

BY LAW #06-2013

A BYLAW OF THE TOWN OF LEGAL, IN THE PROVINCE OF ALBERTA FOR THE PURPOSE OF ADOPTING A MUNICIPAL DEVELOPMENT PLAN AND SUSTAINABILITY PLAN BYLAW FOR THE TOWN OF LEGAL.

WHEREAS pursuant to the Municipal Government Act R.S.A. 2000, as amended, a municipality in the Province of Alberta may adopt and amend a Municipal Development Plan and Sustainability Plan; and

WHEREAS the Council of the Town of Legal deems it desirable to adopt a Municipal Development Plan and Sustainability Plan.

NOW THEREFORE, the Council of the Town of Legal, duly assembled, enacts as follows:

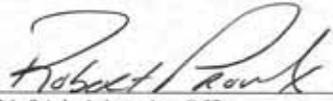
1. The Plan which is attached hereto as Schedule "A" is hereby adopted and shall be known as the Town of Legal Municipal Development Plan and Sustainability Plan (MDP).
2. Bylaw No. 06-98 being the Town of Legal Municipal Development Plan and Sustainability Plan and amendments thereto is hereby repealed.
3. This Bylaw shall come into full force and effect on the date of the final passing thereof.

DONE AND PASSED as a Bylaw of the Town of Legal, at the Town of Legal in the Province of Alberta, this 5 day of October A.D. 2013.

READ A FIRST TIME this 15 day of July A.D., 2013



Mayor

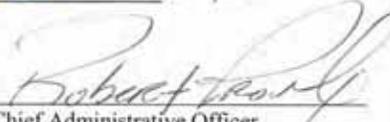


Chief Administrative Officer

READ A SECOND TIME this 15 day of October A.D., 2013



Mayor



Chief Administrative Officer

READ A THIRD AND FINAL TIME THIS 15 day of October A.D., 2013



Mayor



Chief Administrative Officer



Town of
Ville De **Legal**



Municipal Development Plan &
Sustainability Plan

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1 Introduction

1.1 About this Plan

The Town of Legal Integrated Municipal Development & Sustainability Plan (MDP) is intended to provide long range guidance for the future development in the Town of Legal while concurrently fulfilling the requirements of the federal Building Canada Initiative. Combining the Town's MDP and Integrated Community Sustainability Plan (ICSP) into one document, the Town of Legal Integrated Municipal Development & Sustainability Plan (MDP) will help to ensure the seamless integration and implementation of the Town's sustainability goals and objectives into land use and development decisions made within the community.

This Plan provides Council, administration and community members with the infrastructure necessary to achieve land use and development goals and objectives while concurrently working towards achieving broader goals and objectives established within each of the Pillars of Sustainability identified within this Plan.

The Municipal Government Act gives all Alberta municipalities the authority to adopt an MDP. The MDP establishes a broad land use, infrastructure, and transportation framework for future development in the Town. The MDP also includes a series of policies that address the preferred characteristics of future development and the development process within the corporate boundaries of the Town.

The Legal MDP provides a description of past and present human and physical environments within the community. This comprehensive approach enables the Town to effectively develop a plan for how the community may reach its desired destination. Baseline environmental data, stakeholder comments, and the socio-perceptual concerns of the community were considered in order to ensure the vision enshrined in the MDP address the needs and objectives of all community stakeholders and the larger region.

Additionally, the Town of Legal, which is a member municipality of the Capital Region Board (CRB), carefully considered the goals and policies identified within the 2009 Capital Region Growth Plan. The goals, objectives and policies contained within the 2013 Town of Legal MDP are consistent with the Capital Region Growth Plan.

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

The Town also acknowledges that moving forward, the MDP may not be the only statutory plan to impact land use within the community. This is because the Municipal Government Act allows a municipality to adopt Area Structure Plans and Area Redevelopment Plans to provide direction regarding specific areas or neighbourhoods within a municipality. The Town may also adopt an Intermunicipal Development Plan with its municipal neighbour, Sturgeon County. Future development within Legal may require the adoption of one or more of these statutory planning documents. In such a case, the Municipal Government Act requires that all statutory plans be consistent with one another.



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

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

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

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

The boundaries of the land use areas described on Map 2: Future Land Use (see Section 7.3) are approximate only and may not follow legal surveyed boundaries. Minor adjustments or variances that may be required to land use classes, the location of future roads, quantities or figures shall not require an amendment to this Plan. In addition, this MDP should be periodically reviewed to take into account changing circumstances and municipal preferences.

1.2 How and Why Was the Plan Developed?

In October 2012, the Council and staff of the Town of Legal engaged community residents in a planning process to undertake an extensive review of the Municipal Development Plan (MDP) for the community. The Plan was initiated to provide the community with a shared action plan for building a sustainable, common future that conforms to current provincial legislative requirements including those goals and policies identified within the Capital Region Board Growth Plan.

The main focus of the Town of Legal MDP is to assist the Town and approval agencies in achieving and maintaining sustainable, orderly and efficient land use and development.

The Town's previous MDP was approved in 1998, since that time the community has experienced a demographic change (younger community), additional residential growth, the Capital Region Board was established and the Town annexed land from Sturgeon County. All of these factors are drivers that triggered the need for the Town to undertake in 2012-2013 a review of their MDP.

Additionally, the Town of Legal saw the requirement to develop an ICSP as a unique opportunity to incorporate sustainability principals into the Town's Municipal Development Plan. The merging of these two important planning documents will ensure that future community growth and development will be based on principles and practices that encourage sustainable development, infrastructure management and the efficient management of valued community resources.

1.3 Public Consultation

Throughout the development of Town of Legal MDP the project team relied heavily on internal and external consultation. The contributions of community members and stakeholders who volunteered their time and ideas to this project are greatly appreciated and significantly influenced the goals, policies and objectives herein. The MDP also incorporates feedback from stakeholders, Sturgeon County, administration and Council as well as the Capital Region Board and research into best planning practices and case studies from other Alberta communities.

In October 2012 Municipal Planning Services and the Town of Legal held an informal Public Open House and planning workshop to obtain input, ideas and from land owners and residents for the MDP's content and direction.

A 2nd Public Information Open House was held on May 30 at the Citadel Centre, to obtain additional input into the planning program and provide land owners and residents with the opportunity to contribute feedback at the draft document stage.

A Public Hearing was held on October 15, 2013 pursuant to the Municipal Government Act where a presentation on the new Municipal Development Plan and Sustainability Plan was given. The public was provided an opportunity to be heard by Council and any issues presented were reviewed and thoughtfully considered by Council.

1.4 Our Approach

In developing the Town of Legal MDP, the Brundtland Commission's definition of sustainable development was utilized as a starting point for understanding sustainability.

This report defines sustainable development as:

“Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.”

Three key ideas:

Think long term. This allowed the community to be creative, to think about big, about long-term trends and helped the Town focus on strategies to ensure the community will prosper well into the future.

Look at the whole. All elements of life in Legal were considered in the formulation of this plan – how to build the community, current economic conditions, community culture, local governance practices, the natural environment and how community groups and members connect and support one another. Taking a holistic and comprehensive approach to understanding Legal provides Town with a better understanding of how community members interact and support to each other and the larger region.

See the connections. Systems at work within the Town are connected locally and regionally. Throughout the planning process discussions took place about the challenges associated with focusing on the details without losing site of the “big picture”. This approach to valuing both the parts (systems within the community) as well as the whole has been one of the priorities of this project. Our culture influences our economy. How we build the community influences our natural environment. How we relate to each other influences how we make decisions. Acknowledging and trying to understanding these connections will help us meet our needs as a community now and well into the future.

1.5 Why Sustainability Matters

The purpose of incorporating sustainability into the operations and direction of the Town is two-fold. First, sustainable development within the Town of Legal integrates five (5) key perspectives – Community Features (social, cultural, heritage and recreation), Economy, Natural Environment, Form & Infrastructure, and Governance – into the Town’s long-term planning in order to develop a more holistic and balanced approach to decision-making. Sustainability strategies help stabilize environmental degradation, protect the economic resource base, and enhance the health and wellbeing of the community as a whole.

Second, committing to sustainable development is a simple and prudent approach to long-range planning. For example, a secure and adaptable future is a primary concern of the town in its role as a provider of major services. The town invests a large amount of resources each year in maintaining and enhancing municipal systems to provide services and infrastructure in areas such as roads and transportation, potable water, waste management, wastewater treatment, and recreation. The community cannot function without these systems. From a risk-management perspective alone, the cost of assuming a reactive role most often surpasses the cost of planning ahead; thus it is valuable to invest in keeping these systems working properly over the long term. The present and future state of the Town of Legal is the responsibility of both the current decision makers and the community as a whole.

1.6 Guiding Principles

Sound planning and development initiatives are necessary in order to achieve a balance between supporting opportunities for sustainable growth and development within the Town while also ensuring that all of the systems at work within the community and identified within the Town's MDP are respected and supported.

1.7 Philosophical Principles

The Town of Legal's philosophy for managing growth and its land base is reflected within this Municipal Development Plan and Sustainability Plan. The philosophy comprises three principles:

Principle #1: Land uses and development activities must respect and maintain the integrity of the Town's land base, which varies throughout the Town.

Principle #2: Growth must be managed and directed in a compatible, equitable manner that recognizes the diverse needs and aspirations of all Town residents.

Principle #3: Smart growth principles will be applied in maintaining the integrity of the land base and to promote sustainable development such that the needs of the present generation are

met without compromising the ability of future generations to meet their own needs.

1.8 Planning Principles

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

Principle #1: In carrying out their planning responsibilities, municipalities are encouraged never to lose sight of the rights of individual citizens and landowners. Municipalities must assess the impact of any planning decision on individuals having regard to the purpose statement of the planning legislation.

Principle #2: Municipalities should establish land use patterns which make efficient use of land, infrastructure, public services and public facilities and which contribute to the development of healthy, safe, and viable communities by encouraging appropriate mixes of all land use types and a wide range of economic opportunities.

Principle #3: Planning activities should be carried out in a fair, open, consistent, and equitable manner.



Figure 1: Historic Murals in Legal

2 The Five Pillars

The Pillars of Sustainability identified within this Plan reflect the five (5) key perspectives which underlay land use and community development within the Town of Legal. All community and land use decisions should be consistent with and help to achieve the goals and targets identified within in the five pillar areas.

This approach to planning represents an integrated approach to sustainable land use and community development within the Town of Legal. The following sections of the MDP have been structured to represent the five pillars.

Each Pillar features the following elements:

- Description of the current reality – providing an understanding of our starting point today, including existing initiatives that are already underway;
- Goal statement – a portrayal of what Legal will look like in 50 years if we successfully work towards achieving the vision set forth in the Pillar;
- Objectives – providing specific targets and triggers for the community to collaboratively work towards over a period of 10 to 50 years; and
- Policies & action strategies – including policies and specific actions that have been identified as priorities by the community for the duration of this plan. Policies and action strategies apply throughout the entire community and encompass both formal and explicit process and non-formal, individual and community based initiatives.

Broad goal statements for the five key pillars of sustainability incorporated into this Plan are briefly described below:

1. Community Features: Create a vibrant and festive community through the promotion of a strong sense of heritage, arts and community pride. Work as a community to ensure tolerance and respect, friendly and cooperative behaviour in neighbourhoods, low levels of crime and anti-social behaviour, healthy lifestyles and provision of a sufficient range of social and affordable housing.

