

**VILLAGE OF GLENDON**  
**BYLAW 491-21**

**A Bylaw of the Village of Glendon, in the Province of Alberta for the purpose of adopting a Municipal Development Plan.**

**WHEREAS** the Municipal Government Act, R.S.A. 2000, c. M-26, as amended, (“the Act”) requires municipalities to adopt a Municipal Development Plan;

**WHEREAS** a Municipal Development Plan has been prepared for the Village of Glendon based on public input, studies of land use, development and other relevant data;

**WHEREAS** the foresaid Municipal Development Plan describes the way in which the future development of the Village may be carried out in an orderly and economic manner; and

**NOW THEREFORE** the Council of the Village of Glendon in the Province of Alberta duly assembled and pursuant to the authority conferred on it by the Municipal Government Act, R.S.A. 2000, c. M-26, as amended, enacts as follows:

- 1. The Village of Glendon Municipal Development Plan attached hereto as Schedule "A" to this Bylaw is hereby adopted.
- 2. This Bylaw may be cited as “Village of Glendon Municipal Development Plan.”
- 3. This Bylaw may be amended by Bylaw in accordance with the Municipal Government Act, R.S.A. 2000, c. M-26, as amended.
- 4. Should any provision of this Bylaw be found invalid, the invalid provision shall be severed and the remaining Bylaw shall be maintained.
- 5. This Bylaw comes into effect upon the date of the final reading thereof.

READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2021

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CAO

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2021

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CAO

READ A THIRD TIME THIS \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2021

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CAO



# MUNICIPAL DEVELOPMENT PLAN

# ACKNOWLEDGEMENTS

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The Village of Glendon respectfully acknowledges that Glendon is within Treaty 6 Territory, the traditional home of Cree and Métis people, whose footsteps have marked these lands generations.



## VILLAGE COUNCIL

Laura Papirny	Mayor
Nicholas Werstiuk	Deputy Mayor
Roger Belknap	Councillor

## VILLAGE ADMINISTRATION

Melody Kwiatkowski	Chief Administrative Officer
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## CONSULTING TEAM

Jane Dauphinee	Principal & Senior Planner
Brad MacDonald	Planner
Allison Rosland	Planner

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# 1. INTRODUCTION

## 1.1 PURPOSE

The Village of Glendon Municipal Development Plan (the MDP) is a statutory plan adopted by bylaw in accordance with the provisions of the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended (the MGA). The MDP functions as the principal long-range land use planning document for the Village. The authority for municipal land use planning is set out in Part 17 of the MGA. Part 17 provides for the preparation and adoption of plans, subdivision and development approvals, and a variety of tools through which municipalities can achieve land use planning objectives.

The MDP is a tool for managing growth and development; it includes policy direction for land use activities within the Village. The MDP is intended to provide direction and guidance for the Village’s decision making authorities when considering specific issues relating to a land use or development proposals.

The MDP is also a strategic document that provides the Village with direction and guidelines on matters of social, economic and environmental importance. The MDP is designed and intended to be read and used in a comprehensive manner. Sections and policies are closely connected to each other and need to be read in context and not in isolation from one other.

The MDP is a highly integrated plan intended to:

- Consider community needs, values, opportunities, and constraints;
- Provide policy direction;
- Provide a means for residents and regional partners to contribute to planning decisions that affect the community; and
- Align land use decision-making processes with the Village’s commitment to making Glendon an enjoyable place to live, work, visit, and play.

This MDP is organized into nine sections. The background information within each section is to guide policy interpretation, but is not meant to be interpreted as policy statements. Each section of the MDP is uniformly organized and includes goal(s), an introductory statement, and policies. Maps are included with the MDP to express the Village’s desired land use pattern for the future, and to provide information about current conditions and features found within the Village.

## 1.2 PRINCIPLES

The Village MDP is rooted in the following five principles. These principles are fundamental to the creation and utilization of this document. The planning principles are derived from the Village’s planning obligations outlined in the *Municipal Government Act* as well as the Provincial Land Use Policies.

