.

Depressed Areas:

As mentioned earlier, some marshy spots and intermittent streams exist as part of a ravine system which runs from the northwest of the developed area of Town.

Major Power Lines, and Oil and Gas Pipelines:

These man-made constraints follow rights-of-way or easements on various paths through and around Barrhead. For both maintenance and safety reasons they require setbacks from other development.

Rail Line:

In 2000, the CN rail line in Barrhead was abandoned and sold to private interests. Today the former line has become a thriving business area and an asset to the Town. Currently, there are no railway right of ways within the corporate boundary of the Town of Barrhead.

Water Reservoir/Sewage Lagoons:

The Town's water reservoir is located in the southwest corner of Barrhead, west of the ravine system in NW 20-59-3-W5M. The municipal sewage lagoon occupies NE 16-59-3-W5M on the outskirts of Town in the County of Barrhead. The Barrhead Regional Water Commission (BRWC) supplies water to the McGill Estate subdivision located in the SW 20-59-3W5M.

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2.5) EXISTING LAND USE

The Town has enjoyed a consistent approach to land use for more than a half century. Though the first MDP was prepared for the Town in 1989, almost 30 years ago; the Town has former land use bylaws dating back to the mid-1960's. Most of the land within the Town allows for the same land uses that were originally intended for the community when bylaws first came into being more than 50 years ago. Land Use Designation changes or Land Use District Changes have been rare through the last half century.

The Town desires to maintain this consistent approach to planning into the future. It is anticipated that other than downtown expansion or the conversion of urban reserve lands to an urban use, land use patterns into the future will be generally consistent with historical land use patterns.

2.6) CHALLENGES & OPPORTUNITIES

The Town has a number of challenges and opportunities that are addressed within this MDP.

Challenges include:

- Efforts to encourage retention of the Town's youth by continuing to improve quality of life amenities and to foster a business environment that can provide employment opportunities.
- Managing residential in-fill development with a focus on the lands west of the Downtown.
- Working with a land base that does not encourage multiple residential greenfield developments as most residential neighbourhoods abut the corporate boundary of the Town of Barrhead.

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Opportunities include:

- Allowing for an increased range of housing opportunities through innovations in design, minimum floor areas, parking requirements and mixed use buildings.
- Completing an industrial business park which will allow for additional commercial and light industrial properties.
- Completing the re-development of the former railway lands south of Downtown.



3-0 COMMUNITY VISION

The primary goals of the Town of Barrhead from a land use and economic development perspective are to continue to enhance the Town of Barrhead's role as an agricultural service centre, to expand its economic base, and to continue to build upon the high quality of life enjoyed by the residents of the community.

3-1) DEVELOPMENT STRATEGY

The Town's development strategy outlines the direction that Town Council would like to pursue in planning for the community's future in an orderly, efficient and effective manner. Based upon the above goals, the community has prepared the following development strategy:

3-2) DEVELOPMENT OF LAND

To promote further growth, Council has determined that the future development of land shall be provided in an orderly and efficient manner that maximizes the potential of the land for the long term benefit of the Town of Barrhead.

The Town will strive to ensure a sufficient supply of lots are available for a wide variety of land uses; and that the supply of vacant lands, both serviced and unserved, will be maintained in a cost effective manner.

The Town will continue to encourage responsible development and strive to minimize conflicts between adjacent land uses.

To ensure that future developments are efficient, economical, and in accordance with sound planning practices, the Town will ensure that the timing of future development will not override

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the ability of the Town to provide effective municipal services at a reasonable cost to the community.

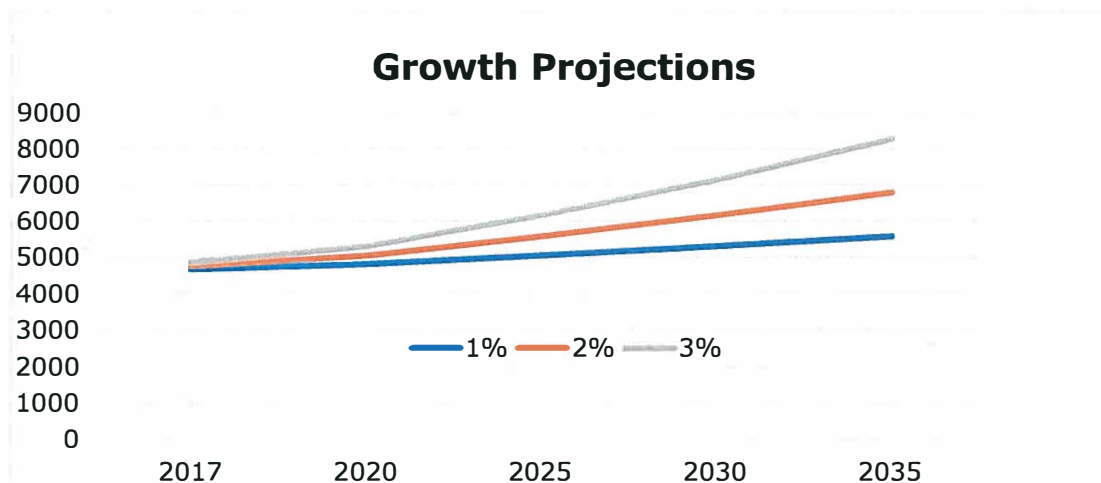
The Town may consider re-development plan(s) for the Downtown and the land to the west of the Downtown.

The focus on development over the short to medium term will be on in-fill redevelopment, and the development of greenfield parcels in the north portion of the community. Though not a focus, the Town remains of the view that land to the south of the Paddle River can provide opportunity for the benefit of the Town in the future

3.3) POPULATION GROWTH GOAL

To encourage further population growth Council will strive to achieve a sustainable and positive growth rate. Historically, the Town has experienced a growth rate of 0.8% year over year since 2006. The chart below provides three different scenarios for the future at a growth rate of 1%, 2% and 3%.

Extrapolating the historical growth rate of the community would suggest a population of 5,557 in the year 2025 which coincides with the date when this Plan will likely be fully reviewed once again. This rate of growth would

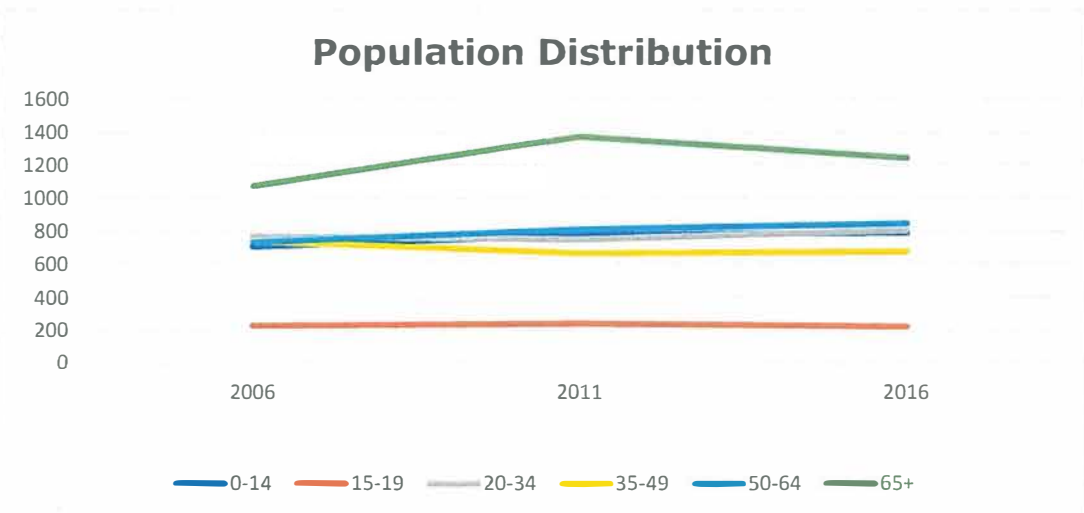


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appear to be realistic should the economic and population characteristics of the region remain static.

Should an economic boost or some other unforeseen factor occur in the Barrhead area, a higher growth rate could be realised. As an example, a 3% growth rate could result in a population in excess of 6,000 people in 2025.

Demographic trends within the Town of Barrhead indicate a very stable community. Unlike many rural and smaller urban centers in the Province of Alberta, the overall population trend indicates that youth are remaining in the Town, as are people from almost every age group.



The only age group that has shown a decline of any significance is the retirement age group which has shown a loss of 130 persons since 2011 while the Town has grown in overall population by about 147 persons in the same period.