2. **Economy:** Create a flourishing and diverse local economy through the promotion of a strong business community with links to the regional economy, diverse job creation and sufficient land and buildings to support economic prosperity as well as change.
3. **Natural Environment:** Initiate measures which ensure a quality environment by implementing strategies to manage resources within ecological limits.
4. **Form & Infrastructure:** Direct future development so it is contiguous and makes efficient use of land, infrastructure, transportation networks, and other community resources. Regularly review, invest in and update long-term infrastructure development, maintenance, and replacement plans.
5. **Governance:** Commitment to collaboration with regional partners and a democratic system which allows for effective and inclusive participation, representation and leadership through a transparent and accountable governance system, a strong inclusive community and volunteer sector.

2.1 This Plan As An Integrated Community Sustainability Plan

There are a number of projects which are eligible for 'New Deals for Cities and Communities' funding. This Municipal Development and Sustainability Plan will provide the Town and larger community with access to funding for these types of projects. Funding is dedicated to programs which better the environment. The following are examples of projects eligible for funding as cited in the Administrative Procedures for New Deals for Cities and Communities (this listing is neither all inclusive nor exhaustive):

At the Municipal Level:

Public Transit

- Purchase, development, and rehabilitation of major capital security devices, communication equipment, and other public safety enhancements.
- Implementation of Municipal Infrastructure Management Systems including software and the collection of Core Infrastructure data to the limits outlined in the program guidelines.

Water

- Water treatment, storage and pumping facilities.
- Treated water supply lines.
- Distribution system upgrades and replacements, including individual services to the property line
- Implementation of Water Infrastructure Management Systems, including the purchase of software and collection of data to the limits outlined in the program guidelines.

Wastewater Treatment Systems

- Wastewater treatment and pumping facilities.
- Sewage collection system upgrades and replacements, including service mains to the property line.
- Implementation of Wastewater Infrastructure Management Systems, including the purchase of software and collection of data to the limits outlined in the program guidelines.

Wastewater (Storm Sewer Drainage Systems and Facilities)

- Storm sewer line replacement or rehabilitation.
- Construction of new storm sewer retention ponds and new storm sewer treatment facilities.
- Replacement or rehabilitation of storm sewer collection lines including service lines, and catch basins.
- Implementation of Storm Sewer Infrastructure Management Systems, including the purchase of software and collection of data to the limits outlined in the program guidelines.

Solid Waste Management

- Waste diversion – Material Recovery Facilities.
- Organics management.
- Collection depots.
- Waste disposal landfills.

Community Energy Systems

- Retrofits of local government-owned buildings.
- Energy systems such as renewable energy, combined heat and power (CHP), cogeneration and district energy.
- Street lighting retrofits.

Roadways & Bridges

- Reconstruction and rehabilitation of roadways and road structures.
- Construction, reconstruction and rehabilitation of railway and other grade separations.
- Other ancillary works such as sidewalks, commuter bikeways, lighting, traffic control signals, pedestrian signals, storm drainage and utility relocations.

Capacity Building

- Development and implementation of the MDP.
- Collaboration: building partnerships and strategic alliances; participation; and consultation and outreach.
- Knowledge: use of technology; research; and monitoring and evaluation.

The Plan can be used throughout the larger community in the following ways:

- an organization referencing the town of Legal MDP in grant applications;
- a local business using the town of Legal MDP to make decisions on their purchasing or delivery of goods and services;

- a school developing student programs that aligns with the direction of the Town of Legal MDP; or
- a household making decisions that contribute to the Town of Legal MDP, such as purchasing a rain barrel for their yard.

These are just a few examples of how the MDP can help build the future we want for our community. Citizens of the Town of Legal are creative people and over the coming years will discover new and exciting ways to use this plan and make it a living part of the community.

3 Community Context, Vision, and Plan Goals

3.1 Regional Context

The Town of Legal is located approximately 40 km north of the City of Edmonton, immediately east of the junction of Highway 2 and Highway 651 (See Map 1: Regional Location). Historically, the Town has served as a social and community service centre for the surrounding area. Today the community, which is predominately a bedroom community, provides high quality social and recreational services and some commercial services to compliment new and existing family oriented housing and recreational amenities.

3.2 Community Characteristics

Population Trends

Understanding the Town of Legal’s population and how it is changing over time is important to establishing effective planning and development strategies.

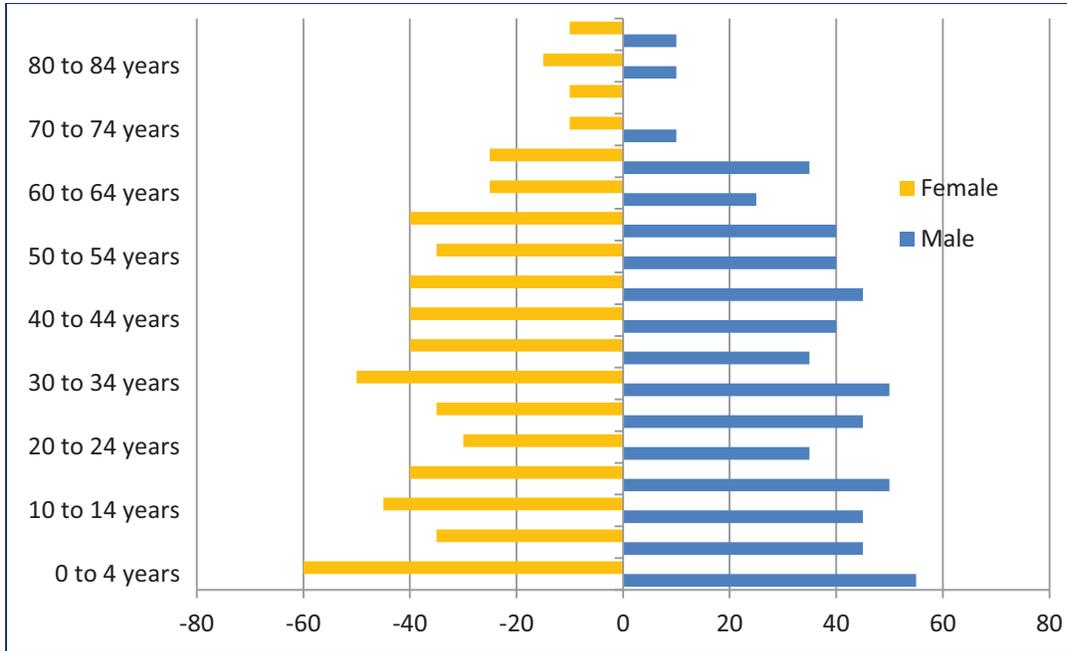
In 1998, the former Village of Legal obtained ‘town’ status in Alberta. According to the federal census, Legal’s population in 1996 was 1,095. In 2001, the Town’s population decreased slightly to 1,058. Since this time, the Town’s population has gradually increased, from 1,198 in 2006 to 1,225 in 2011.

| Year | Population | Annual Growth Rate |
|------|------------|--------------------|
| 1996 | 1,095 | |
| 2001 | 1,058 | -3.4% |
| 2006 | 1,198 | 13.2% |
| 2011 | 1,225 | 2.3% |
| 2014 | 1,288 | 1.7% |

Age

Based on figures from the 2011 Census, the median age of Town residents is 34.4, which comparable to the median age of the population for Alberta, at 36.6. The

Town of Legal contains more young people when compared to the province as a whole, as 23.2% of the population is under the age of 15, compared to 18.8% for all of Alberta.



Source: Statistics Canada 2011 Census

The population pyramid of Legal from 2011 shows a lower proportion of younger residents under the age of 25. Individuals of this demographic often relocate to larger urban areas for education and employment opportunities. The Town of Legal’s population pyramid generally conforms to regional trends, though this is occurring slightly less for males. This phenomenon indicates that there are likely more employment opportunities in the region for males and therefore young men do not need to migrate elsewhere for employment opportunities.

Education

Legal offers a broad range of educational opportunities and programming for local residents. There are three (3) school systems that provide educational opportunities to residents. The Legal School provides Catholic education in English for K–9. There are two (2) preschool programs at Legal School for 3 & 4 year olds. Legal also has a Francophone School, École Citadelle, which offers K–9. A Francophone preschool is offered for 3 & 4 year olds at École Citadelle. Grades 10–12 students attend a modern, new, hi-tech school just minutes away at the Morinville Community High

School. Francophone students have the opportunity to attend École Alexandre Taché, a francophone High School in St. Albert, with bus service provided. Additionally, beginning in the fall of 2013, the Sturgeon School Board will begin offering a Kindergarten and a preschool program within the community.

Additionally the following programs also operate within the community that provide additional educational opportunities and programming for children:

- Parentlink program which provides programming for children between the ages of 0-6.

According to Statistics Canada 34.6% of the residents over the age of 15 in the Town of Legal have no certificate, diploma or degree, compared to 23.4% for all of Alberta. The following chart further illustrates the level of education obtained by residents of the Town of Legal over the age of 15. Education levels can help illustrate the type of workforce and employment opportunities available in the area.

| Highest Level of Education for Population Aged 15+ | | |
|--|--------------|----------------------------|
| | # of Persons | % of Population |
| No certificate; diploma or degree | 315 | 34.6 |
| High school certificate or equivalent | 235 | 25.9 |
| Apprenticeship or trades certificate or diploma | 160 | 17.6 |
| College, CEGEP, or other non-university certificate or diploma | 155 | 17.0 |
| University certificate or diploma below the bachelor level | 20 | 2.2 |
| University certificate; diploma or degree | 15 | 1.6 |
| Total number of residents aged 15+ | 910 | 100 (approximately) |

Source: Statistics Canada 2006 Census

Almost two-fifths (38.4%) of the Town’s residents over the age of fifteen have some form of post-secondary education. The majority of this group supplemented their education with an apprenticeship, trades certificate or college diploma.

Income

The median income for all private households in the Town of Legal is \$57,887, which is slightly lower than the Alberta median of \$63,988. The majority of household income in the Town of Legal (82.3%) is derived from employment, as opposed to government transfers such as pension plans, employment insurance, social assistance and worker’s compensation. The provincial equivalent is 82.3%. Statistics Canada classifies 7.8% of all persons in private households in the Town as low income before tax and 6.5% as low income after tax. These percentages are both lower than the provincial average.

Housing

As of 2006, the Town of Legal contained a total of 420 dwellings – 83.3% of which are owner occupied. The vast majority (91.7%) of the housing inventory is made up of low density single detached houses. The average household size in the Town is 3.1 persons, which is the same as the Alberta average. Statistics Canada estimates that 4.8% of total occupied dwellings require major repair, while the provincial average is 6.7%. Of the Town’s total occupied dwellings, 63.1% were constructed prior to 1986, while across Alberta the average is 62.5%.

| Housing Inventory | |
|------------------------|--------|
| Single-detached houses | 91.7 % |
| Semi-detached houses | 3.6 % |
| Apartments | 2.4 % |
| Other* | 2.3 % |

Source: Statistics Canada 2006 Census

* According to Statistics Canada “Other” includes other single attached houses and movable dwellings such as mobile homes and other movable dwellings such as houseboats and railroad cars.