PRINCIPLE 1	Land use and development will respect and maintain the local heritage and character of the community.
PRINCIPLE 2	In fulfilling planning responsibilities, the Village will assess impacts on residents, the environment, and the economic viability of the municipality.
PRINCIPLE 3	Planning decisions will ensure the efficient use of land, infrastructure, historic and cultural resources, and public facilities.
PRINCIPLE 4	The Village will conduct planning activities in an open, consistent, and equitable manner.
PRINCIPLE 5	Successful regional collaboration and communication between neighbouring municipalities will benefit the region.

1.3 VISION AND GOALS

The Village, through developing this MDP and its principles, sets out the following vision for land management:

“The Village of Glendon is an **independent, active community** that **embraces sustainable economic development and initiatives.**”

To achieve this vision, the Village has established the following goals. The Municipal Government Act, R.S.A. 2000, c. M-26, as amended, (the MGA) provides general direction on what an MDP must address at minimum. In addition to the specific requirements of the MGA, the goals of the MDP are:

<div>INTERMUNICIPAL COOPERATION</div> <div>GOAL:</div> <div>Collaboration with regional partners promotes compatible, cost effective, and complementary land use patterns, infrastructure, and service delivery systems.</div>	<div>GENERAL DEVELOPMENT</div> <div>GOAL:</div> <div>Developments are well-planned and designed to mitigate environmental risk, facilitate the efficient delivery of services, and support the Village’s long term future.</div>	<div>RESIDENTIAL DEVELOPMENT</div> <div>GOAL:</div> <div>Residential development meets the demographic and lifestyle needs of residents.</div>	<div>BUSINESS DEVELOPMENT</div> <div>GOAL:</div> <div>Businesses in Glendon support the needs of local resident and the regional economy.</div>
<div>COMMUNITY DEVELOPMENT</div> <div>GOAL:</div> <div>Glendon is a lively community with recreational and cultural amenities that benefit current and future residents.</div>	<div>VILLAGE INFRASTRUCTURE</div> <div>GOAL:</div> <div>Village infrastructure is designed and maintained to efficiently meet present and future needs.</div>	<div>PLAN IMPLEMENTATION</div> <div>GOAL:</div> <div>Responsible, transparent, and forward thinking governance processes guide decisions.</div>	

## 2. AUTHORITY

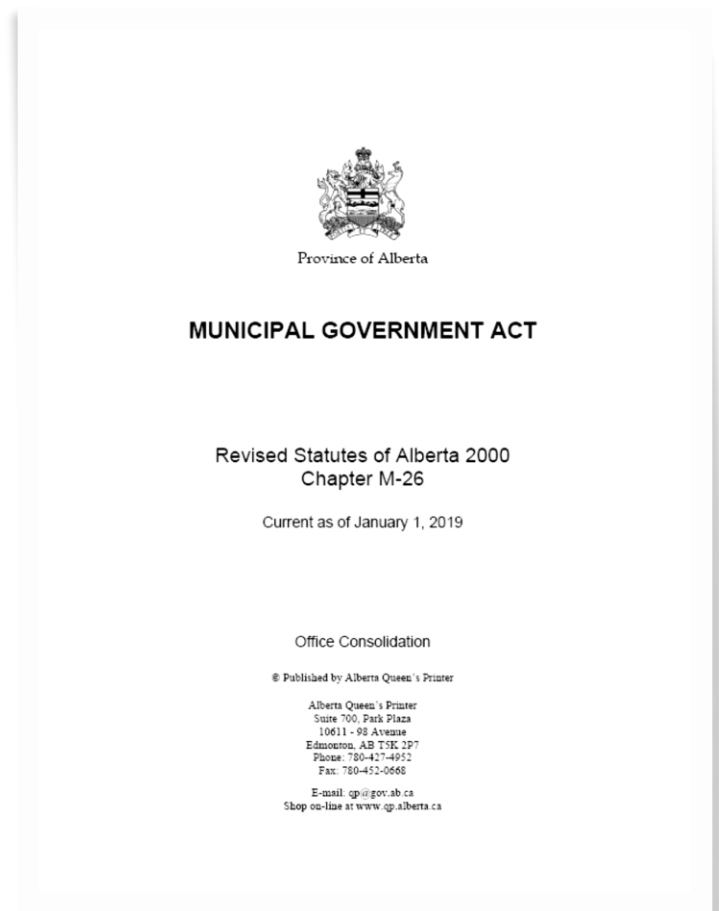
### 2.1 LEGISLATION

#### Municipal Government Act (MGA)

The MDP is a statutory plan adopted by bylaw in accordance with Section 632 of the *Municipal Government Act*, RSA 2000, c M-26 (the MGA). The MDP contains policies respecting:

- future land use within the municipality;
- the manner of and the proposals for future development in the municipality;
- the coordination of land use, future growth patterns and other infrastructure with adjacent municipalities;
- the provision of required transportation systems;
- the provision of municipal services and facilities;
- the provision of municipal school reserves and municipal reserves;
- subdivision and development processes, consistent with the Subdivision and Development Regulation, AR 43/2002;
- environmental matters within the municipality; and
- the protection of agricultural operations.

This MDP satisfies the requirements for MDPs established in the MGA.



#### Alberta Land Stewardship Act (ALSA)

The *Alberta Land Stewardship Act*, S.A. 2009, c. 26.8, as amended (ALSA) establishes regional planning in Alberta. ALSA outlines the requirements of regional plans and the process for implementing regional plans.

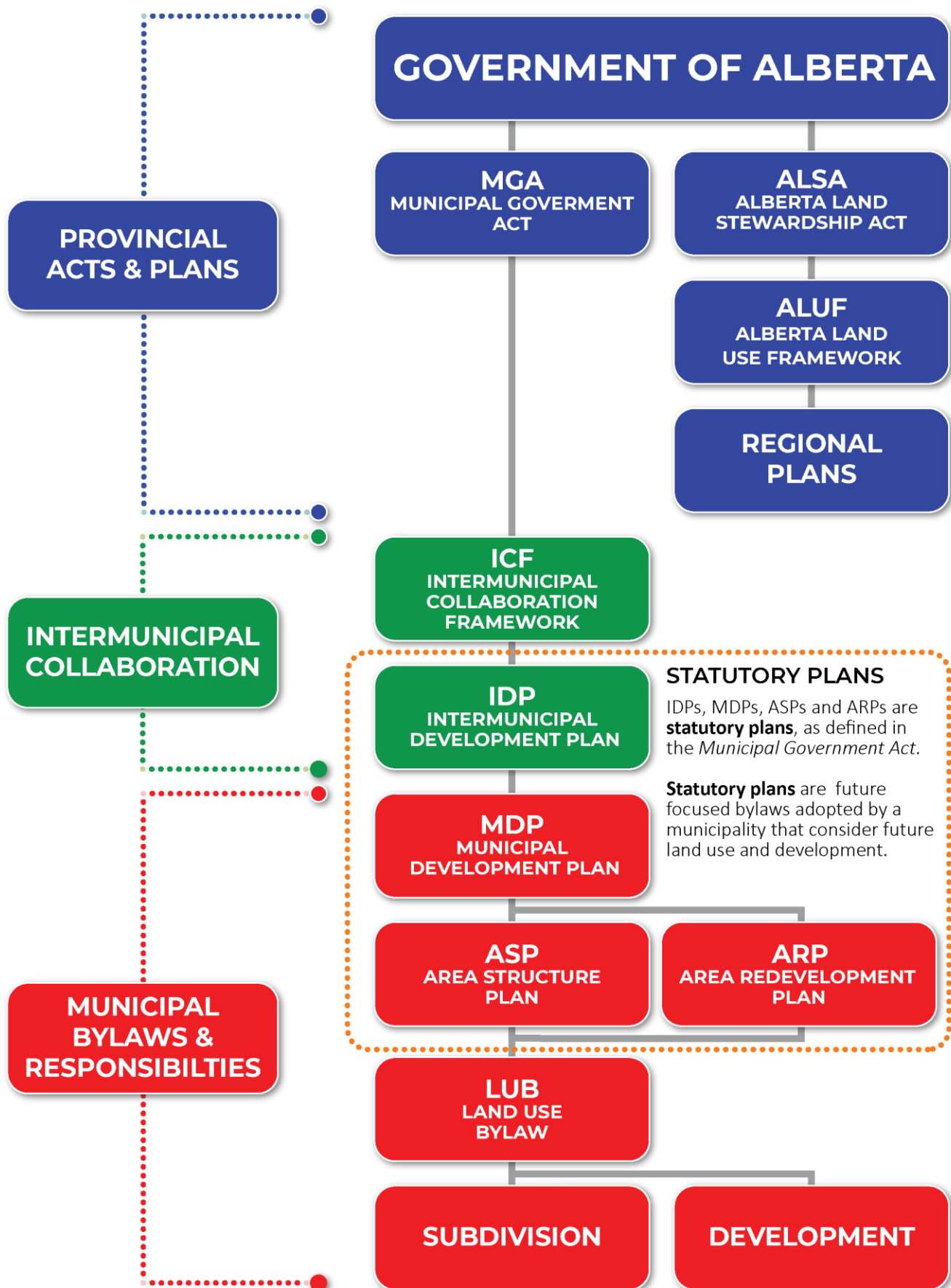
#### Alberta Land Use Framework (LUF)