Overall, the Town of Barrhead is maintaining a balanced population profile, with the average age increasing by only 8 months over the last decade for an average age of 45.1 years.

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3.4) RESIDENTIAL DEVELOPMENT

The Town of Barrhead will ensure through proper planning practices that future housing development proposals will be of a high quality, aesthetically attractive, and compatible with the surrounding environment.

When reviewing development proposals, the Town will consider the overall community requirements for a variety of housing types so that the housing needs of the residents of the Town of Barrhead may be accommodated.

To assist with the development of residential areas, the Town of Barrhead will endeavor to ensure that an adequate supply of serviced lots are available for residential development.

The Town will encourage mixed housing types in new and established neighbourhoods through a mixed housing policy.

The Town will endeavour to ensure that new housing continues to be affordable for and appropriate for target markets. New housing design, parking standards and lot sizes will be appropriate for the intended resident.

The Town will provide for inclusive housing as required by the MGA and its regulations.

The Town will continue to require that all housing is adequately serviced with off-street parking.

3.5) CENTRAL BUSINESS DISTRICT

The Town strongly believes in the importance of maintaining a strong, vibrant central business district. Redevelopment and revitalization of the central business district and main street area for commercial development will be encouraged.

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The Town recognizes the importance of Highway No.'s 33 and 18 and their linkages to downtown in attracting the traveling public and to provide services for visitors to the community.

3.6) MIXED USE OPPORTUNITIES

Mixed use development can be found in several different forms within the community, including:

- A variety of residential housing types on adjoining properties, typically a multi-unit housing project such as a duplex adjacent to a single unit residence.
- A mixture of residential and commercial within a building, typically a building where the main floor is a commercial use and the residential use is either on the second floor or basement.
- A mixture of residential and/or commercial within an institutional building, such as a cafeteria in a school or an attached manse to a place of worship.

Mixed use development has been a major form of new development over the last decade and is expected to continue into the future. The Town will include policy within this *MDP* to ensure that mixed use development is compatible with the receiving neighbourhood.

3.7) ECONOMIC DEVELOPMENT

The Town will encourage development in a manner that maintains a reasonable balance between industrial, commercial and residential assessment. The Town recognizes its important role as a service centre and looks forward to providing a high quality of service to residents and surrounding communities.

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In particular, the Town will strive to achieve the following economic development goals:

- (a) to facilitate the continued growth and diversification of industry through the provision of an environment that allows for the development of affordable industrial and commercial lots with an agricultural focus;
- (b) to provide an environment which is attractive to further economic diversification, through a forward looking re-development strategy and the provision of land that can be developed for new businesses;
- (c) to provide for the further development of the manufacturing industry in Town through the provision of attractive land use strategy that encourages growth and intensification of industry within the community;
- (d) to maintain the attractiveness of the Town as a place for surrounding communities to depend on for services through the implementation of the Town's economic development strategy; and
- (e) to promote the attractiveness of the Town and its quality of life for seniors.

3.8) NATURAL ENVIRONMENT

The Town will encourage future development to be compatible with the natural environment, and surrounding land uses. This will be accomplished through the following objectives:

- protecting the Paddle River, tributaries and floodplain lands,
- identifying and protecting wetland areas within greenfield developments, and
- providing a buffer from development to environmentally sensitive areas.

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3.9) COMMUNITY INVOLVEMENT

Town Council recognizes the past efforts of the volunteer community in promoting and encouraging economic and community growth. Their ongoing participation in the growth and development of the Town of Barrhead will be encouraged.

Council will ensure that all development and redevelopment will be of a high quality to maintain growth and the community's appearance as an attractive place to live and work.

3.10) TOURISM

Tourism development will be encouraged both within the Town and in cooperative efforts with other regional communities. The primary goals of tourism development include:

- a) the development of attractions that will increase the number of tourists and their length of stay in the community;
- b) increasing opportunities for tourism related retail trade;
- c) to provide visitors with a positive outlook on the people and opportunities of the community;
and
- d) to cooperate with local and regional tourism promotion groups and organizations to enhance tourism marketing within the Town; and
- e) to maintain aesthetically pleasing community entrances and main street within the Town.

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3.11) COMMUNITY SERVICES, OPEN SPACES AND PARKS

Barrhead is committed to providing a wide range of community services to enhance the quality of life in the community. Community services and facilities serve a major role in attracting investors and new residents to the Town. This role can be enhanced through effective management and when required, expansion of services and facilities in the community.

The Town will strive to maintain current level of services and facilities within the community and participate where feasible in the development of additional community service assets.

Open space, park and recreation areas are important to the Town. The Town will strive to work with the community in maintaining these areas and to improve on the quality and use of these valuable facilities.

3.12) TRANSPORTATION STRATEGY

The Town has a number of transportation challenges that are of critical importance to the Town. To meet these challenges, the Town shall:

- a) pursue a definitive long term agreement with Alberta Transportation for intersection, pedestrian crossings, and service road standards along the highway corridors within the corporate boundary of the Town;
- b) work with the Barrhead Chamber of Commerce to develop enhancements to the main street corridor and provide parking opportunities for bicycles and other non-motorized transportation systems;
- c) examine the feasibility of re-developing land to the west of the downtown for enhanced pedestrian and linear park access.

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3.13) SUSTAINABILITY

The policies and directions of this municipal development plan have been designed to be sustainable in terms of the impact of development on the natural environment, costs and maintenance of infrastructure, and for the purpose of providing a sustainable and achievable quality of life for the residents of the Town of Barrhead.



4.0 GENERAL DEVELOPMENT POLICIES

The following policies and objectives indicate the intent of the Town of Barrhead to direct future growth in a manner which is orderly, efficient, and beneficial to the residents of the community. Subdivision and Development within the Town should comply with the following strategic policy directions:

4.1) REZONING OF LAND

Prior to rezoning² land under the land use bylaw, the Town shall carefully evaluate the need for additional lands under the proposed land use district, the potential for future development under that district, and the ability of the Town to adequately service the subject property for the proposed use(s).

4.2) URBAN RESERVE LANDS

Lands which are not identified for immediate or short term urban development may be designated as urban reserve. Development on urban reserve lands shall be performed in a manner that will not adversely impact future urban growth.

4.3) PHASING OF DEVELOPMENT

The Town will encourage the in-filling of existing subdivisions and serviced areas prior to considering the extension of services to future development areas.

² Re-Zoning is used as an equivalent term to Re-Districting as provided for in the *ACT*.

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4.4) CLIENT SERVICES

The Town will strive to accommodate where possible, the timely processing of subdivision and development applications.

4.5) FLEXIBILITY OF REGULATIONS

The Town shall enforce regulations contained in the Land Use Bylaw. Land use regulations may be relaxed where permitted under the Act and where the proposed subdivision or development meets the spirit and intent of the goals and objectives of this Plan, is deemed appropriate, and the decision is based upon sound land use planning principles.

4.6) INTER-MUNICIPAL COOPERATION

The Town will strive to work cooperatively with the County of Barrhead on matters of mutual interest and to have regard for the policies contained in the Barrhead Intermunicipal Development Plan. Development permit applications, applications for rezoning on urban reserve lands, and proposals which may have an impact on the County of Barrhead shall be submitted to the County for their review and comment in accordance with the provisions of the Intermunicipal Development Plan.

4.7) MULTI-LOT, LARGE AREA SUBDIVISION

The Town may require, as part of the subdivision process, a developer to submit an outline plan, conceptual scheme or to prepare an area structure plan demonstrating the type and sequence of development in the subject property.

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4-8) PROVINCIAL HIGHWAY NETWORK

Subdivision and development proposals shall be referred to Alberta Transportation for review and comment in accordance with the Subdivision and Development Regulation.

4-9) SUBDIVISION AND DEVELOPMENT

New subdivisions shall have water, sewer, power, and may require paved roads, curbs, and gutters. Installation of services shall be at the developer's expense. Oversized improvements designed to service additional lands may be cost-shared in accordance with the servicing agreement tools afforded to municipalities under the *MGA*.

Low pressure services may be considered as an alternative to full services where the installation of full services may not be practical or financially feasible at the time of development.

The Town shall enter into agreements with developers for the provision of all on-site and off-site facilities. The Town may require off-site levies for this purpose.

Adequate open space and recreational land may be required to be provided in all subdivisions. Satisfactory arrangements shall be made for adequate parking in any new development.