Economics and Employment

The local economy supports opportunities for employment in agriculture, oil and gas, government services, service commercial, and light manufacturing industries. There are opportunities for residents to work and live in the Town of Legal and the surrounding area.

The Town of Legal is a local service centre for area residents. Within the Town’s boundaries are a variety of commercial, educational, social and recreational services. A diversity of businesses within the Town provide local and area residents with daily necessities, contract services, entertainment and dining opportunities.

The Town of Legal is a bedroom community for residents who work throughout the region. Influences on the Town’s economy include the proximity of Canadian Forces Base (CFB) Edmonton, Alberta’s Industrial Heartland as well as the Town of

Morinville, and the Cities of St. Albert and Edmonton. The economy of Town of Legal is fundamentally linked to the larger region as employment opportunities in the region provide long-term job security for residents, as well as customers for local businesses.

The following chart further identifies the percentage of the Town of Legal workforce employed by specific industries.

| Industry Inventory | |
|---|--------|
| Agriculture and other resource-based industries | 5.4 % |
| Health care and social services | 5.4 % |
| Business services | 14.6 % |
| Retail trade | 11.5 % |
| Construction | 15.4 % |
| Finance and real estate | 6.9 % |
| Manufacturing | 11.5 % |
| Educational services | 3.1 % |
| Other | 21.5 % |

Source: Statistics Canada 2006 Census

Statistics Canada estimates that approximately 12.3% of the working population that lives in the Town of Legal also works in the Town. 45.4% of the Town’s population works outside the Town but within Alberta. 4.6% of the Town’s population works from home, while 23.1% have no fixed workplace address. 73.8% of the workforce within the Town drives a car, truck or van to work, compared to 74.2% of individuals for all of Alberta. It is not uncommon for individuals within smaller urban areas to rely on single-person vehicles for transportation. 4.6% of individuals take public transit, walk or bicycle to work. This figure is lower than both the provincial average (16.2%) and the national average (18%) and speaks to the commuter culture of the

community. Most work opportunities are located outside of the community and therefore vehicle travel to employment centres is required.

Development Statistics

In order to monitor growth within the community the Town monitors new home starts and the number of business licenses issued annually. The following chart illustrates new home permits issued and business licenses approved within the Town between 2007 and 2012.

| Year | New Home Permits | Business Licenses |
|------|------------------|-------------------|
| 2007 | 9 | 70 |
| 2008 | 1 | 76 |
| 2009 | 5 | 67 |
| 2010 | 6 | 79 |
| 2011 | 6 | 104 |
| 2012 | 7 | 70 |

Source: Statistics Canada 2006 Census

This data indicates that growth has been moderate and relatively steady since 2007.

The Town anticipates that employment growth within the community will also continue to exhibit a moderate growth rate consistent with the Capital Region Board employment growth forecast of approximately 0.7% annually for the duration of the plan.

3.3 Environmental Characteristics

The Town of Legal, is located within the North Saskatchewan Boreal Region of Alberta. The area within and immediately surrounding the Town is generally flat, although the lands surrounding the town gently slope toward a drainage course that runs north to south in the eastern portion of the town.

Soils within the Town and the immediate surrounding area are generally of a high agricultural capability.

There is one minor water course (Legal Creek) within the Town. Legal Creek connects to the Redwater River and provides important habitat areas and sustenance for local flora and fauna.

3.4 Municipal Services

Municipal water for the Town of Legal is provided by the regional water line, which is located to the south of the Town. A water reservoir currently operates in the southern-most portion of the Town, west of 50 Street. A network of water distribution pipelines has been developed throughout the Town to provide municipal water to all residents, businesses and institutional uses in the Town. These waterlines have not been extended into undeveloped portions of the Town, although future connections can be made adjacent to existing Town roads.

Sanitary waste in the Town of Legal is handled by municipal sanitary pipeline infrastructure, which distributes the waste to a sanitary management facility north of the Town of Legal. This facility (operated by the Town of Legal) currently has additional capacity for future developments in the Town, and has room to expand its existing capacity if required.

Stormwater runoff in the Town of Legal is managed via existing roadway ditches and storm sewer pipelines that collect and later distribute the collected stormwater to natural discharge areas throughout the Town.



Figure 2: Legal Fire Hall

4 Community Features

The Community Features pillar represents the social, recreation, heritage and cultural systems at work within the Town of Legal. These systems are integral to ensuring the health and well-being of the community. The vibrancy, heritage and identity of the Town of Legal is reflected and influenced by these systems.



4.1 Recreation

As the demand for recreational land for both public and private use continues to increase, so does the need for planned recreational facilities and areas. The intent of this Plan is to recognize and encourage local recreational uses based on the capabilities of an area to sustain intensive or extensive development. Recreation development shall be located in areas and under circumstances where it does not adversely affect the community, or the natural environment.

Recreation also forms an important component of the tourism potential of the region, and is to be encouraged as much as possible within the term of this Plan, provided, of course, that the tourist activities or facilities do not threaten the potential itself, the economy and community, or the natural environment.

Current Reality: The Town of Legal has a number of recreational assets including:

- Citadel Park and Fairgrounds (12 ac. park with arena, curling rink, ball diamonds, soccer pitch, playground & gazebo)
- Knights of Columbus Park & Baseball Diamond
- Centralta Community Centre
- Citadel Centre
- Grasshopper Park
- Municipal Trails
- Club 60 Roses
- Legal Creek
- Skateboard Park
- Centennial Park (RV Park, baseball diamonds, pond & playground)

Goal Statement: Sustain existing recreational assets and ensure that future recreation opportunities reflect the scale, values and needs of the community.

OBJECTIVE A: Provide all residents reasonable access to recreation opportunities

POLICIES

- Policy 1 Promote structured and unstructured recreational activities
- Policy 2 Strengthen community connectivity to provide additional opportunities for recreation and active lifestyle choices for people of all ages and abilities
- Policy 3 The Town shall support the development of active transportation pathways, including the existing trail network, linking parts of the Town to provide both connectivity between neighbourhoods and recreation opportunities
- Policy 4 The Town shall endeavour to ensure adequate provision of attractive, accessible, well-maintained recreation areas and facilities for the community.
- Policy 5 Through the subdivision process, and in accordance with the Municipal Government Act, the Town shall require that subdivision applications provide 10% of their land as Municipal Reserve for park and school purposes as a condition of subdivision approval. The land shall be shared with the School Division(s) in accordance with the School Division(s) approved needs and in accordance with any agreement the Town may have with the School Division(s). The land acquired by the Town through this process will be used for recreational facilities and uses.
- Policy 6 Notwithstanding Policy 5 above, from time to time, the amount of land that would be provided by a subdivision may be too small or may be unsuitable to be of use for the Town’s recreational purposes. In such instances, at the discretion of the Subdivision Authority and in

accordance with the Municipal Government Act, money in place of Reserves may be required. That money shall be used for recreation capital works and shared with the School Division in accordance with any agreement the Town may have with the School Division(s).

Policy 7 The Town supports and encourages the activities of community clubs, sports clubs, cultural and heritage societies, churches, schools, individuals, etc. through funding, policy development and facility development.

OBJECTIVE B: Maintain our existing recreation assets and encourage the development of new recreation opportunities

POLICIES

Policy 1 Strive to increase recreational use of the existing facilities

Policy 2 Work collaboratively with local businesses, organizations and institutions to enhance public and privately funded recreational opportunities

Policy 3 The development of recreation areas and facilities shall be based on standards which are within the financial capabilities of the community to achieve.

Policy 4 Develop a facilities maintenance and improvement strategy and incorporate recreation maintenance and investments into a 5 year capital budget to plan for required maintenance and future recreation investments

OBJECTIVE C: Encourage collaboration with community groups, not-for-profit organizations, and regional partners to provide a range of recreation opportunities.

POLICIES

- Policy 1 Maintain open lines of communication with Sturgeon County
- Policy 2 Prepare a regional recreation master plan with regional partners to identify opportunities for regional collaboration
- Policy 3 Work cooperatively with Sturgeon County and other regional partners to maintain and develop high quality recreation facilities
- Policy 4 The Town shall continue to work collaboratively with community organizations to support the management of local trail networks and community facilities.
- Policy 5 Endeavour to support community groups in providing recreation opportunities within the Town

OBJECTIVE D: To encourage trail development while also protecting adjacent land owners from potential negative impacts through the careful regulation of recreation use of the rights-of-way.

POLICIES

- Policy 1 Multi-lot residential developments will be required to provide multi-modal trail networks to the satisfaction of the Subdivision Authority at time of subdivision.
- Policy 2 The Town shall endeavour to identify and create an interconnected system of parks and community green spaces throughout the Town.

OBJECTIVE E: To maximize the use of existing recreation facilities and parks and to plan the Town’s future recreation and tourism needs.

POLICIES

- Policy 1 Service clubs and citizens groups should be encouraged to assist with park development.
- Policy 2 The Town shall continue to work collaboratively with existing service clubs, not-for-profit organizations, and regional partners to improve and support existing recreation and tourism facilities within the Town.

4.2 Heritage

Future development will be respectful of important heritage and cultural resources by preserving and protecting, where appropriate, significant heritage buildings and spaces. The Town will strive to build on these assets in order to ensure that they serve to enhance the lives of our citizens by preserving and protecting historic places for the current community and future generations.

Current Reality: The Town of Legal has a number of heritage assets that positively impact the quality of life for local residents and visitors to the community. Some of these assets include:

- Murals
- French Culture (Bilingual community)
- Fete Au Village
- Coal Mining History

Goal Statement: The Town of Legal will strive to build on the strengths of our natural, built, and human heritage in order to enhance the lives of our citizens through the identification and preservation of historic places for the present community and future generations.

OBJECTIVE A: To preserve and promote significant historic resources located within the community

POLICIES

- Policy 1 Based upon Provincial guidelines, Town Council will encourage private and public efforts to preserve and support historic and cultural resources deemed worthy of preservation by the municipality.
- Policy 2 Support the preservation of the heritage documents, oral histories, videos, recordings, and photographs for the region by encouraging the development of a local archives
- Policy 3 The Town shall require Heritage Resource Impact Assessments to be included with proposed subdivision and development applications in locations where the proposal may impact significant heritage resources.
- Policy 4 The Town shall encourage the use of historic resources to promote tourism, where appropriate.
- Policy 5 Explore opportunities for engaging a local or regional Community Economic Development officer to encourage the promotion of the Town’s heritage and heritage assets for the purpose of encouraging tourism and economic development within the community and region
- Policy 6 The Town shall encourage local and regional organizations to preserve and promote local historic and cultural resources.

4.3 Culture

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

Current Reality: The Town of Legal's unique identity and small-town feel are a source of pride for residents. The community is rooted in its commitment to the natural beauty, ecological integrity, cultural events and local community traditions. The people of Legal, both past and present, are integral to the Town's success as a strong, sustainable and distinctive community. The Town of Legal is host to unique community events that regularly draw residents together.

Recent events include:

- Fete Au Village
- Baseball, Hockey, Soccer and Curling Tournaments
- Small Town Saturday Night (2012)
- Light up the Park Christmas Festival
- Farmers Market
- Annual Volunteer Appreciate Night
- Annual Craft and Trade Fair
- Annual Meet Your Community Night

The Town also has a number of additional cultural assets and organizations that provide opportunities for spontaneous gathering, celebrations and entertainment.