The Alberta Land Use Framework (LUF) sets out an approach for managing public and private lands and natural resources to achieve Alberta's long-term economic, environmental, and social goals. The LUF establishes the Alberta government's model for regional plans and identifies three desired outcomes:

- A healthy economy supported by our land and natural resources;
- Healthy ecosystems and environment;
- People-friendly communities with ample recreational and cultural opportunities.

The MDP has been developed in a manner that adheres to the intended purpose of the regional plans, as identified in the Alberta Land Use Framework.







### 3. COMMUNITY PROFILE

#### 3.1 HISTORY AND GEOGRAPHY

The Glendon area was first settled in the 1920s. The name 'Glendon' is a familial connection to the area's first post office operator, who successfully lobbied for a post office to be developed between the communities of Rife and Therien (approximately 1 mile south of the current Village post office).

In 1928, a railroad and station was built in Glendon, connecting the community with larger population and trading centres to the east and west. In 1956 Glendon was officially incorporated as a Village. In 1966 the Village annexed lands to the north and east, giving Glendon its current municipal boundaries.



**FIGURE 1: WEST END OF GLENDON, 1934**  
(SOURCE: GLENDON & DISTRICT HISTORICAL SOCIETY)

The Village is located within southwest portion of the Municipal District of Bonnyville, approximately 10 kilometres west of Moose Lake. The Town of Bonnyville is located 35 kilometres east of the Village, while the Town of St. Paul is situated 40 kilometres south of Glendon. The location of the Village within the region is shown on Map 9.1 – Regional Location.



**FIGURE 2; GLENDON CREAMERY, 1947**  
(SOURCE: ALBERTA PROVINCIAL ARCHIVES)

Highway 882 is the primary transportation route to (and within) the Village of Glendon. Highway 882 intersects with Highway 660 to the north of the Village (approximately 1.6 kilometres), and Highway 28 to the south (approximately 5.0 kilometres). For local residents, Highway 28 is an important transportation route, as it provides connections to the City of Edmonton to the southwest of the Village, and to the City of Cold Lake/Saskatchewan to the north east.

Glendon is considered a southern entrance to the Lakeland Provincial Recreation Area (approximately forty kilometres northeast), as well as several

Nine kilometres east of the Village is Moose Lake, a popular residential and recreation area in the MD of Bonnyville Region. Lands adjacent to Moose Lake include Moose Lake Provincial Park, Franchere Bay Provincial Recreation Area, and the Summer Villages of Pelican Narrows and Bonnyville Beach.

#### 3.2 DEVELOPMENT FEATURES

A former rail right-of-way crosses east-west through the centre of the Village of Glendon. Rail infrastructure along this corridor has been removed; the land is now used as part of the Alberta's Iron Horse Trail, which extends from Waskatenau to Cold Lake, with an arm (southwest of the Village of Glendon) branching southeast to the Hamlet of Heinsberg. Users of the all-season multi-use recreational trail travel by foot, all-terrain vehicle, mountain bikes, horses, and snowmobiles.

Lands immediately adjacent to the Village of Glendon in the Municipal District of Bonnyville are primarily used for agricultural production and rural residential development.

Oil and gas development in the area is largely located outside of the Village of Glendon. Pipeline corridors are found immediately west, north, and east of the Village, with well sites located on quarter sections north, east, and south of the Village.

The Village's existing sewage lagoon is located approximately 1.2 kilometres north of the Village (400 metres north of Highway 660. Glendon's current water treatment plan is located immediately south of the Village, east of Highway 882.