In-fill development shall be respectful and compatible with the surrounding neighbourhood, with special care taken to impacts on mature vegetation, drainage, traffic, provision of services, and character and appearance standards.

All subdivision and development shall comply with the Town's subdivision and development standards.

5.0 RESIDENTIAL LAND USE

5.1) GENERAL RESIDENTIAL POLICIES

The following policies are general and apply to residential development in the Town.

1) To provide for orderly and staged residential growth, the Town shall:

- a) continue to encourage in-fill residential development in mature neighbourhoods; and
- b) encourage the development of new residential areas, when demand requires, in locations which are adjacent to existing residential subdivisions.

2) To foster the provision of affordable and inclusive housing, the Town:

- a) shall encourage a variety of housing options within the community as a means to increase choice and pricing options for residents;
- b) shall support affordable housing initiatives which are financially sustainable and effective, subject to consistency with other policies of this MDP;
- c) should develop a separate policy for inclusionary housing separate from this MDP that will provide guidance to Council and Administration for the creation of an affordable housing program on a general or site specific basis;
- d) shall consider the impact on housing costs for homes not included as part of a inclusionary or affordable housing program as part of any applicable housing program;
- e) shall access grants and other programs which can effectively facilitate the development of affordable housing within the Town; and

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- f) shall work cooperatively with not-for-profit organizations towards the goal of facilitating affordable and inclusionary housing with the Town.

3) To encourage and facilitate the provision of housing and residential areas in an attractive and aesthetically pleasing manner, the Town shall:

- a) encourage a high standard of development in all residential areas;
- b) ensure the implementation of innovative development standards when developing new areas; and
- c) require all utilities to be installed underground;
- d) prohibit mobile homes from being transported to a parcel within the Town for residential purposes;
- e) encourage the development of alternative energy systems within residential areas provided the proposed system does not conflict with the character of the neighbourhood;
- f) carefully consider the impact of a residential spot-district proposal on the character of the overall neighbourhood;
- g) have due regard to the availability of adequate municipal services to service the parcel when developing new areas or re-developing existing neighbourhoods; and
- h) require landscaped buffers to be established to separate residential development from parcels districted to another land use designation.



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4) To allow for residential development in a manner that is not considered conventional or does not meet the development standards provided in the Land Use bylaw, the Town:

- a) shall consider proposals for alternative or innovative housing design and construction, and
- b) ensure that proper consideration is given to the overall compatibility of the proposed building in the receiving neighbourhood.

5) To encourage the development of a full range of housing types to meet demand from different sectors of the population, the Town shall:

- a) strive to provide an environment where a range of housing alternatives can be provided for prices that are affordable;
- b) provide a range of land use districts for both traditional housing and innovative housing that can accommodate a variety of housing types;
- c) work with private developers and public foundations to ensure that an adequate supply of supportive living and senior's living homes are available;
- d) encourage re-development of existing housing areas adjoining the Central Business District to include a range of traditional homes, condominiums, rental accommodations, bachelor, senior and independent adult homes.

6) To provide necessary community services in residential areas, the Town shall:

- a) allow non-residential uses in certain areas which are complementary to or serve basic residential uses, and

- b) consider the location of new education and community facilities in the planning of new residential areas.

5.2) LOW DENSITY RESIDENTIAL

The following are guidelines to be used in the development and districting of areas designated for low density residential development.

1) To maintain the attractiveness of existing residential areas, the Town shall:

- a) require that site designs for in-fill development focus on compatibility of the development with the character of the receiving neighbourhood;
- b) require on-site parking for all residential development;
- c) limit non-residential uses to those that will not detract from the overall character of the neighbourhood. Uses such as convenience stores which require vehicular access shall be restricted to collector and arterial roads;
- d) allow manufactured housing in designated areas; and
- e) use criteria such as length to width ratio, floor areas and roof lines when determining if a proposed home is appropriate for the receiving neighbourhood.

2) To encourage low density residential in-fill development in a manner that maintains the overall character of a neighbourhood, the Town shall:

- a) encourage the retention of mature trees where the tree is not located within the building footprint of the proposed home;

- b) establish criteria for the amount of in-fill that can be considered within a residential neighbourhood as a permitted or discretionary use; and
- c) consider the impact on the surrounding residential neighbourhood when reviewing in-fill development as a proposed use.

5.3) HOUSING DESIGN STANDARDS - MANUFACTURED HOMES

The following policy directions are intend to guide the development of homes that have a length to width ratio greater than 3:1. These homes are traditionally known as manufactured homes, but may include modular or single detached dwellings provided the length to width ratio is maintained.

1) To provide for manufactured homes in attractive neighbourhoods within the Town, the Town shall:

- a) require that all homes within a neighbourhood that allows for manufactured homes are consistent with each other;
- b) that manufactured homes are a permitted or discretionary housing type in land use districts specifically designed to accommodate the proposed use;
- c) that single detached dwellings and modular homes may be treated as equivalent to manufactured homes as a land use within a land use district that allows for manufactured homes; and
- d) that the Land Use Bylaw describe residential housing standards that include minimum standards for manufactured homes.

5.4) RESIDENTIAL PARKS

Historically, residential parks were referred to as mobile home parks or manufactured home parks. Residential parks build upon the manufactured home park model with an expansion to a wider range of housing types. The following policy directions are to be applied towards the development of residential park type housing.

1) To provide for high quality and consistent housing within a residential park, the Town shall:

- a) ensure that housing within a residential park is consistent in type and style;
- b) allow for commercial development such as convenience and laundry services within a park that is exclusively for park resident use;
- c) ensure that internal roads allow for safe and efficient traffic flows and for unobstructed access for emergency service vehicles; and
- d) require that all residential lots/plots/stalls are fully serviced.

2) To maintain an aesthetically pleasing land use, the Town shall require:

- a) that residential parks are designed and screened from adjoining residential neighbourhoods through vegetation and other suitable screening;
- b) that common lands within a residential park be maintained to an equivalent standard as other land within the community;
- c) that residential parks that are oriented towards families include tot lots or playgrounds should the park not be adjacent to an existing public playground;

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- d) an open space area for each unit/stall that is appropriate for the overall theme of the park, whether it be family or senior's oriented;
- e) that all homes and buildings within the residential park be designed and finished in a manner that contributes to a pleasing character and appearance;
- f) that a minimum of 10% of the gross area of the park be maintained as open space or parkland; and
- g) that when a housing type that is no longer available as a replacement (eg. a mobile home), another suitable housing type may be used provided it conforms to the general character of the neighbourhood.

3) To allow for changing market conditions, the Town may:

- a) consider the conversion of a Residential Park to a condominium provided it can be serviced and designed to an acceptable municipal standard.

5.5) MULTI-UNIT RESIDENTIAL DEVELOPMENT

The following policy directions are to be applied towards the development of lands designated for medium to high density residential use. This generally includes residential dwellings in excess of three housing units for medium density housing and six housing units as high density housing.

General Policy Directions

1) To provide rental and condominium type residential housing opportunities, the Town shall:

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- a) encourage the development of multi-unit residential housing in accordance with market demand;
- b) encourage the development of housing types that are desirable to a range of residential age groups and life styles;
- c) require that quality amenities are included within the development that are oriented towards the target market;
- d) that off-street parking is provided to satisfy the requirements of the intended land use;
- e) require that amenities such as mobility and accessibility structures be included as part of any development that is intended to serve persons with those needs; and
- f) multi-floor high density residential developments shall include 10% of the lot area for outdoor amenity use not including land that is primarily identified for buffering or landscaping. The amount of outdoor amenity area required may be reduced where an indoor amenity area is provided on the parcel.

2) To identify high quality locations for future multi-unit housing, the Town shall:

- a) encourage new multi-unit housing areas are located in proximity to community facilities that provide service and or activities for the target residential market. As an example, this can include parks for family oriented dwellings or commercial entertainment activities single persons;
- b) encourage high density housing to be located adjacent to collector or arterial roadways to mitigate traffic flows into low density residential neighbourhoods; and
- c) shall require laneway access for all multi-unit housing development unless it can be shown that a satisfactory alternative access can be provided.

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5.6) GENERATIONAL HOUSING

The Town encourages the development of private and public sector housing that is oriented towards active adult and senior's housing. These housing types will be encouraged through the following policy directions:

1) To encourage supportive living housing within the community, the Town shall:

- a) identify supportive living housing as an identified land use within one or more land use districts in the Land Use Bylaw; and set standards for development consistent with the *Supportive Living Accommodation Licensing Act*; and
- b) consider supportive living as a principal use in a land use district should a traditional land use district not be appropriate.