These assets include:

- Murals
- Strong Local Arts Community
- Bilingual Community (French and English)

Goal Statement: Legal is a community with diverse cultural opportunities. We work openly and collaboratively to develop a strong civic culture and quality of life which reflects local cultural assets.

OBJECTIVE A: Legal is a learning and creative community

POLICIES

- Policy 1 Encourage the development of the performing and visual arts in Legal
- Policy 2 The Town will continue to collaborate with municipal and provincial partners to ensure the provision of cultural facilities.
- Policy 3 Work with community groups and volunteers to increase the accessibility of cultural resources
- Policy 4 Support newcomers to the community and strive to create a warm and inviting atmosphere that is welcoming to new community members through programs such as the Welcome Wagon program
- Policy 5 Encourage the upgrading of existing facilities and improvements to cultural facilities.
- Policy 6 Encourage the development of a business incubator.
- Policy 7 Support accessible life-long learning opportunities such as continuing education programs, early childhood educations programs and programing for seniors.

OBJECTIVE B: Maintain and improve the overall appearance of the community

POLICIES

- Policy 1 Encourage the protection and growth of the Town's "urban forest" through new planning initiatives and the preservation of significant tree stands.
- Policy 2 Encourage citizens to be involved in Town beautification initiatives
- Policy 3 Encourage citizens to take ownership of and pride in the Town's visual appearance

- Policy 4 Encourage the development and maintenance of public works of art
- Policy 5 Explore opportunities for developing and implementing a design theme for the downtown area
- Policy 6 Encourage the development of distinct “gateways” into community
- Policy 7 To improve the visual image of the entrances to the Town, Town Council will encourage owners planning property improvements to consider using building materials, textures, colour, landscaping, and signs that would favourably complement and/or enhance the entrances to the Town. Town Council will also use its best efforts to undertake such works on its properties and encourage the Provincial Government to do the same on its properties, especially the Primary Highways.
- Policy 8 Encourage new developments and existing development to utilize noise and odour controls

OBJECTIVE C: Work with provincial agencies, regional partners and the community at large to ensure a high level of protective and emergency services within Town

POLICIES

- Policy 1 Continue regular and open communication with emergency services providers
- Policy 2 The Town will continue to assess the level of municipal protective/emergency servicing. Attention will be focused primarily on staff, equipment and space requirements to ensure adequate fire protection.
- Policy 3 Implement Crime Prevention Through Environmental Design (CPTED) practices in new developments and subdivision design
- Policy 4 Work with regional partners in reviewing and establishing regional emergency services strategies

- Policy 5 The Town will encourage the Royal Canadian Mounted Police to work with various community groups in an effort to sponsor an awareness of crime in Legal and a preventive attitude among Town residents.
- Policy 6 The Town will endeavor to ensure that an appropriate level of ambulance service is provided in the community.
- Policy 7 Assist volunteer emergency services groups to help recruit members by means of education, promotion and communication

OBJECTIVE D: Gathering places for community members to interact and celebrate are vibrant and accessible to all members of the community

POLICIES

- Policy 1 Recognize and promote the significance and location of community “hubs” and park spaces
- Policy 2 Encourage new developments to include opportunities for spontaneous interaction and gathering

4.4 Social

Social assets are often described as a community’s soft infrastructure systems. They refer to health care services, education, emergency services and child care services. Social assets also include factors such as affordability and wellness.

These systems and factors increase the quality of life for all community members and strongly influence the attractiveness of the Town of Legal as a place to live, work and recreate.

Current Reality: The Town currently provides a range of health care services to citizens. Available services include:

- Local FCSS
- Two Elementary and Junior High Schools
- Parent Link Centre
- Legal Youth Group
- Legal-lerie Monthly News Letter
- Club 60 Roses
- Volunteer Fire Department
- Regional Ambulance Service
- Community Bulletin Boards
- Day Homes
- Chateau Sturgeon Seniors Supportive Housing

Goal Statement: The Town of Legal offers affordable and diverse housing options and business opportunities. Our comprehensive social and healthcare services promote mind and body wellness for community members through all stages of life.

OBJECTIVE A: Encourage collaboration with provincial agencies, not-for-profit groups, and organizations to ensure affordable, efficient, and diverse social and healthcare services within the Town which are appropriate to the scale and demographics of the community and surrounding region

POLICIES

- Policy 1 Collaborate with the Provincial Health Authority to attract health care providers to locate, live and work in Town
- Policy 2 Collaborate with the Provincial Health Authority to assess differences between current needs and existing services
- Policy 3 Collaborate with the Provincial Health Authority to encourage the development of innovative healthcare practices in the community
- Policy 4 The Town will endeavour to ensure the expansion of social services to

residents as the need arises

Policy 5 The Town will endeavour to ensure the expansion of health services as required in order to meet the needs of local and regional residents

Policy 6 Develop and implement a health care worker retention program

OBJECTIVE B: Encourage initiatives and developments which foster a culture of lifelong learning and creativity within the community

POLICIES

Policy 1 Promote informal and formal learning opportunities for citizens of all ages

Policy 2 Collaborate with education providers to increase locally available educational opportunities

OBJECTIVE C: Support opportunities for the creation of a wide variety of viable housing options within the community

POLICES

Policy 1 In association with Provincial and Federal agencies, maintain current levels of service and encourage the development of additional seniors housing and assisted living options

Policy 2 Encourage new large scale developments within the community to include market and non-market housing options according to community needs

Policy 3 Consider the implementation of innovative housing models, including higher density districts and new construction methods to encourage more affordable housing within the community

Policy 4 Encourage the continued use of green building technologies in new

buildings and retrofits

OBJECTIVE D: Encourage diversity and inclusiveness within the community through collaboration with local stakeholders as well as provincial and federal agencies

POLICES

- Policy 1 Explore opportunities, in association with Provincial and Federal agencies, develop programs for welcoming new Canadians
- Policy 2 Encourage strategies for inclusiveness to support individuals of all abilities within the community
- Policy 3 Continue to provide services to welcome new community members such as the welcome bag and online community directory to support all new community members and business owners
- Policy 4 Continue efforts within the Town Office to increase the accessibility of staff and distribution of information to community members
- Policy 5 In association with Provincial and Federal agencies, support and encourage early childhood development programming
- Policy 6 In association with Provincial and Federal agencies, support and encourage programming, counselling, and recreation opportunities for youth, adults, and seniors

5 Economy

As the costs of living, operating a business and providing municipal services increase, the community will need to identify priority spending areas in order to balance community needs. Essential to the Town’s long-term financial sustainability and affordability is the ability to expand the tax base and achieve a reasonable balance between residential and commercial/industrial tax assessment. The benefits of such a strategy are two-fold:



- providing additional municipal revenue; and
- creating local employment opportunities.

Building on these benefits, being innovative and remaining competitive in the regional economy – both at the regional and municipal level – will be central to Town of Legal’s success in attracting new development and supporting existing businesses. While recognizing the other elements of community sustainability, Legal’s economic development strategies must also incorporate principles of environmental and social sustainability. If community well-being is to be one of the defining features of our “Town culture” then future economic developments must also support the well-being of the community.

Current Reality: The large commuter community and range of intervening opportunities for shopping in the region have put a strain on local businesses. The Town currently provides a range of services to the community and broader region including, banking, groceries & restaurants. The Town is working to diversify and strengthen the local economic base.

Goal Statement: Our local economy is innovative and competitive. Local businesses flourish within our affordable, balanced, and diverse community. Our economic prosperity reflects our success in achieving a balance between all of our community sustainability objectives.

OBJECTIVE A: Maintain a healthy economic environment in which both private enterprises and public organizations thrive

POLICES

- Policy 1 Implement responsible and balanced budgets that support local residents, business owners, and infrastructure
- Policy 2 Encourage open communication between the business community and Council

OBJECTIVE B: Support local business and encourage balance between retention, growth and expansion of local businesses and services

POLICIES

- Policy 1 Encourage local businesses to actively market their goods and services
- Policy 2 Work with individuals and the development community to address development concerns and be open to adjusting policies/ regulations to support innovations
- Policy 3 Encourage appropriate business development downtown
- Policy 4 Encourage the development of new local industries and businesses which will provide additional employment opportunities
- Policy 5 Assist in the facilitation of consumer access to available local products and services

OBJECTIVE C: Work collaboratively with the local and regional business community to increase investment, attraction and diversity

POLICIES

- Policy 1 Encourage the business areas within the Town (specifically the

- Downtown) to be attractive and “eye catching”
- Policy 2 Encourage business initiatives that further the diversification of local products and services
- Policy 3 Work in collaboration with the local Chamber of Commerce to attract new businesses to the community

OBJECTIVE D: Encourage attraction and retention strategies

POLICIES

- Policy 1 Encourage new business owners and employees to settle in Town
- Policy 2 Facilitate communication between skilled individuals and employers
- Policy 3 Work with local organizations to support entrepreneurship for youth
- Policy 4 Publically recognize innovative businesses and developments that have made significant contributions to community sustainability initiatives and community prosperity

6 Natural Environment

The Town of Legal includes a range of valuable environmental features which support not only the Town’s ecosystem but also the economic, social, cultural, and recreational systems throughout the community. Recognizing that a successful and sustainable future is dependent on the vitality of all of the interconnected systems (built and natural environment, economic, social and cultural) the Town of Legal has adopted a strong approach for environmental management.



The natural environment includes community assets such as water quality, wildlife habitat, air quality, etc.

Current Reality:

The natural environment has a large influence on how a community takes shape. Water courses, the water table and existing tree covered areas create opportunities for some kinds of development and present challenges to others. The Town currently includes some unique green spaces both within the Town boundary and in the larger Legal Region. Natural assets include:

- Legal Creek
- Mature Tree Stands
- High Quality Agricultural Soils

Future development within the Town should consider and incorporate the natural environment into site design and development.

Goal Statement:

Residents and businesses are engaged in environmental issues and promote ecological sustainability and stewardship throughout the community and within individual households and businesses.

OBJECTIVE A: Identify and preserve significant ecological sites within Town.

POLICIES

- Policy 1 Encourage the use of ecologically based planning principles and best practices in the development and implementation of future planning documents
- Policy 2 Work with local educational providers to increase awareness and conservation of the Town's natural assets
- Policy 3 Research and implement a municipal planting policy to reforest deforested areas within the community
- Policy 4 Endeavor to develop an inventory of significant and unique ecological sites and resources within the Town.
- Policy 5 The Town may require an environmental assessment related to a proposed development which may have an impact on an identified natural or environmentally sensitive feature, to be provided by the developer.
- Policy 6 The town will encourage the retention of significant tree stands on Town land and on privately owned land.
- Policy 7 Encourage sustainable landscaping practices
- Policy 8 Encourage the efficient management of resources and the implementation of energy conservation practices
- Policy 9 Work with the local RCMP and volunteers to discourage vandalism in parks and natural areas

OBJECTIVE B: Encourage development only on lands which do not have critical development constraints

POLICIES

- Policy 1 Development shall not be allowed in areas characterized by wetlands, swamps, muskeg, or saturated soils. Development shall also be prohibited in valleys, ravines, or seasonal draws
- Policy 2 Development shall be prohibited on slopes in excess of 15% or on slopes which are subject to slippage or mass movement
- Policy 3 Development is prohibited on soils which have extremely fast percolation rates and/or which might result in the possibility of groundwater contamination
- Policy 4 No permanent structures will be allowed within the 1:100 year flood plain of any river, stream or lake shore, unless proper flood proofing techniques are applied. A certificate from a qualified, registered professional engineer or architect will be required by the Town to confirm that the development has been properly flood proofed.
- Policy 5 The Town shall encourage flood plain and flood prone areas to be kept in their natural state or be used for extensive agricultural use, where applicable.
- Policy 6 Where development is allowed within a flood prone or flood plain area, the developer shall take measures as required by the Development and/or Subdivision Authority.
- Policy 7 On municipal lands within extremely high water table areas, new development should be limited to recreational uses.