The Village's former lagoon is located in the northwest portion of the Village. As well, a former landfill site is located in the southeast portion of the Village.

### 3.3 ENVIRONMENTAL FEATURES

#### Moose Lake Watershed

The Village of Glendon is located in the northwestern portion of the Moose Lake Watershed, approximately 9 kilometres west of the lake's northwestern shoreline. Water within the Village (precipitation, waterbodies, and watercourses) eventually enter Moose Lake. Moose Lake drains to the Beaver River, which is part of the Churchill River basin.

The Moose Lake Watershed Management Plan was prepared in 2007 by the Moose Lake Water for Life Committee - An organization of municipalities and provincial agencies with an interest in maintaining a healthy and functioning Moose Lake Watershed. Although not a part of the Committee, as a municipality within the Moose Lake Watershed the Village of Glendon recognizes that local land use and development decisions impact the watershed's health.

In recent years, the Village of Glendon has taken measures to improve the conveyance of surface water within and through the Village. These measures will reduce the risk of seasonal flooding and positively impact surface water quality within the Moose Lake Watershed.

#### Natural Features

Areas of natural vegetation can be found throughout Glendon, particularly within the northern, southwestern, and southeastern portions of the Village. These areas include potential wetland areas and dense tree stands. Significant portions of the Village are used for agricultural purposes.

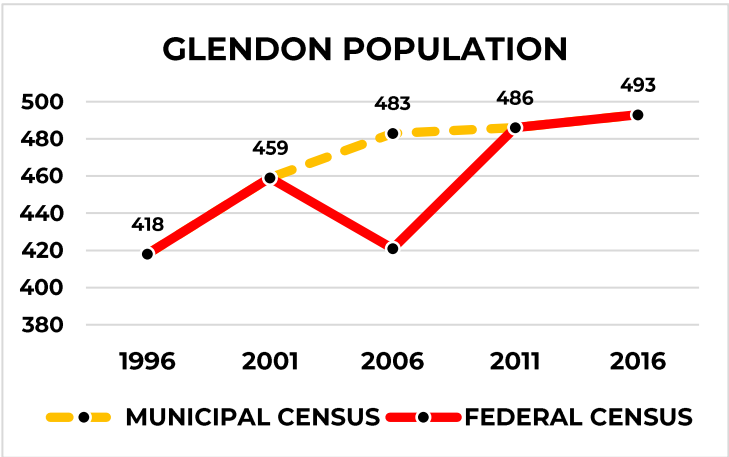
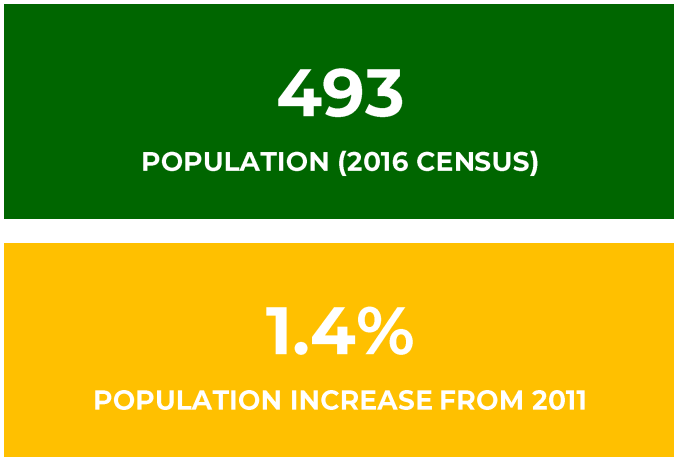
A review of the Alberta Merged Wetland Inventory did not return any identified wetlands within the Village of Vilna; however, wetlands are present on agricultural and undeveloped lands near the Village in the Municipal District of Bonnyville.

A permanent watercourse is located to the west of the Village, within the MD of Bonnyville.