2) The Town may consider independent adult dwellings or dwellings established for certain age groups provided the following development standards are included within the project:

- a) amenities are provided within the project that are focused on serving the proposed residential market; and
- b) the dwelling size is appropriate for the proposed use.

3) Where a building is to be developed for a restricted age or family unit such as adults only, no pets or a minimum age requirement, the Town should:

- 1) determine that the building and property be developed for typical family use notwithstanding the desired use, unless the design and amenities of the project are consistent with the proposed use.

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5.7) IN-FILL HOUSING

In-fill housing continues to be a popular residential subdivision within the Town of Barrhead. This type of development is generally encouraged as it allows for a greater density of population on existing serviced lands. In-fill housing usually takes the form of a duplex dwelling in place of a single detached home, though higher density dwellings have been developed as an in-fill property.

One of the challenges with in-fill development is the impact of in-fill on the character of the neighbourhood and the ability of area residents to participate in a public process when reviewing in-fill proposals.



- 1) To allow for in-fill development as a land use within the Town of Barrhead, the Town shall:
 - a) allow in-fill development within any residential land use district that allows for housing types in addition to single detached dwellings.
- 2) To provide opportunities for public participation in the development process for an in-fill development, the Town shall establish thresholds (overall dwelling density limits) for the development of an in-fill residence.
 - a) as discretionary use which will require public consultation similar to other discretionary use decisions within the subject land use district, and
 - b) as a permitted use which will not require any public consultation.
- 3) Where the thresholds described in (2) above have been met, the Town may require additional consultation or planning measures such as a redevelopment plan prior to increasing the dwelling density threshold that would be allowed in a neighbourhood through in-fill development.

5.8) INCLUSIONARY HOUSING

Pursuant to the the Act, provincial standards are in place for the development of affordable and/or inclusionary housing. The provincial standards include, but are not necessarily limited to financial incentives and density bonus mechanisms. The following policies provide an overview the Town's approach to this issue:

- 1) The Town supports affordable and inclusionary housing initiatives which are effective and financially sustainable while consistent with the land use policies of this MDP.
- 2) The Town may adopt policy which will provide guidance to Council and Administration for the creation of an affordable housing program on a general or site specific basis.
- 3) Impacts on housing costs for homes not included as part of an inclusionary or affordable housing program shall be considered as part of any policy for this purpose.

5.9) RE-SUBDIVISION OF MULTI-UNIT DWELLINGS

The re-subdivision of an existing multi-unit dwelling has been a common type of subdivision in recent years. The following policy directions describe the approach the Town will continue to take on this land use issue.

1) To consider the re-subdivision of a multi-unit dwelling into a structure where each unit will be a separate certificate of title, the Town shall require that:

- a) each unit be separately serviced unless the entire structure will be serviced through a common system in the context of a condominium; and

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b) a condominium or private utility own or operate any shared utility services.

2) When converting an existing multi-unit dwelling to a dwelling where each dwelling and a portion of the yard is on a separate certificate of title, the Town:

a) may consider through the Land Use Bylaw, provisions that can vary the parcel area and yard setback criteria for each dwelling.



6.0 COMMERCIAL LAND USE

6.1) COMMERCIAL DEVELOPMENT (GENERAL)

The Town of Barrhead features a diverse commercial business sector. Commercial businesses in the community can be classified into four (4) categories:

- The Central Business District (CBD) which is commonly known as the Downtown area of Barrhead.
- Highway Commercial areas which are generally parcels of land that are adjacent or in proximity to Highways No. 18 and 33, and are focused on providing services to the travelling public as well as local residents.
- Independent Commercial Areas which are usually stand alone commercial business that are not part of the CBD or a highway commercial area.
- Shopping Centers which provide a range of commercial services that utilize a common building or services.

The following policy directions provides the growth and sustainability strategy for commercial development within the Town of Barrhead.

1) To ensure that commercial development within Barrhead conforms to community standards for location, servicing and appearance, the Town:

- a) shall require building and site designs to be compatible in terms of scale, design, facade, and colour to those of adjacent properties;

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- b) may consider street improvement projects initiated by the community that could include, but not be limited to: theme related facade designs and innovative street improvement designs; and
- c) may support business sponsored projects designed to enhance the attractiveness of the business community as a place to shop.

2) To provide for appropriate parking needs within commercial areas, the Town:

- a) may require adequate on-site and where appropriate, the provision of off-site parking to service commercial developments;
- b) may require the developer to be responsible for the provision of on-site parking for shoppers and employees;
- c) may consider alternative parking areas if the amount of on-site parking is insufficient to accommodate the proposed development;
- d) may consider a parking fund and levy system to establish several small parking lots in the downtown area;
- e) require the use of aesthetically pleasing signs, lighting, landscaping and other design features that will make parking areas more attractive to downtown traffic; and
- f) may require parking facilities to be installed for bicycles, scooters and other transportation devices for use by customers.

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6.2) CENTRAL BUSINESS DISTRICT:

The Central Business District (CBD) is the focal point of the Town of Barrhead. The CBD is the area described as being north of the former railway lands, west of Highway No. 33, south of 53rd Avenue and with a western boundary of 51st Street.

The following policy directions apply to the CBD area:

- 1) Development within the CBD shall be restricted to commercial businesses that are generally located on smaller parcels for the purpose of providing retail services, personal and professional services, government offices, institutional services, cultural facilities and entertainment and commercial accommodations.
- 2) Typical development within the CBD will feature zero side yard development and front yard facades that adjoin the sidewalk. Most parking will be on-street except for rear yard parking and designated parking areas.
- 3) 50th Street shall be the focus of the CBD.
- 4) The Town shall encourage new development to have varying building heights and to consider multi-storey structures.
- 5) Existing residential uses within a CBD may continue for the life of the structure after which the parcel shall be converted to a CBD use.



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- 6) The Town should consider innovative subdivision or development proposals within the CBD that allow for smaller lot sizes or multi-ownership/use of properties to increase the range of services and density of use within the CBD.

6.3) CENTRAL BUSINESS DISTRICT EXPANSION

The CBD is a well developed area with the only opportunities for growth being the redevelopment of existing properties into multi-storey or smaller lots. To maintain the CBD as the focus of the community, expansion of the CBD can occur through a combination of increasing intensity or by expanding the CBD area. The following policy directions describe the Town's vision for an orderly and logical expansion of the CBD.

- 1) Expansion of the CBD shall be generally restricted to adjoining parcels generally described as west of 51 Street and north of Elevator Road.
- 2) Once an adjoining parcel to the CBD has been redistricted to the CBD land use district, it shall be included in the CBD boundary thereafter without requiring an amendment to this Plan.
- 3) A mixed use Commercial/Residential with the commercial use being the primary use may be considered within the CBD expansion area.



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6.4) HIGHWAY COMMERCIAL

Highway Commercial development is located on parcels adjacent to Highway No. 33 at the north and south entrances to Barrhead. The primary land use within these lands are vehicle oriented commercial or that require larger parcels for outdoor storage of product.

The following policy directions describe the Town's vision for the future development of these areas.

1) To provide efficient and attractive highway services to the travelling public, the Town shall:

- a) restrict land uses on lands designated Highway Commercial to businesses and related activities that require highway exposure and are necessary to service the travelling public; and
- b) encourage uses such as automobile/agricultural dealerships, service stations and commercial accommodations to be the priority land uses in this land use designation.

2) To provide efficient and effective access to lands designated as Highway Commercial, the Town shall:

- a) ensure that a service road and access is provided to service highway commercial uses north of the 58rd Avenue and 49th Street intersection;
- b) consider service road designs that can service lots on both sides of the service road; and

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- c) work with Alberta Transportation to ensure that lights, signals and pedestrian crossings are placed at appropriate locations to service access onto Highway No. 33 in an efficient manner.

3) To provide a transition from Highway Commercial parcels to non-commercial or industrial lands, the Town shall:

- a) Require a buffer, fence or screen from adjoining parcels designated to a land use other than commercial or industrial.

6.5) INDEPENDENT COMMERCIAL

Independent commercial uses are those which are wholesale with a retail component. These uses are more appropriate in light industrial areas or industrial business parks. The following policy directions describe the Town's approach to this important land use:

1) To ensure that independent commercial development is appropriately located, the Town shall:

- a) define and regulate through land use provisions the range of type of commercial land uses that may be located in an industrial land use district; and
- b) ensure that adequate parking and customer service infrastructure is available for the safe conduct of the retail component of the business.