OBJECTIVE C: Encourage community members to “live locally” and foster local self-reliance in relation to food, energy and economic systems

POLICIES

Policy 1 The Town will support local businesses and producers by striving to develop a Buy Local Campaign and municipal Buy Local policy.

OBJECTIVE D: Strengthen relationships with the regional agricultural community by encouraging local opportunities for the production and consumption of agricultural products

POLICIES

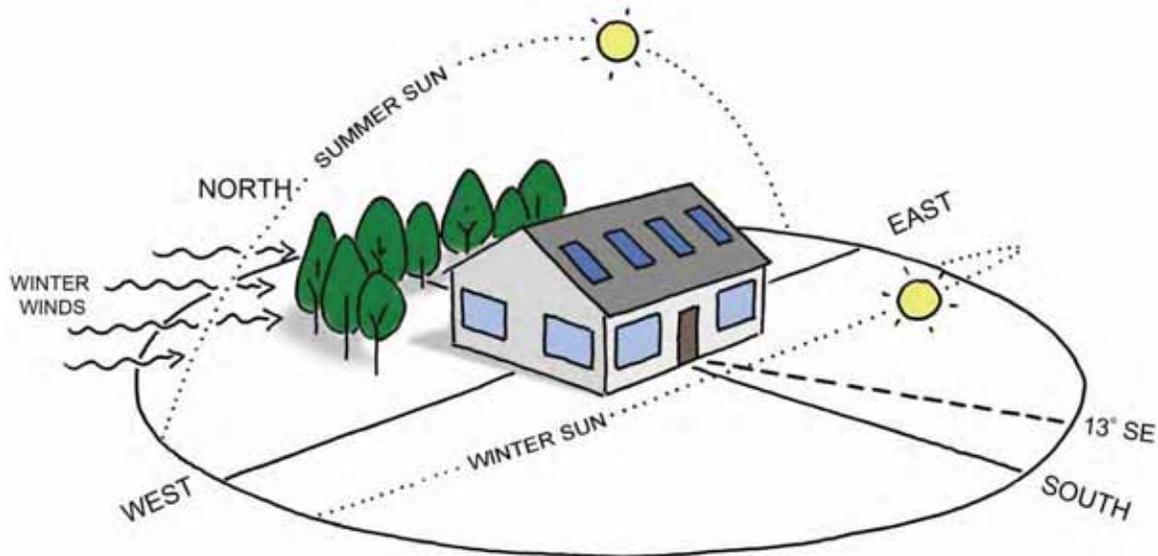
Policy 1 Encourage the processing and sale of local agricultural products

Policy 2 Encourage future developments to be compatible with adjacent agricultural developments

OBJECTIVE E: Encourage energy efficient design and the development and utilization of alternative energy.

STRATEGIES

Policy 1 The Town encourages houses to be oriented to maximize passive solar energy, natural shade and windbreaks, and to orient rooms such as kitchens and bedrooms based on light and heat requirements. The use of energy-efficient appliances and materials is also encouraged.



Solar orientation and use of wind breaks for passive energy conservation.

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

Policy 2 The Town encourages the use of small alternative energy systems as a green alternative to traditional forms of electrical generation.

OBJECTIVE F: Encourage best practices in waste reduction and water management.

STRATEGIES

Policy 1 Encourage building and infrastructure practices that reduce water consumption

Policy 2 The Town shall encourage new development to provide multi-modal transportation options to reduce car dependency within the community and reduce vehicular air emissions

Policy 3 The Town shall encourage recycling and other waste reduction programs which divert materials from the regional landfill.

- Policy 4 The Town shall endeavor to implement innovative technologies and best practices to supply the water needs of residents and industries.

- Policy 5 The Town shall endeavor to implement innovative technologies and best practices to treat waste water prior to returning it to the hydrologic cycle.

7 Infrastructure and Form

Form and Infrastructure encompasses those things that we generally refer to as a community’s hard infrastructure, such transportation network and public utilities, wastewater collection and treatment facilities, water treatment and supply faculties, storm water management facilities, trail networks, buildings, etc. as well as the Future Land Use Strategy for the community. The Future Land Use Strategy includes policies for different land uses within the Town and identifies areas within Legal for future commercial, industrial, residential and community land uses.



7.1 Infrastructure

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

Current Reality: In its current form, the Town of Legal is dominated by single-family housing, automobile oriented transportation systems, as well as some highway commercial and light industrial development. Recent years have seen efforts to increase and improve municipal infrastructure, increase housing opportunities, and to develop a more walkable and attractive downtown area.

Goal Statement: The Town of Legal manages growth responsibility to ensure that the community is financially, environmentally and socially sustainable. Infrastructure systems are well maintained and

meet the needs of the current and future community. The Town is compact and efficient. New development and infill development incorporates design elements that emphasize connectivity, multi-modal transportation opportunities and utilize cost and resource efficient technologies.

OBJECTIVE A: Work collaboratively with the development community to facilitate the implementation of innovative, energy and resource efficient design standards in new developments

POLICIES

- Policy 1 Encourage and facilitate environmentally-neutral design standards in new developments and retrofits
- Policy 2 New development will normally be contiguous to existing development and make efficient use of land, infrastructure and other community resources
- Policy 3 Implement high standards for urban design and landscaping
- Policy 4 Encourage new developments to employ strategies for designing with the landscape

OBJECTIVE B: Plan and budget for the development and maintenance of infrastructure over the long term

POLICIES

- Policy 1 Regularly review and update the Town’s Water and Sanitary Sewer Assessment
- Policy 2 Ensure that infrastructure maintenance and development reflects the

size and scale of the community

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

POLICIES

- Policy 1 All municipal infrastructure systems, such as new roads, sewage collection and water distribution systems created as a result of private development, which may include dedication to the Town or subdivision, shall only be assumed by the municipality if the system has been constructed or upgraded to a standard which is acceptable to the Town and which meets or exceeds all appropriate Provincial and Federal standards.

- Policy 2 The Town will ensure that infrastructure systems within the community are safe and well-maintained

- Policy 3 New development/infrastructure projects will be assessed in terms of their cost effectiveness over the lifecycle of the project

- Policy 4 New development within the community must conform with recommendations in the Town’s Water and Sanitary Sewer Assessment

OBJECTIVE D: Work collaboratively with regional and provincial partners to increase the resilience and security of the regional transportation network

POLICIES

- Policy 1 Evaluate and, with the assistance of other levels of government, design transportation systems based on accessibility, affordability and security
- Policy 2 Establish a strategy for prioritizing transportation system resources
- Policy 3 Improve communication between all system users in the event of an emergency or disruption
- Policy 4 Strive to establish a transportation network that includes of all forms of movement
- Policy 5 Service roads adjacent to Provincial Highways in the Town shall be considered as local roads and developed to appropriate standards.
- Policy 6 The Town shall require that land use adjacent to Provincial Highways and their associated accesses conform with the Access Management Guidelines as outlined by Alberta Transportation. As well, where possible, the Town’s system of major local roads shall be afforded a similar level of protection from encroachment and proliferation of direct access.
- Policy 7 Direct access from private property onto Provincial Highways shall be discouraged and limited wherever possible, especially where access onto local roads is available. Application for subdivision will be specifically designed to minimize accesses onto Provincial Highways and local arterial roads through the use of service roads or redesigning the subdivision boundaries to redirect accesses onto local roads
- Policy 8 The Town shall implement a program of maintenance and improvement for local roads designed to enhance traffic flow.

Through the subdivision and development processes, the Town shall endeavour to make the most efficient use of existing roadway facilities. Developments with the potential for substantial road impact (high traffic volumes or heavy trucks) will be directed to those roads that are designed and constructed to accommodate such development.

- Policy 9 The Town will endeavour to maintain flexibility in the extending of municipal services into newly developed areas and will ensure that developers provide excess capacity to allow extensions into future development areas.
- Policy 10 The Town may require the preparation of a servicing scheme and a detailed geo-technical study prior to area structure plan or large area subdivision approval.
- Policy 11 The Town will continue to collect baseline data for future engineering review in order to supplement the findings of historical Town servicing studies, and improve the accuracy of future projections.
- Policy 12 Developers shall be expected to provide or pay for the installation of utilities and development of roads in new subdivisions. The requirement shall be implemented through a development agreement with the Town.
- Policy 13 Off-site levies may be determined at the time of new development and, if required, shall be assessed on all new developments in accordance with any approved off-site levy bylaws.

OBJECTIVE E: Work collaboratively with regional and provincial partners to provide a reliable and efficient water and water systems

POLICIES

- Policy 1 With the assistance of other levels of government and the regional water commission, evaluate, design and maintain the regional water systems.
- Policy 2 Encourage the efficient use of resources including water conservation.

Policy 3 The Town shall endeavor to cooperate wherever possible with other municipalities and/or the provincial government with planning, development and operation of sanitary waste disposal facilities and sewage lagoons.

Policy 4 Town Council supports the continued use of the Regional Landfill System concept and principles.

OBJECTIVE F: To ensure that all subdivision and development conforms to municipal and provincial infrastructure and servicing standards

POLICIES

Policy 1 Subdivision shall not be allowed where access to graded and graveled or paved roads in good condition does not exist, or where construction of a roadway and access to current Town standards to the site is not undertaken by the landowner/developer.

OBJECTIVE G: Encourage the safe, orderly, and efficient development of transportation and utility corridors including a hierarchy of streets and efficient parking

POLICIES

Policy 1 The Town shall establish a hierarchical street system consisting of:

- (a) arterials that have routes for quick and efficient movement of traffic;
- (b) collector routes that serve to connect residential areas to arterial streets;
- (c) local streets that serve to provide direct access to individual lots and that have no through traffic.

Policy 2 Council shall encourage linear transportation and utility facilities to locate so that they:

- (a) follow road allowances wherever feasible;
- (c) use corridors to integrate a number of utilities; and
- (b) minimize disruption of recreation, wildlife, and historic resources.

- Policy 3 The Town will endeavour to protect sufficient land for future arterial road rights-of-way from encroachment by other uses.
- Policy 4 Direct access to arterial roads from adjacent properties will be limited in order to emphasize the most important function of these roadways, which is to accommodate high volume traffic flows.
- Policy 5 The Town will endeavour to enhance the appearance of roadways. Developers will be required to provide landscaping, including trees, along the medians and boulevards of roadways.
- Policy 6 The Town will require the development of multi-ways or coordinated walkway and bikeway systems in new residential areas, linking them to recreation areas and facilities where appropriate. The rights-of-way for these multi-ways shall be provided at the time of subdivision.
- Policy 7 Employers and employees shall be encouraged to use alternative parking areas to allow customers better access to the Town’s retail and service outlets.

OBJECTIVE H: Minimize conflicts between transportation, communications, or utility facilities and other land uses

POLICIES

- Policy 1 Council shall encourage high voltage power lines and high pressure pipelines to locate away from residential areas
- Policy 2 Where proposed transportation and utility lines and facilities may adversely affect adjacent lands or land uses, the Town shall recommend or require as a condition of development of the line or facility such buffering as deemed appropriate to minimize any negative impacts.

- Policy 3 The Town may require future subdivision proposals adjacent to transportation and utility lines and facilities to provide such buffering as deemed appropriate.
- Policy 4 The Town shall encourage wireless communication facilities to consider good planning and design so as to have the least impact on the natural environment, and the least visual impact on nearby residents. The Town shall also encourage the developers of wireless communication facilities to provide an opportunity for public consultation.
- Policy 5 Where appropriate, new facilities should be built to standards to accommodate multiple devices. Individual facilities are strongly discouraged. Should co-locations not prove feasible, the clustering of wireless communication facilities shall be encouraged.
- Policy 6 Wherever possible, all new service connections (power, telephone, etc.) should be underground, except in the Industrial area. In the Industrial Area the location of services will be at the discretion of the Development Authority

OBJECTIVE I: Minimize conflicts between transportation, communications, or utility facilities and other land uses.

POLICIES

- Policy 1 Council shall encourage high voltage power lines and high pressure pipelines to locate away from residential areas
- Policy 2 Where proposed transportation and utility lines and facilities may adversely affect adjacent lands or land uses, the Town shall recommend or require as a condition of development of the line or facility such buffering as deemed appropriate to minimize any negative impacts.
- Policy 3 The Town may require future subdivision proposals adjacent to transportation and utility lines and facilities to provide such buffering as deemed appropriate.

- Policy 4 The Town shall encourage wireless communication facilities to consider good planning and design so as to have the least impact on the natural environment, and the least visual impact on nearby residents. The Town shall also encourage the developers of wireless communication facilities to provide an opportunity for public consultation.
- Policy 5 Where appropriate, new facilities should be built to standards to accommodate multiple devices. Individual facilities are strongly discouraged. Should co-locations not prove feasible, the clustering of wireless communication facilities shall be encouraged.

7.2 Form (Future Land Use Concept)

A development strategy has been developed for the Town of Legal based on the review of the existing development pattern and on an analysis of the major challenges and trends facing the Town.

The strategy entails:

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

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

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

Goal Statement: Growth and development in the Town of Legal is orderly and efficient. Attention and care to planning, implementation and the allocation of land to various uses ensures that the Town can accommodate the anticipated needs and desires of the expected ultimate population and maintain local and regional infrastructure, conserve natural resources, expand transportation accessibility, the

availability of utilities, public facilities, and financial resources.

Development Pattern

Development within the Town of Legal will take on an economical and viable development pattern in order to ensure that land uses are compatible with the surrounding area and that servicing costs are affordable for the community and region.

OBJECTIVE A: To ensure that sufficient land is available to meet future development needs

POLICIES

- Policy 1 Map 2: Future Land Use shall reflect the community’s future development needs
- Policy 2 The future development pattern for the Town is shown on the Future Land Use Map (Map 2: Future Land Use). Development shall generally conform to this map and the policies within this Municipal Development Plan and Sustainability Plan.
- Policy 3 The Town shall encourage industry to locate wells and pipelines within corridors adjacent to parcel boundaries in order to minimize the impact of these developments on the Town’s land base
- Policy 4 The Town will discourage the development of new well sites within the municipal boundary

OBJECTIVE B: To ensure that future development is responsive to the changing needs of the community and both local and regional influences

POLICIES

- Policy 1 The Town shall promote phased development as necessary to respond to population and development needs of the community

Policy 2 The Town should encourage flexible development and design concepts to provide adaptability for the changing needs of the community

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

POLICIES

Policy 1 The Town should explore innovative zoning tools in consultation with the development industry including but not limited to form-based, performance-based, and use-based zones, and/or a hybrid of more than one type of zoning system

Policy 2 The Town should encourage a variety of development designs and layouts, particularly those which use green technology, reduce the building footprint, increase the amount of open space, and promote the use of alternative forms of transportation

Policy 3 New developments within residential areas shall be of a character that is compatible with and/or improves the existing physical character of the area.

Policy 4 Within both commercial and residential areas, new developments for both commercial and residential uses may be considered where the design, form, and massing are compatible with to the surrounding development, and improves the appearance and use of the existing neighbourhood.

7.3 Future Land Use

The development strategy for the Town of Legal is illustrated on the Future Land Use Map (See Map 2 -Future Land Use). This map contains a conceptual future land use pattern and transportation network for the community and is meant to convey the general intent of the Town concerning the future direction of growth. The map is intended to be interpreted as a broad expression of land use policy and not as a precise description of proposed land uses related to



specific parcels of land. The Future Land Use map is to be used in concert with the goals, objectives and policies of the Plan.

The development concept reinforces the general pattern of development currently found within the Town while ultimately developing a more compact community which includes a broader range of residential, commercial and light industrial land uses.

Land Use Classifications

The Land Use Classifications shown on the Map 2 – Future Land Use Map are defined as follows:

Residential

refers to that area of the Town currently used for predominantly residential purposes. Residential also refers to that area to be developed for predominantly low density housing, and some medium and high density housing in selected locations at a scale and density compatible with the neighbourhood.

Commercial

refers to that area containing commercial uses and compatible office, residential, institutional and recreational uses. The Commercial area includes that area surrounding the downtown core containing vacant lots, older single family residences and non-conforming uses, which may be suitable to accommodate downtown expansion including mixed use commercial/residential development on a limited and site specific basis.

Compatible highway commercial uses that would benefit from exposure along highway areas and that are visually attractive in appearance may also be considered within this area. Compatible recreational, park and institutional uses that cannot be reasonably accommodated elsewhere in the community may also be considered.

Industrial

refers to existing and future industrial development that does not:

- consume a large volume of water or produce high quantities of effluent or waste;
- discharge toxic or noxious by-products into the air or groundwater system; or
- adversely impact adjacent properties through extreme noise, traffic or emissions.

Community

refers to that area intended for low intensity park, recreation or community development and/or to be preserved in its natural state.

Specific Land Use Areas

The following land use and development objectives and policies shall apply to all lands shown on the Future Land Use Map within the Town of Legal and shall be used by the Town of Legal to guide decision-making regarding land use and development within the Town.

7.4 Residential Use Area

The Town of Legal has experienced some single family residential development and a limited amount of multi-family residential development over the last ten (10) years. This trend affects the social, economic and environmental community of the Town.

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

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

- High density developments (including walk up apartment style condominium developments).

This Plan strives to achieve a balance between providing opportunities for residential development while still supporting and preserving the livelihood and quality of life of the existing and future community, the physical environment and areas of historic and cultural significance within the region.

Housing Mix

OBJECTIVE A: To ensure that sufficient land and residential developments are available to meet future housing needs.

POLICIES

Policy 1 In cooperation with developers and other government agencies, the Town will endeavour to ensure the provision of:

- a range of dwelling and lot sizes;
- a variety of housing types;
- an adequate supply of rental units;
- social housing to meet special housing needs in the community; and
- affordable non-market housing to meet the needs of the community.

Policy 2 All new or revised residential area structure plan areas shall normally include a residential housing mix normally reflecting a ratio of 80% low and medium density residential development and 20% high density residential development. A larger percentage of higher density residential development may be allowed by the Town if the developer can demonstrate the following:

- that the development can be serviced in a manner that is consistent with the Town's Water and Sanitary Sewer Assessment;
- that the overall development pattern is complementary to

adjacent land uses and infrastructure;

- (c) that the development will provide a high percentage of social and/or affordable housing; and
- (d) that the development will provide a higher percentage of public amenity areas, including but not limited to, park areas, trails, recreation amenities and/or public art.

- Policy 3 The Town will endeavour to provide the housing mix indicated above in each neighbourhood indicated in this Plan and within new neighbourhoods as they develop.
- Policy 4 Rehabilitation of older, structurally sound housing units will be encouraged wherever feasible.
- Policy 5 Where the Town deems necessary, new residential developments will be required to provide buffering from potential negative impacts of adjacent land uses.

Neighbourhood planning

OBJECTIVE B: To ensure that residential development is orderly, planned, efficient, and encourages community and neighbourhood pride

POLICIES

- Policy 1 The Town will adopt the neighbourhood as the basic planning unit for future residential development and redevelopment. Consideration of the design and development of complete neighbourhoods will be part of the evaluation criteria for all new multi-lot residential developments.
- Policy 2 The Town will require the preparation and approval of an Area Structure Plan or Outline Plan/Development Concept prior to the approval of new residential neighbourhoods. The preparation and costs associated with the preparation of a new Plan or amendment to an existing Plan will be the responsibility of the developer. If the Town incurs costs while reviewing a proposed Plan or Plan amendment then costs associated

with the review will also be the responsibility of the developer.

- Policy 3 At the discretion of the Subdivision Authority, an Outline Plan/Development Concept may be submitted rather than an Area Structure Plan, if:
- (a) The entire parcel area is less than or equal to 20 ha (50 ac) in area; and
 - (b) The development will generate a total residential population of less than 280 people within the Plan area; and
 - (c) In the opinion of the Town’s approving authorities the proposed development will not:
 - i) generate a substantive regional impact, or
 - ii) trigger a REF Review by the CRB if an Area Structure Plan were required.
- Policy 4 All Outline Plans/Development Concepts must be approved by resolution of Council prior to Subdivision Approval.
- Policy 5 The Town’s overall density of residential development within a designated neighbourhood unit should be approximately 30 units per net residential hectare. As average household size continues to decline, however, a somewhat higher overall density standard may be considered in specific circumstances.
- Policy 6 Ground oriented medium density residential development will be permitted in each neighbourhood. Medium density residential sites should be spread throughout each neighbourhood rather than being concentrated in any one area.
- Policy 7 Ground-oriented medium density residential development will not normally exceed a density of 50 units per net residential hectare.
- Policy 8 High density residential developments will not normally exceed a density of 100 units per net residential hectare.

- Policy 9 High density residential buildings will not exceed four storeys in height.
- Policy 10 Notwithstanding Policies 8 and 9 above, the Town may allow high density residential buildings which exceed four storeys in height or contain more than 100 dwelling units if the developer can demonstrate the following:
- (a) that the development can be serviced in a manner that is consistent with the Town’s servicing requirements;
 - (b) that the overall development pattern is complementary to adjacent land uses and infrastructure;
 - (c) that the development will provide a high percentage of social and/or affordable housing;
 - (d) that the development will provide a higher percentage of public amenity areas, including but not limited to, park areas, trails, recreation amenities and/or public art; and
 - (e) that any additional Emergency Services requirements necessary to the safety and security of the development and residents are provided by the developer.
- Policy 11 High-density housing family sites should locate adjacent to arterial or collector streets.