6.6) SHOPPING CENTRES

Shopping centres may be allowed within the Town on parcels designated to shopping centre use within this Plan. To provide effective guidance to shopping centre development and to provide

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for this land use in a manner that contributes to the overall commercial growth of the Town, the Town has described the following vision for shopping centres.

1) To allow for shopping centres to be developed in appropriate areas, the Town shall:

- a) require that shopping centres only be located on lands that designated for the specific use under the Future Land Use map of this Plan; and
- b) require that a shopping centre be located on a parcel that is a minimum of 2.0 hectares in area.

2) Shopping centres shall include the following development standards:

- a) common parking areas and where necessary, internal private roadways to allow for vehicular movement through the parcel;
- b) separation from non-commercial uses through the use of buffers, fencing and other aesthetically pleasing constructs;
- c) buildings to be located on the outer portion of the shopping centre where feasible, with the parking areas to be located internally or in the rear;
- d) a range of roof lines and facades are to be used on all buildings;
- e) extensive use of vegetation and other aesthetic features within the parking area; and
- f) pedestrian access from adjoining parcels to the shopping centre site.

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3) Prior to the designation of a parcel for a shopping centre under this Plan, the Town:

- a) should require a land use plan to be submitted for the development. The land use plan shall describe the vision, layout and servicing standards for the parcel. The land use plan may be statutory or non-statutory at the discretion of the Town;
- b) should assess the impact of the proposed shopping centre on the commercial health of the community;
- c) may require the preparation of a traffic impact assessment to determine traffic and pedestrian infrastructure needs at the site; and
- d) and may require engineering reports for utility and stormwater servicing as part of the subdivision and/or development process.

4) Where a shopping centre uses multi-storey buildings, the Town shall:

- a) encourage residential use or professional offices on the second floor of the building.



7.0 MIXED USE DEVELOPMENT

Mixed Use Development is a land use that is growing in popularity in Barrhead. This development designation can take several forms and has been shown to be of benefit to the continued growth of the community. The following policy directions describe the vision of the Town for this important land use classification:

- 1)** Mixed Use Development, for the purpose of this Plan, may include a commercial and/or residential use within a structure that has been established for commercial, public or institutional use.
- 2)** The Town shall, through the Land Use Bylaw, establish as allowable uses under appropriate conditions within applicable land use districts, based upon the following principles:
 - a) the principal use shall be the use that most closely resembles the purpose of the land use district;
 - b) where the mixed-use is in a separate building, the building must be of similar appearance to the principal use and compatible with the surrounding neighbourhood;
 - c) where the land use bylaw is unclear as to what type of residence may be used as a mixed-use dwelling, the dwelling shall be consistent with the typical building type in the surrounding neighbourhood; and
 - d) a mixed-commercial use in an institutional use should be accessory to the principal use in the building, such as a restaurant in a medical facility or a cafeteria in a school.
- 3)** Mixed-use developments shall be subject to the same principles as other land uses in that the proposed use must be adequately serviced and be able to function without detrimental impact on the surrounding neighbourhood.

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- 4) Mixed-use development shall be of a compatible appearance to structures in the neighbourhood.



8.0 INDUSTRIAL LAND USE

The predominant use of land in areas designated industrial shall be for the provision of light industrial uses. Uses which are compatible with and do not detract from the overall intent and characteristics of industrial development, such as independent commercial, shall also be permitted. Warehousing and storage uses are normally considered compatible with light industrial uses.

The following policy directions describe the vision of the Town for future industrial development.

1) To foster greater economic diversification through increasing the attractiveness of Barrhead for future industrial development, the Town shall:

- a) continue to promote, through Council and Administration, the advantages that the community offers to industry;
- b) work with developers to ensure that an adequate supply of land is available for a full range of industrial uses;
- c) strive to ensure that industrial land is available for future growth; and
- d) provide through the Land Use Bylaw flexibility for industrial users to innovate and explore options for intensification of land use, eco-industrial options and alternative energy systems.

2) To ensure that industrial lands are easily accessible, the Town shall:

- a) ensure that industrial areas have direct access to industrial roadways that link to Highway No. 33; and

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- b) work with Alberta Transportation to ensure that intersections onto 49th Street are developed to a proper standard and functional for industrial traffic.

3) To maintain an effective and aesthetically pleasing separation between industrial designated parcels and those of other land use designations, the Town shall:

- a) encourage the development of industrial lands as an extension of existing industrial areas;
- b) where industrial areas abut a parcel under a different land use designation, the Town shall require the use of buffers, berms, landscaping and other measures, as applicable, to minimize any adverse impacts to non-industrial lands.

4) To improve the appearance of the Highway 49th Street corridor as a community entrance, the Town shall:

- a) Develop a program with industry to ensure that the visual appearance of the adjoining industrial lands and highway separations are improved through landscaping, vegetative buffers and by making highway facing yards more visually attractive.

5) To ensure that the industrial lands within the Town are developed in a manner that is beneficial to the overall community and adjoining land uses, the Town shall:

- a) encourage future heavy industrial development which may significantly impact surrounding lands through the air, noise, waste discharge, odours or emissions to locate on parcels within an industrial area where prevailing winds ensure that the odours or omissions are normally not directed to residential and commercial areas; and
- b) consider potential impacts of proposed development within the vicinity of industrial parcels that may impact the development potential of industrial lands through factors such as separation distances and emergency issues.

9.0 RECREATION AND OPEN SPACE

Recreation, culture, and open space areas continue to play an important role in the ongoing growth of the Town. The community is fortunate to have a variety of natural and man-made features that provide opportunities for recreational pursuits. The policies below reflect the general intention of the Town and are intended to support and complement the policy direction of the Town Recreation Master Plan.

1) To provide land that is accessible for the widest range of users within the community, the Town shall encourage:

- a) major recreation facilities to be located near arterial roads to provide access the widest range of users and to minimize adverse impacts on the surrounding neighbourhood due to traffic and noise; and
- b) service clubs and neighbourhood associations to provide their own recreational facilities; and
- c) the development of a linear park system that is developed for multi-use purposes.

2) To ensure that recreational facilities are designed to meet community needs, the Town shall:

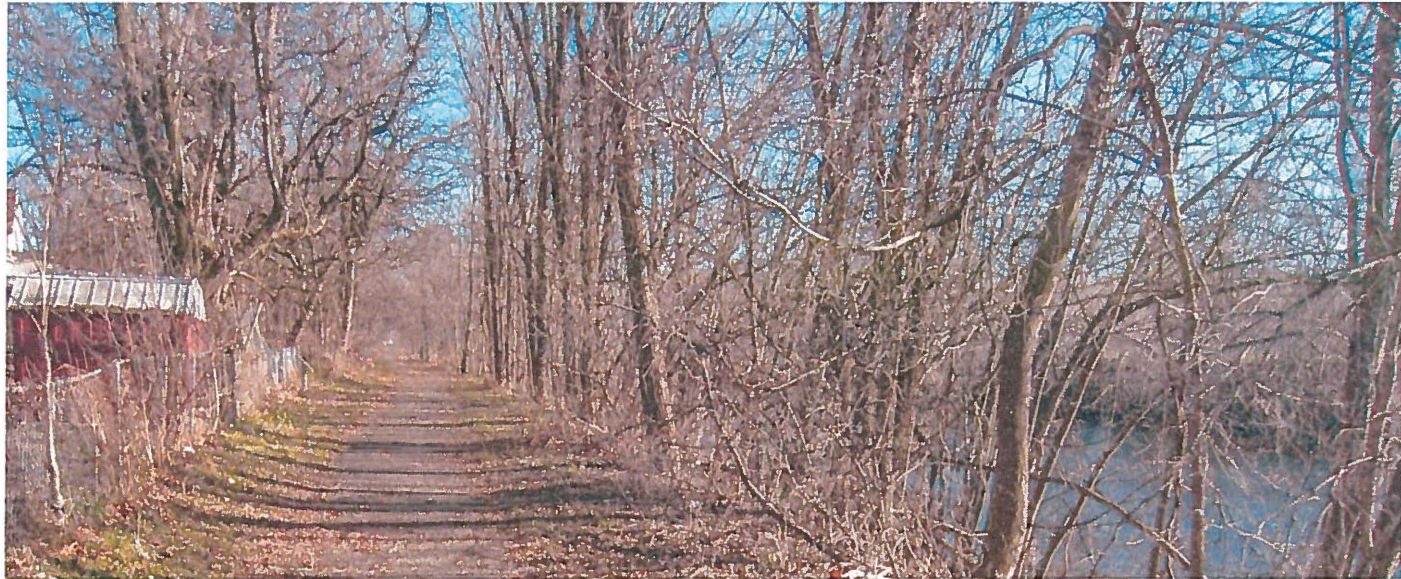
- a) ensure that recreation facilities that are not designed solely for pedestrian traffic has sufficient on-site parking;
- b) provide adequate parks and tot-lots in new residential subdivisions;

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- c) develop parks in a manner that will allow for updating as the desires and requirements of future residents change with time;
- d) strive to ensure that community facilities may be used throughout the year; and
- e) strive to achieve the strategic goals and objectives of the *Recreation and Leisure Master Plan, 2010*, as amended.

3) To establish a linear park system for the Town, the Town shall:

- a) Identify through the *Recreation and Leisure Services Master Plan, 2010*, a trail route that will link major parks, residential neighbourhoods, major community facilities and the Central Business District as a linear park.



10-0 PUBLIC AND INSTITUTIONAL LAND USE

The Town features a number of institutional land uses, offering services on a local, regional, and in some cases, a provincial scale. The location of these institutions is an important consideration as they affect the future role of the Town as a regional service centre and can influence the costs associated with their development. Other impacts of institutional facilities include changes in traffic patterns, population growth and future adjacent land uses.

GOVERNMENT:

Barrhead serves as a regional centre for a variety of services offered by the Government of Alberta. Several government departments have regional offices in the community. The Town is also home to the Alberta Distance Learning Centre which provides programming to Alberta students.

EDUCATIONAL SERVICES:

The Town currently has a public kindergarten (ECS), elementary, junior high, and senior high school with a combined capacity for approximately 2,050 students. The Barrhead Public Library and Community Theatre are located on school property. The Barrhead and District Adult Learning Council is also located in the community.

COMMUNITY SERVICES:

The Town supports a large number of community services which are used by residents in the Town and the surrounding area. Most of the land used for community services is for churches, seniors facilities, medical facilities and early childhood care services.

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The Town, through the following goals and objectives, will strive to coordinate the future development of community services and facilities through a cooperative effort with the community.

1) To ensure that school authorities have sufficient land for new school sites, the Town shall:

- a) invite dialogue from school authorities as part of the long range planning process to identify future school land needs.

2) To encourage the development of public facilities in a manner that will be compatible with adjoining land uses, the Town shall:

- a) ensure that major facilities are located in areas where adverse impacts on adjoining land uses are minimized;
- b) use, where practical, buffers, vegetation, road connections, building and parking layouts to enhance the attractiveness of the site; and
- c) provide connections for pedestrian access from the surrounding neighbourhood.

3) To ensure that community facilities and services remain relevant as population growth and needs change over time, the Town shall:

- a) work with community organizations and users to determine effective measures that be taken to maintain user satisfaction and to revitalize facilities to maintain their attractiveness to the community as a place to work and play.

4) To enhance the role of Barrhead as a regional service centre, The Town shall:

- a) continue to promote and to attract advanced social, medical and other governmental services to locate in Barrhead; and

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- b) utilize government grants and programs that can be effectively used to assist in the further development of the Town as a location for government services.

5) To provide additional public and not for profit housing opportunities for senior's and supportive living housing in the community, the Town shall encourage:

- a) new seniors and supportive living housing to locate in areas that provide access to shopping areas and public facilities;
- b) seniors and supportive living housing to locate in areas that enhance opportunities for social interactions between the residents and the surrounding community through access to shopping centres, public facilities, and parks; and
- c) seniors and supportive living housing to locate in areas that are family oriented to enhance the social structure of the community.

6) To provide and environment for a wide range of child care services within the community, the Town shall through the Land Use Bylaw:

- a) provide a framework for day care services as an accessory use to commercial businesses; and
- b) allow for day care services to be established in residential areas in a manner that is compatible and not disruptive to residential neighbourhoods.

11-0 TRANSPORTATION

Barrhead has benefited through being at a crossroads of two major regional highways (Highway No. 18 and 33) and in proximity as a service centre to the oil and gas fields on the Grizzly Trail. The Town also features an airport and a medical related heliport. The Town is not adversely impacted by major petroleum pipeline infrastructure or other industrial corridors.

ROADWAYS:

Roads are identified through a road hierarchy because of the important relationship between transportation and land use planning. Roads within the Town consist of the provincial highway network and local municipal roads which are designed to encourage the efficient and unimpeded movement of people, goods, and services through the community. Local roads within the corporate limits of the Town are constructed to the standards of the Town while the provincial highways are to a provincial standard.

Provincial Highway corridors are comprised of Highway 33 and Highway 18.

- Highway No. 33 enters Barrhead from the south and continues northwards through the Town to a highway intersection north of Barrhead.. Highway No. 33 continues westwards north of the Town, linking Barrhead to the oil and gas fields in the Swan Hills area.
- Highway Number 18 enters Barrhead from the west, providing a link to the Thunder Lake area and Whitecourt. Within the Town the highway becomes 53rd Avenue, then intersects with 49th Street (north) to the northern boundary of the community.

Current challenges with the provincial highway network are primarily issues related to commercial access onto 49th Street north of 53rd Avenue.

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AVIATION:

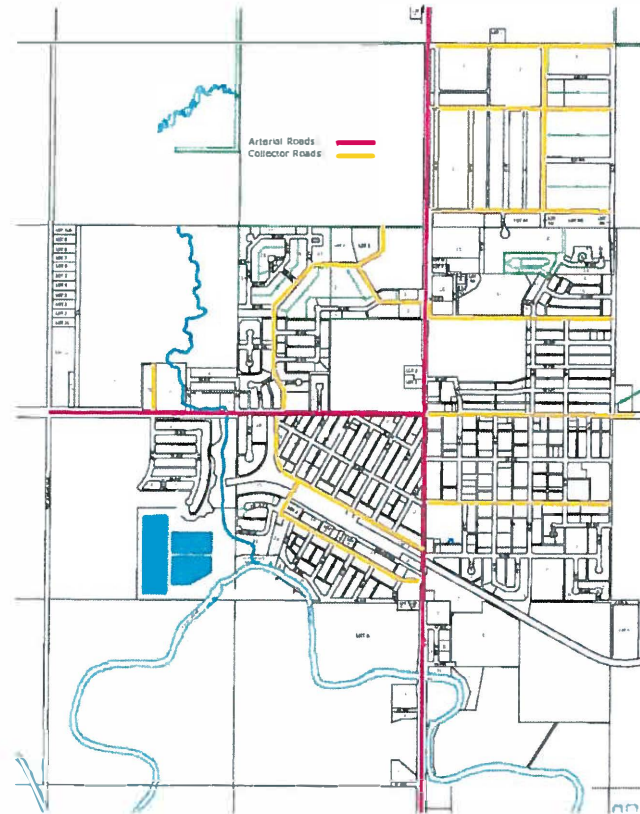
Barrhead's airport is located in the County of Barrhead, approximately 2.4 kilometres (1.5 miles) southwest of Town. The airport is classified as a light commercial airport and features a 1067 metre (3500 feet) paved and lighted runway and a GPS approach system (WASS system). A helipad at the Barrhead Healthcare Centre provides direct EMS services to the community and region.



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1) To provide for an efficient road system within the Town, a road hierarchy shall be established, based upon the following principles:

- a) Arterial roads with a right of way generally between 30.5 and 60 metres in width (100 to 200 feet) will be established as described on the Future Land Use Map. Arterial roads are the principal road network within the Town with limited direct access from individual parcels in order to facilitate traffic movements. On street parking is very restricted on arterial roads.
- b) Collector Roads are designed to link local neighbourhoods to arterial road networks. Right of way widths on collector roads are generally a minimum of 20 metres (66 feet). Collector roads are to be designed to minimize the number of accesses from individual parcels.
- c) Local Roads are designed to carry low levels of traffic volume and provide access to individual parcels. Right of ways are generally a minimum of 18.2 metres (60 feet), though alley access is also appropriate on local road networks. Cul-de-sacs should be no longer than 100 metres (328 feet) in length, measured from the centre of the road between the start of the road to the centre of the bulb.