Subdivision & Site Planning

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

POLICIES

- Policy 1 Different housing types should be appropriately related to neighbourhood and Town facilities and services and to schools. For example, senior citizens’ housing and apartment buildings, should normally be situated close to healthcare and/or commercial facilities.

- Policy 2 Compatible housing types should normally be sited adjacent to one another. Walk-up apartment buildings, for example, are compatible with ground-oriented multiple family dwellings, but incompatible with single detached dwellings.
- Policy 3 Subdivision and site planning techniques using building forms, landscaping features, etc., should be used to reduce adverse effects of noise sources such as railways and major roadways on residential areas foster a sense of neighbourhood security; and provide visual privacy.
- Policy 4 Dwellings should have an adequate outdoor amenity area and should be designed so as to minimize energy loss.
- Policy 5 The Town may require the implementation of architectural controls for major developments to create an aesthetically pleasing residential environment.
- Policy 6 Wherever possible, street frontages should be minimized. Excessive frontage adds to development costs and increases maintenance costs.
- Policy 7 When single-family residential sites are constructed, such design features as loops, cul-de-sacs, traffic calming measures and buffers should be incorporated to create quiet, low traffic areas.
- Policy 8 Multi-family units may be permitted in the downtown area on the second-storey of commercial buildings or adjacent arterial or collector streets.

Affordable Housing

OBJECTIVE D: To ensure the development of sufficient market and non-market housing to meet the current and future needs of the community

POLICIES

- Policy 1 The Town shall work with developers, home builders, government and

non-government agencies to increase the proportion of affordable housing units within the community.

Development Phasing

OBJECTIVE E: To ensure that new development occurs in an efficient manner that does not put a strain on the Town’s current or future infrastructure capacity and serves to improve community connectivity

POLICIES

- Policy 1 The Town shall require the phasing and staging of future development in order to ensure contiguous development and the orderly extension of roadways and municipal services.

- Policy 2 Each stage of a staged subdivision should provide a supply of lots that could reasonably be expected to be fully developed within a two-year time frame. The size of each stage should be large enough to offer a variety of housing types and to meet anticipated residential demands. All amenities such as parks, landscaping or recreational facilities should be phased along with the construction of the dwelling units.

- Policy 3 The Town should not allow successive stages of subdivision until the majority of lots in previous stages have been issued development permits or unless the developer can clearly demonstrate that the lots in a successive stage would not remain undeveloped for an extended period of time.

- Policy 4 The residential phasing policies are designed to discourage “leap frog” development and mitigate potential costs associated with future residential development in locations which are separated from previously developed areas.
- Policy 5 The Future Land Use Map (Map 2) illustrates the Town’s preferred plan for the phasing of new residential developments based on current development locations, infrastructure capacity within the Town and best planning practices.
- Policy 6 Notwithstanding Policy 1 above the Residential Phasing policies are not intended to preclude the possibility of any future residential development in areas which are not developed until approved development areas are completely developed. Development proposals adjacent to existing approved plans may be considered where:
- (a) servicing connections are existing and available on the site or at a property line adjacent to the site;
 - (b) adequate capacity exists to service proposed development in a manner that is consistent with the Town’s Water and Sanitary Sewer Assessment to the satisfaction of the Town’s engineer; and
 - (c) where it is demonstrated that the overall development pattern is complementary with adjacent land uses and infrastructure.
- Policy 7 All residential development shall be serviced efficiently and be consistent with the Town’s servicing requirements.

7.5 Commercial Use Area

The intent of the Plan is to accommodate a range of commercial facilities, primarily located within the downtown area, adjacent to highways, and within established commercial areas. Commercial developments provide a service to, local residents, the traveling public, tourists to the region and the surrounding agricultural community. The Town will not support commercial developments

that adversely affect the standard of safety or convenience, or the functional integrity of any highway or road.

OBJECTIVE A: To ensure that there is an adequate supply of competitively priced commercial land to realize Legal’s commercial development potential

POLICIES

- Policy 1 Town Council shall encourage developers to participate in commercial development.
- Policy 2 Town Council will continue to encourage the development of the Town of Legal as an important local commercial and service centre for area residents, visitors and agri-industry.

OBJECTIVE B: To separate and distinguish between various commercial uses

POLICIES

- Policy 1 Four (4) types of commercial development shall be encouraged within Town These uses shall be defined and regulated in the Town’s Land Use Bylaw:
 - (a) Downtown Commercial – intensive retail and service establishments,
 - (b) General Commercial – large land users (e.g. goods and services that are more dependent on vehicular access than pedestrian traffic or that require large amounts of land for storage or display purposes),
 - (c) Highway Commercial – goods and services provided for the travelling public; and
 - (d) Neighbourhood Commercial – small retail outlets intended to provide goods and services to local residents.

- Policy 2 All future downtown, general and highway commercial development should occur on lands designated Commercial on the Future Development Plan. Future neighbourhood commercial development may occur where specifically indicated in the Town's Land use Bylaw within the areas designated Residential on the Future Development Plan
- Policy 3 The development of Highway Commercial areas will take careful cognizance of the need to buffer the potential negative impacts of such development from adjacent uses
- Policy 4 All Future highway commercial development will be serviced efficiently and be consistent with the Town's servicing requirements
- Policy 5 On sites which are highly visible and determined to be of critical importance to the future development of the downtown area within the community the Development Authority may require additional information and requirements in relation to architectural design, landscaping, and/or any other condition deemed necessary to ensure high standards of design both on the site and in relation to the streetscape.

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

POLICIES

- Policy 1 Mixed-use developments that provide for commercial and residential uses within the same building will be encouraged.
- Policy 2 The Town shall endeavour to identify important development sites and opportunities that have mixed-use development potential and that would benefit the community.

Policy 3 The Town shall review its commercial use area policies regularly to ensure they remain effective considering commercial and retailing trends and the community's needs.

7.6 Industrial Use Area

For the purpose of this Municipal Development Plan and Sustainability Plan the term "industry" refers to manufacturing or warehousing and storage; and includes light, medium and heavy industrial uses. Industries that may have high levels of noxious emissions or noise are referred to as heavy industry. Light industry is not noxious and is generally compatible with other uses. Existing industrial uses within Town can be classified as light industrial.

The Town recognizes that industrial developments can be of benefit to the Town by providing employment, tax revenue and services to Town residents. If planned effectively, the non-desirable impacts an industry may have on the surrounding area can be mitigated or minimized.

This Plan encourages the diversification of the Town's economic base by identifying land and policies to supporting the development of a diverse range of industrial developments within the community.

OBJECTIVE A: To ensure that there is an adequate supply of competitively priced industrial land in appropriate locations to realize the Town's industrial development potential

POLICIES

Policy 1 It is the policy of this Plan that the areas designated Industrial on the Future Land Use Concept shall be developed as industrial uses, and that industrial development shall be directed to those lands.

Policy 2 The Town will encourage concentrated industrial growth by directing future industrial development to the industrial area in order to minimize conflicts with neighbouring land uses, to facilitate the economical provision of municipal services, and to promote an

efficient industrial land use pattern.

- Policy 3 Only light industrial uses will be allowed within the Town boundary.
- Policy 4 Town Council shall encourage private developers who own land within the Industrial Land Use Designation to develop their land for industrial use.
- Policy 5 The sizing and servicing of industrial sites should reflect the requirements of a wide range of light industrial uses such as construction, trucking, manufacturing and wholesaling activities, etc.
- Policy 6 Existing and future industrial activities in the industrial area will be protected by preventing encroachment of non-industrial uses.
- Policy 7 Future industrial development will demonstrate adequate fire flow capacities prior to development approval and after completion of construction to the satisfaction of the Town’s Fire Department.
- Policy 8 Future industrial development within the Industrial Area will be connected to a paved road network in a manner that meets with the satisfaction of the Town’s Public Works Department and should have direct and quick access to truck routes and highways.

OBJECTIVE B: To ensure that the site design and visual appearance of industrial developments are compatible with surrounding land uses

POLICIES

- Policy 1 The visual appearance of industrial buildings, the location of roadways, landscaping and buffering will be considered in order to ensure compatibility with surrounding uses. The Town will include building and landscaping standards in its land use bylaw as a means of encouraging the development of more attractive industrial structures and improving compatibility with surrounding uses.

Policy 2 Attractive appearance and a high standard of maintenance shall be required at all industrial sites. To this end and to improve the image of the industrial areas, landowners and businesses will be required to provide reasonable landscaping (in the form of vegetation, fencing, and other landscaping features) and building materials, textures, colour and signs that would favourably enhance the industrial environment at the time of development and will be encouraged to properly maintain, add and improve such features and materials to enhance the industrial environment.

OBJECTIVE C: To encourage local and regional industrial development

POLICIES

- Policy 1 The Town will seek the assistance of other levels of government in promoting local industrial development opportunities.
- Policy 2 The Town will cooperate with local business groups in promoting the municipality as a good place to live and establish business.
- Policy 3 The Town will work collaboratively with the Sturgeon Regional Economic Development Committee to actively seek out industries which could locate in Town.
- Policy 4 Town Council will encourage the development of a regional industrial base in order to sustain those activities associated with the development of the adjacent resources of the area.

7.7 Community Use Area

There are currently a number of Community Use areas within the Town of Legal which reflect the large number of excellent community and social services amenities as well as recreation facilities located within Town.

OBJECTIVE A: To provide adequate public and quasi-public facilities to meet the

Town's needs

POLICIES

- Policy 1 It is the policy of this Plan that the areas designated Community Use on the Future Land Use Plan shall be developed in parks, recreation facilities, institutional uses (such as schools, health and wellness facilities, arenas, etc.), and that such development shall be directed to those lands designated Community
- Policy 2 Public and quasi-public building uses in this policy shall be:
- (a) educational facilities (e.g. schools)
 - (b) community facilities (e.g. Town office, community centre, fire hall, etc.)
 - (c) government facilities (e.g. provincial buildings)
 - (d) institutional facilities (e.g. churches)
 - (e) health and wellness facilities (e.g. medi-centre)
- Policy 3 All major institutional development should occur on lands designated Institutional on the Map 2: Future Land Use. However, small institutional uses may occur in other lands, at the discretion of the Town's Development Authority
- Policy 4 All public and quasi-public facilities shall be properly maintained
- Policy 5 The Town shall encourage other government agencies and not-for-profit agencies to locate in those areas designated as institutional use on Map 2: Future Land Use
- Policy 6 Significant environmental features within the Community Use area will be persevered in their natural state

7.8 Overlay Area Policies

The Overlay in this Section applies to a special area in the Town which requires special objectives and policies in addition to those of the underlying Land Use Areas. Development in this area may require that additional information be submitted by the applicant in order to ensure the suitability of potential development sites.

The overlay areas are shown on the Map 2: Future Land Use.

Development Constraint Overlay

The Development Constraint Overlay identifies areas in the Town of Legal where the physical characteristics of the land may make development difficult or unfeasible. Development in these areas may require additional information to be submitted by the applicant in order to ensure the suitability of potential development sites. The Development Constraint Overlay Overly areas are shown on Map 2: Future Land Use.