2) To provide an effective pedestrian transportation system, the Town shall:

- a) require detached sidewalks with a minimum width of 1.2 metres (4 feet) shall be located along the inside boundary on one side of an arterial right of way. Evaluation of frontage requirements for pedestrians may require sidewalks to be placed on both sides of the right of way;

- b) require as a minimum standard for sidewalks to be placed on one side of a local street sidewalk. Preferred locations are the north side on east-west streets and the east side and north-south streets to maximize the amount of sunshine hours on the sidewalk;
- c) require a vegetated buffer strip between the sidewalk and the curb on arterial right of ways outside of the CBD;
- d) work with Alberta Transportation to establish pedestrian friendly crossings on arterial roads; and
- e) Ensure that sidewalks are wheelchair friendly.

3) To provide appropriate and efficient parking infrastructure, the Town:

- a) May establish a development parking levy as part of the subdivision and development process to fund parking facilities;
- b) shall require all development to comply with on-site parking requirements as described in the Land Use Bylaw; and
- c) may require allotments of parking stalls in commercial areas or seniors housing areas for handicapped or other specialized types of parking.

12.0 ENVIRONMENT

Barrhead is located in the midst of land that has been farmed for the past ninety years. Outside of the river valley areas, much of the quality of life is influenced to a great extent by both the physical and man made environments. Clean air, clean water, efficient transportation systems, efficient waste management, and the presence of educational, medical and recreational facilities all contribute to the quality of life.

Barrhead is an attractive community due in part to its environmental attributes. These include a natural water course, open space, well maintained buildings, clean air and high quality potable water. The following objectives and policies are intended to assist with the maintenance and management of the natural environment of the Town in a manner that will maximize the positive attributes that the natural environment has on the community and its residents.

1) To conserve and maintain natural features within the community, the Town shall:

- a) require landscaping and vegetative buffers around natural features as a means to protect naturally occurring flora and fauna;
- b) require landscaping on all greenfield subdivisions to enhance the property and contribute to the environmental attractiveness of the new neighbourhood;
- c) encourage additional landscaping and vegetation such as new trees to be planted as part of in-fill development; and
- d) develop a tree planting program for boulevards, parks and open spaces.

2) To safeguard the Town from hazardous and obnoxious uses and activities, the Town shall:

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- a) not permit development of land uses which will adversely affect the quality of life in the Town or pose a health and safety risk through air, water, noise or vehicular traffic;
- b) prohibit development that would be detrimental to the slope stability of the Paddle River Valley and ravine environment;
- c) prohibit development within the Town that requires an evacuation or buffer distance from parcels that includes or may include facilities such as schools, medical centres or senior's homes.

3) To maintain the natural ecosystem and protect the integrity of the Paddle River valley, the Town shall:

- a) require proposed development within 30 metres of the top of bank of the Paddle River to be supported by relevant professional engineering evaluations such as geotechnical and slope stability to minimize slope stability concerns to the satisfaction of the approving authority;
- b) limit development within the 1 in 100 year flood plain (636 A.S.L) to passive recreational, public works and in-fill subdivisions;
- c) require that all development within a flood hazard area to conform to flood-proofing standards;
- d) work with Alberta Environment to ensure that the flood plain elevation identified for the Paddle River is current; and
- e) work with stakeholders to ensure that upstream water quality is maintained or enhanced.

13-0 UTILITIES AND SERVICING

WATER SUPPLY

Barrhead's plentiful and reliable water supply is obtained from the Paddle River. A water treatment plant is located in the southwest corner of Barrhead, north of the Paddle River and a one million gallon water reservoir is located in the industrial area. The Town has planned and performed upgrades to its water treatment plant to support a growing population and supporting commercial/industrial base for an overall service population of 5500 people.

SEWAGE TREATMENT

Barrhead's sewage treatment facilities are located just outside of Barrhead's limits to the southeast. Sewage is treated through an aeration system. The Town's eight inch gravity lines are all connected to the lagoon. The sewage treatment plant has capacity to serve 12 000 people.

SOLID WASTE DISPOSAL

The Town and County of Barrhead uses a regional landfill to dispose of solid waste. The landfill is located five miles west and two miles north of the Town of Barrhead. An alternate location for a new landfill site has been acquired in the S ½ of 4-60-3-W5M.

ROADWAYS

The Town currently has 61 km of roadways that are within the jurisdiction of the Town. This includes arterial, collector, local roads and an extensive network of alleys. Highways no. 18 and 33 are historically maintained by the Province of Alberta through Alberta Transportation.

1) To facilitate extension of municipal services to adjoining lands, the Town shall:

- a) ensure that new areas are developed to a service standard that will efficiently service the proposed development; and
- b) require, where necessary, that services be installed in excess of the necessary capacity to allow for expansion into adjacent lands;

2) To ensure an efficient, effective policy framework to the provision of services to adjoining lands, the Town should:

- a) prepare and maintain an overall servicing and community drainage plan for all lands within the corporate boundary of the Town of Barrhead. The servicing plan shall include roadways and all municipal utilities such as water, sanitary and storm sewer, and drainage; and
- b) prepare a municipal servicing standards policy for all services that are provided by the municipality.

3) To allow for staged servicing, the Town:

- a) may allow temporary self-serviced (water and sewer) development on a parcel provided the parcel will connect to municipal services once they are within 100 metres of the building site;
- b) may consider low pressure systems as an alternative to full services provided on-site fire control infrastructure is provided and the low pressure system will not impair the future extension of full municipal services to adjoining lands; and
- c) may participate in the funding of needed infrastructure that will benefit parcels in addition to parcel under development consideration.

4) To provide a high quality infrastructure service standard within the community, the Town shall:

- a) maintain a capital works program to upgrade or replace needed infrastructure once it nears the end of its service life; and
- b) require developers to upgrade existing utilities to modern service standards as part of an in-fill development or anywhere that sub-standard utilities are needed to be replaced as part of the development process.

5) To allow for the implementation of alternative energy technologies, the Town:

- a) may consider the on-site energy systems as an alternative to natural gas and/or electricity where the proposed energy system complies with the Alberta Safety Codes Act and is supported by qualified engineering evaluations as a self-supporting energy system; and
- b) shall require main line services to be installed except where the entire neighbourhood is to be serviced through a system described in (5)(a) above.

14.0 RESERVES

Reserve lands are dedications of land through the subdivision process for a public use or public/environmental benefit. Reserve lands can be dedicated under a variety of forms through Part 17 of the MGA and this Plan. The following policy directions describe the desired application of reserve lands within the Town.

Environmental Reserve is intended to be applied towards land that is environmentally sensitive. Though dedications may be in the form of land or an easement; the preferred form is land where there is an identified recreational opportunity, a need for public access or if it is in the public interest to place the subject land under public ownership. Typical uses of environmental reserve in the form of an easement would be within a condominium setting or when retention of private ownership is supported as a proper land use practice.

Community Services Reserve may be acquired where a parcel of land has been identified for a suitable public use such as a library, fire hall, municipal facility, affordable housing or a not-for-profit use. It is expected that community services reserve will not be considered unless reserve lands for recreational use have been satisfactory allocated on the parcel.

Conservation Reserve may be acquired by the Town to serve the public interest in preserving wildlife corridors or environmentally significant lands, subject to compensation and ineligibility of the land to be dedicated as environmental reserve.

School Reserves or Municipal and School Reserves may be allocated for land to support the development of a school site within the Town.

Municipal Reserves may be taken in the form of land or money in lieu, primarily for the purpose of providing land for park, open space, trails and recreational facilities.

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- Municipal reserve for tot lots shall have a minimum lot area of 500 m².
- Municipal Reserve land for parks shall have a minimum area of 0.4 ha.
- Municipal Reserve may be used as a buffer area between residential and other uses where the reserve can be also be used for a recreational purpose.
- Municipal Reserve shall not be used solely for the purpose of accommodating a berm, sound barrier, swale or other infrastructure.
- Money in lieu of reserve shall be considered where the amount of reserve in the form of land is insufficient to be applied for one of the above applications.

15.0 SOUR GAS FACILITIES

Pursuant to the provisions contained in Part 17 of the MGA, the Town supports the requirements to consult with the Alberta Energy Regulator and Alberta Utilities Board regarding Development that is in proximity to sour gas facilities.

Historically, the Town has not had any petroleum exploration facilities of any kind within its corporate limits and does not anticipate any sour gas facilities in the future.