OBJECTIVE A: To ensure that the development does not occur in areas with critical constraints or on sites which are unsuitable for the proposed use

- Policy 1 The Development Authority may require that any proposal for development within the Development Constraint Overlay be accompanied by an engineering study prepared by a registered engineer that assess the suitability of the subject site and the proposed development from the points of view of geotechnical stability and potential site contamination. Further, if a development is approved after such an analysis is provided, the Development Authority shall require that any recommendations of the analysis be implemented by the landowner/developer and registered against the title of the subject lands so as to advise future landowners of the engineering requirements for development.

Downtown Overlay

Downtown is the core of any community. It is the place that sets the tone, creates the identity and personality of a community. The “downtown” is one of the most important business districts in any community. It provides opportunities for spontaneous interaction, for shopping, for dining and for celebration. Balancing highway commercial growth with the growth and development of the Downtown area will help generate increased community pride, increased entrepreneurial interest in the community and could even serve to increase tourism potential within the Town. The Downtown Area Overlay is shown on Map 2: Future Land Use.

OBJECTIVE A: To ensure that the Downtown is attractive, vibrant, and provides for an appropriate mix of uses and modes of transportation.

- Policy 1 Lands within the Downtown Area shall be developed for local commercial uses, institutional uses, mixed use developments, and high density residential developments.

- Policy 2 Development and expansion of the downtown core will normally proceed as follows:
 - (a) First, development of vacant lots and/or redevelopment of commercial properties and buildings located in the downtown.
 - (b) Second, development of vacant lots and/or redevelopment of commercial and non-conforming uses located in existing commercial districts adjacent to the downtown.
 - (c) Third, redevelopment of residential land located near the downtown.

- Policy 3 In order to ensure that the Downtown area remains and is enhanced as a viable “downtown hub” area, any development of residential uses in the Downtown other than residential uses which are strictly accessory to commercial uses or located in apartment buildings where the main floor of the building is entirely occupied by

commercial uses, will be considered as discretionary uses and considered on a case by case basis.

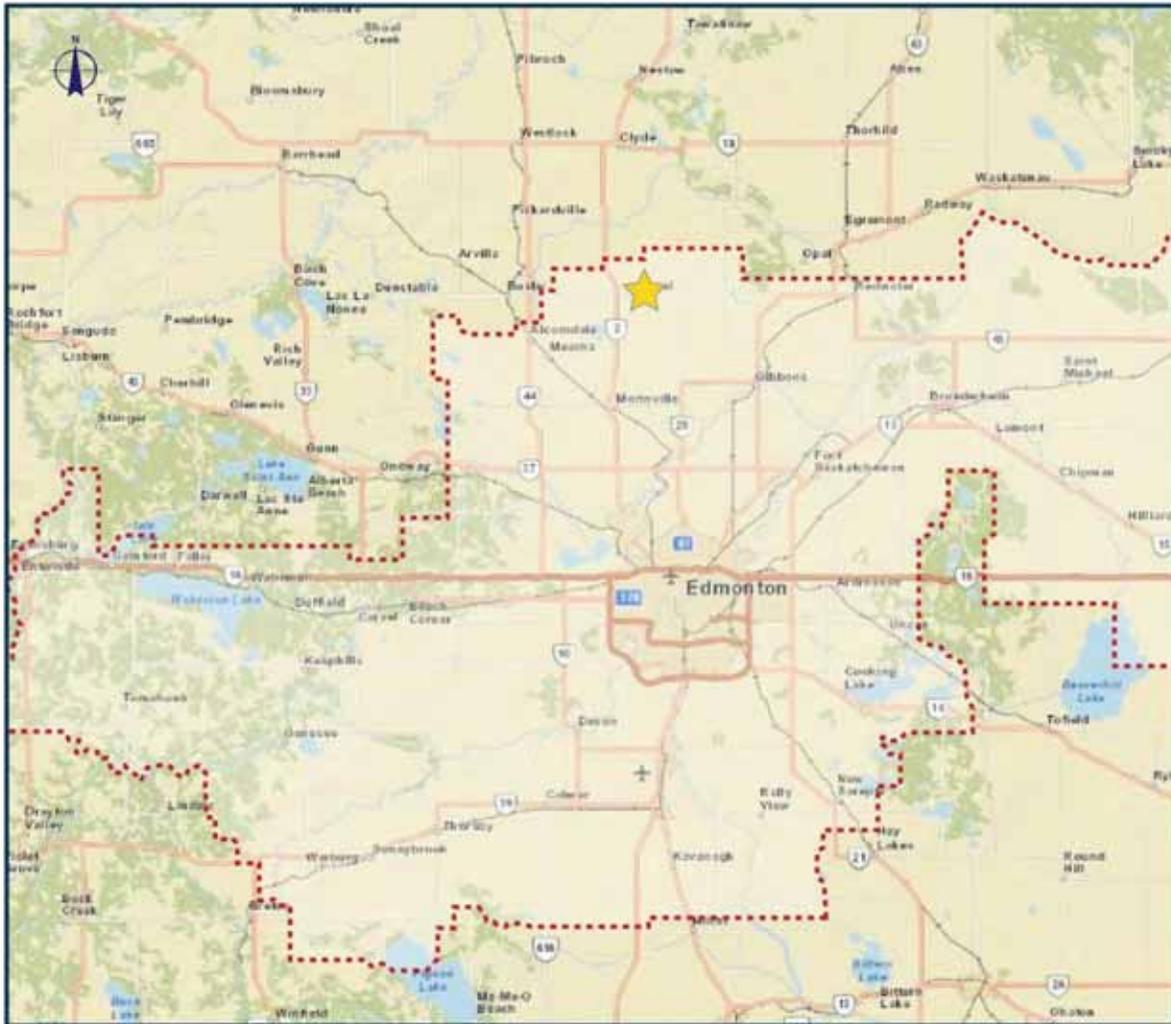
- Policy 4 New office development uses will be encouraged to locate within the Downtown Area. The rehabilitation of potentially healthy commercial buildings will be encouraged. Rehabilitative measures may involve structural repairs, cleaning, painting, or installing decorative features such as awnings, canopies, or shutters and installing street furniture such as benches and planters.
- Policy 5 The rehabilitation or replacement of existing dwellings in the Downtown area which are not accessory to commercial uses or within buildings which are entirely devoted to commercial uses on the main floor maybe considered on a discretionary basis.
- Policy 6 The conversion of existing dwellings in the Downtown area to commercial uses will be encouraged.
- Policy 7 Residential uses which are strictly accessory to commercial uses may be allowed within the Downtown area. These developments will be encouraged to be predominantly and clearly commercial in nature with the residential use, as a secondary use.
- Policy 8 The Town will endeavour to ensure that the maximum amount of land in the Downtown area which is currently vacant or being used for residential purposes is developed for commercial uses, mixed uses or high density residential uses within the time frame of this Plan.
- Policy 9 The Town will strongly encourage the development of an attractive pedestrian environment within the Downtown area. This may involve:
- (a) using building setbacks to create pedestrian rest areas and attractive landscaped niches at convenient locations,
 - (b) removing obstructions to pedestrian flow, providing sufficient sidewalk widths, and clearly marking pedestrian crosswalks,
 - (c) encouraging businesses to provide rear or side entrances to

offer access to employee and customer parking areas.

- Policy 10 The Town will endeavour to ensure an attractive street appearance in the Downtown area by providing street furniture and landscaped areas which will give life and character to the street scene. Laneways should also be made attractive, designed for security reasons and improved, where necessary, for vehicular and pedestrian traffic.
- Policy 11 Yards at the rear of business premises should be neat and properly maintained to present an attractive appearance to adjacent land uses. Dilapidated accessory buildings should be removed. Debris and weeds shall not be allowed.
- Policy 12 The Town will endeavour to ensure that adequate loading/unloading spaces are provided at the rear of business premises to discourage curb loading/unloading of goods.
- Policy 13 Off-street parking areas should be properly drained, paved or graveled, safe for night use, landscaped and screened from non-commercial uses by means of a fence, earth berm, or shrubbery.
- Policy 14 Appropriate access for emergency vehicles should be provided to all buildings.

7.9 Maps

Map 1: Regional Location



 Capital Region Board area

 Town of Legal

Map 2: Future Land Use



Digital Geographic Information: Canada National Topological Survey Geobase and Geogratis & Altalis | Geographic coordinate system and projection: UTM, NAD 83 Datum; Zone 12N
 FOR MORE INFORMATION: www.munplan.ab.ca | #208, 1751-107 Avenue NW Edmonton, AB T5S 1E5 | 780.486.1991



- Residential
 - Commercial
 - Industrial
 - Community
 - Development Constraint Overlay
 - Downtown Overlay
 - * Gateway Properties
 - Town Boundary
 - Paved Trail
 - Future Trail
 - Stream
- Numbers indicate the order of development phases

8 Governance

Transparent and responsible governance is essential to realizing the Town’s sustainability goals. Relationships built, decisions made and actions taken by Council and Town administration affect the viability of all of the systems at work within the community.



Governance refers to the environment and institutions in which the government functions as well as its relationships with stakeholders and the broader community. Moving forward, the Town of Legal will build on existing community relationships to increase local capacity for sustainable development and improve upon transparent and responsible governance practices.

8.1 Responsible Governance Practices

Current Reality: The Town’s governance practices are transparent and accountable to residents. The relationship between the Town office and the community is strong. Town administration and Council are committed to establishing a relationship of trust both within the organization and with the larger community.

Goal Statement: Legal is a viable, accessible and effective community in which fair and timely decisions are made and communication between the municipal office and the larger community is regular, open and transparent.

OBJECTIVE A: Foster an environment of civic engagement

POLICIES

Policy 1 Encourage educational opportunities to develop future leaders within the community

Policy 2 When appropriate, use local media to share information and

encourage feedback

- Policy 3 Continue to organize and hold public open houses to share information with the community and garner feed back
- Policy 4 Council will attempt to take measures to hear and listen to the voices of the community

OBJECTIVE B: Practice sound and transparent fiscal management

POLICIES

- Policy 1 Balance the cost of providing municipal services with providing accessibility and affordability of services for residents and businesses
- Policy 2 Allocate and manage resources in a cost-effective manner through the budget and financial reporting process

9 Authority of the Plan

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

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

POLICIES

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

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

- Policy 3 Planning is a continuous process and it is important that the Municipal Development Plan and Sustainability Plan be monitored, reviewed and updated in order to ensure that the planning needs of the Town are being met. A review may be appropriate when:
 - (a) changes in economic, social or technical developments occur,

- (b) a new Council is elected, or
- (c) an amendment to the plan is made.

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

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

Policies

Policy 1 The planning process must include and involve neighbouring municipalities. To that end, the Town of Legal will actively consult with adjacent municipalities and the CRB during the review of this Plan, amendments to the Land Use Bylaw, proposed subdivisions, or significant discretionary development permits when the proposal is in close proximity to the adjacent municipality or when, in the opinion of the Town of Legal, the proposal may impact the adjacent municipality, in order to obtain the adjacent municipality’s views on the proposal. The approving authority will give careful consideration to any matters raised during this consultation; however, the Town of Legal will not be bound by the recommendations of the adjacent municipality.

Policy 2 Implementation of the Town’s Municipal Development Plan must conform to the goals, objectives and policies contained within Capital Region Growth Plan.