16.0 FUTURE LAND USE MAP

The following land use classes are intended as a general guide to the Future Land Use Map described in Schedule "A". In no way are the boundaries of the various land use classes to be regarded as absolute or inflexible. Where appropriate, based upon valid land use planning criteria, minor variances to the boundaries of the various land use classifications may be considered.

The following are a highlight of the general future land use classifications that are to be used in the Town of Barrhead. It is intended that these classifications be applied in conjunction with the policies contained in the Plan.

RESIDENTIAL:

Areas described as residential shall be predominantly used for residential type development. Where appropriate, non residential uses which support the residential neighbourhood (i.e. places of worship, institutional facilities, parks and open space, or neighbourhood variety or convenience services) may be located in residential neighbourhoods.

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CENTRAL BUSINESS DISTRICT:

The existing central business district is highly developed and features a variety of land uses such as department stores, professional offices, institutional centres, and personal service establishments. To maintain the vitality of the commercial core of the Town of Barrhead, it is important that the central business district be encouraged to grow as a single area as opposed to having a number of commercial areas located in various parts of the community.

It is intended that the non-commercial uses which are located within the future CBD expansion area be converted to commercial uses over the long term and that existing residential and other uses be allowed to continue where feasible and practical.

NEIGHBOURHOOD COMMERCIAL:

Neighbourhood commercial uses may be developed in existing residential subdivisions in accordance with the policies contained in this Plan. New residential subdivisions described in an area structure plan or outline plan should include areas for neighbourhood commercial use where desired during the plan preparation process. No lands are currently designated for neighbourhood commercial under this Plan.

ARTERIAL COMMERCIAL:

Arterial oriented commercial areas are almost exclusively accessed through service roads along Highway No. 33 (49th Street) north of 58th avenue. Predominant uses in these areas are to be those which are intended to serve the traveling public and those which require large outdoor areas for retail sales.

Shopping centres may be located within arterial commercial area provided they conform to the policy directions provided in this Plan.

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INDUSTRIAL:

An industrial area has been established in the Town for those lands which are accessible to designated truck routes and to Highway 18 & 33. In other areas, light industrial, manufacturing and fabricating, and certain commercial uses which benefit from an industrial location may be established.

RECREATION/OPEN SPACE:

Recreation and open space areas as designated in this Plan are areas that are to remain in their natural state with minimal development (open space areas) or areas that are to be used for recreational use such as golf courses, and sports fields.

INSTITUTIONAL:

Institutional uses are predominantly non-commercial uses which are used to serve the residents of the community and the surrounding area. This includes facilities such as the water storage reservoir, large school sites, the hospital, and other areas. Institutional uses may also be found in other designated areas such as the Central Business District (Town Office) or various places of worship in the residential areas of the Town of Barrhead.

ENVIRONMENTALLY SENSITIVE:

Environmentally sensitive areas are those lands which are deemed by the Town to be unsuitable for urban development beyond low impact recreational uses such as walk trails and the golf course. Much of the environmentally sensitive land within the Town consists of the banks of the Paddle River and the surrounding flood plain.

Historically, some development has taken place along the fringes of the flood plain area. As such, land which can be adequately flood-proofed for use along the fringe of the environmentally

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sensitive classification area may be utilized for use in accordance with the adjacent land use classification if the land use determined to be suitable for the proposed use.

FUTURE CONSIDERATION:

The Town enjoys a significant amount of land that is undesignated for future land use. Development of these lands will likely require the preparation of an area structure plan as part of any major development proposal.

17.0 IMPLEMENTATION AND REVIEW

The policies contained in this section are designed to support, strengthen or complete the proceeding goals and policies contained in this municipal development plan.

MONITORING OF THE MUNICIPAL DEVELOPMENT PLAN

The Town will monitor the operation of this Municipal Development Plan to ensure that the Plan remains a viable, current, and most importantly, a useful document. The following actions may be used when monitoring this Municipal Development Plan.

- (a) an annual review of land use changes and development trends;
- (b) the identification of land use related issues; and
- (c) communication and consultation with interest groups.

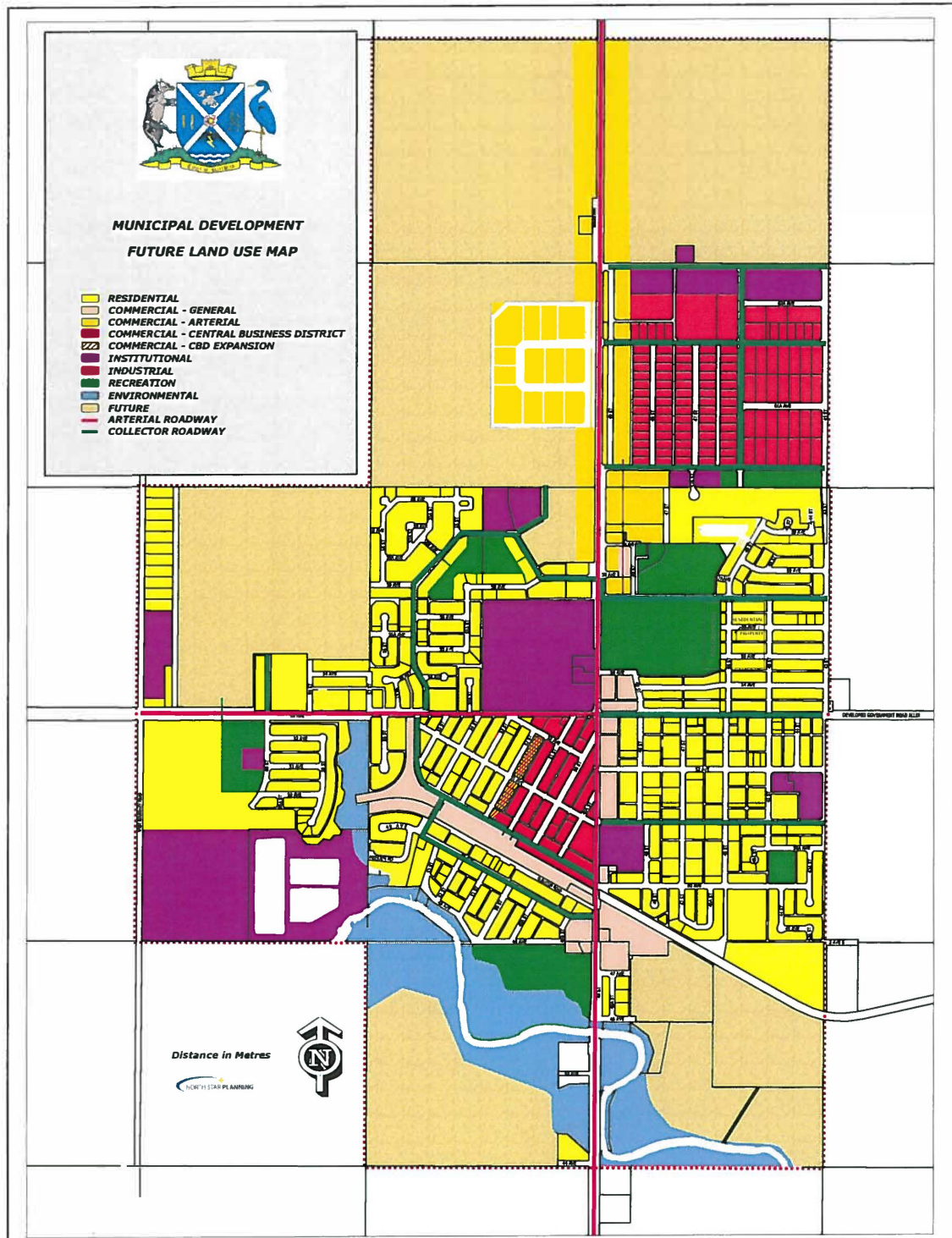
ANNEXATION

Annexation shall be performed in accordance with the provisions of the Barrhead Intermunicipal Development Plan and the requirements of the Municipal Government Board.



**MUNICIPAL DEVELOPMENT
FUTURE LAND USE MAP**

- RESIDENTIAL
- COMMERCIAL - GENERAL
- COMMERCIAL - ARTERIAL
- COMMERCIAL - CENTRAL BUSINESS DISTRICT
- COMMERCIAL - CBD EXPANSION
- INSTITUTIONAL
- INDUSTRIAL
- RECREATION
- ENVIRONMENTAL
- FUTURE
- ARTERIAL ROADWAY
- COLLECTOR ROADWAY



Distance in Metres

1000 METRES