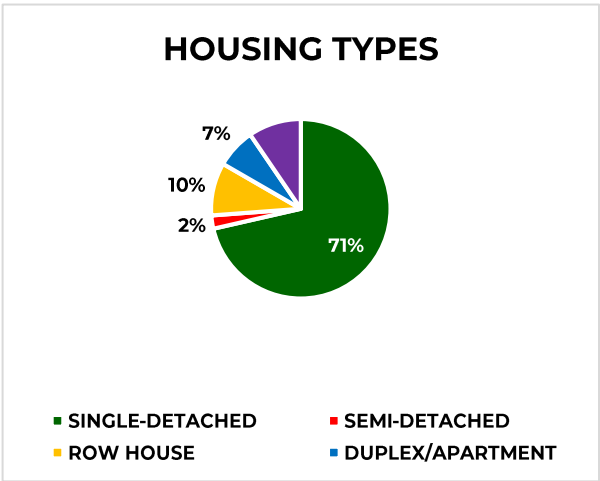
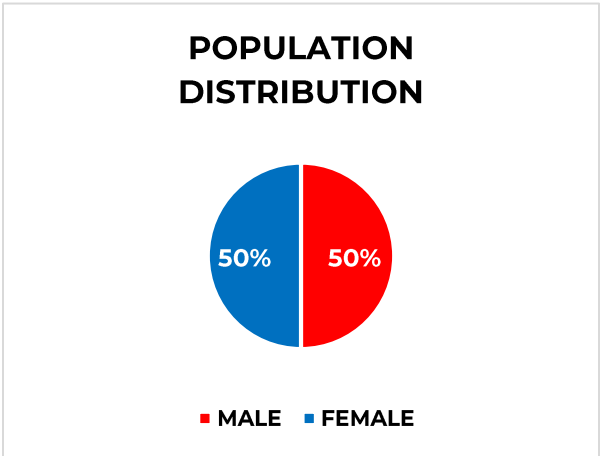
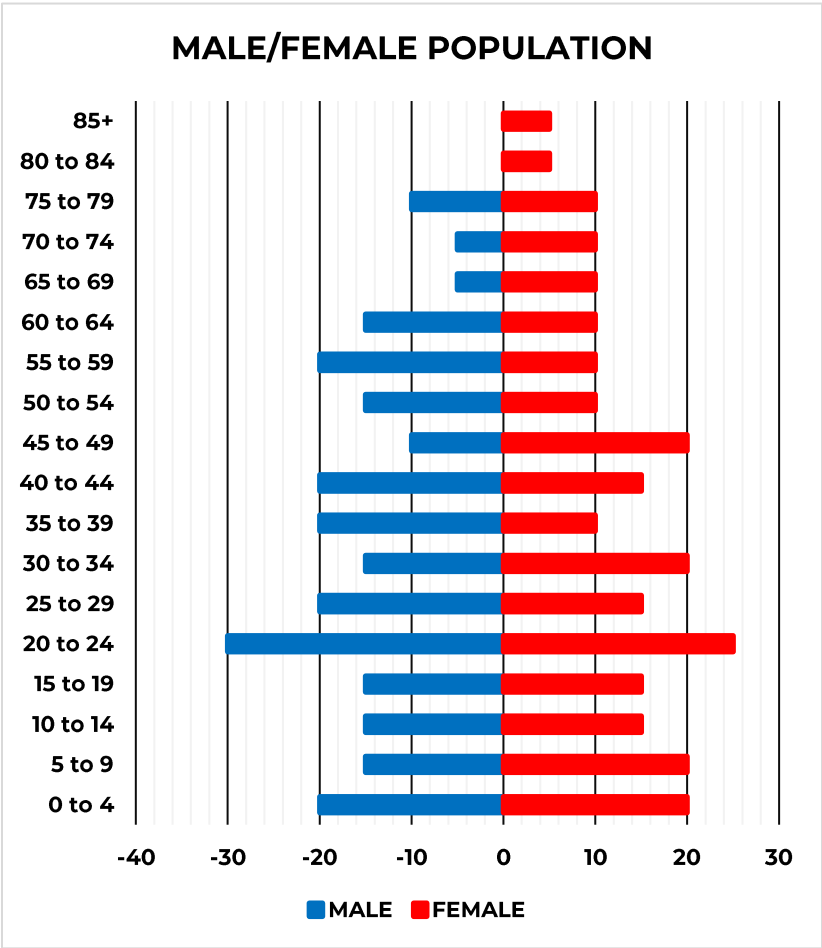


**FIGURE 3: CATTLE AND SHEEP GRAZING  
SOURCE: VILLAGE OF GLENDON**

3.4 POPULATION AND DEMOGRAPHICS

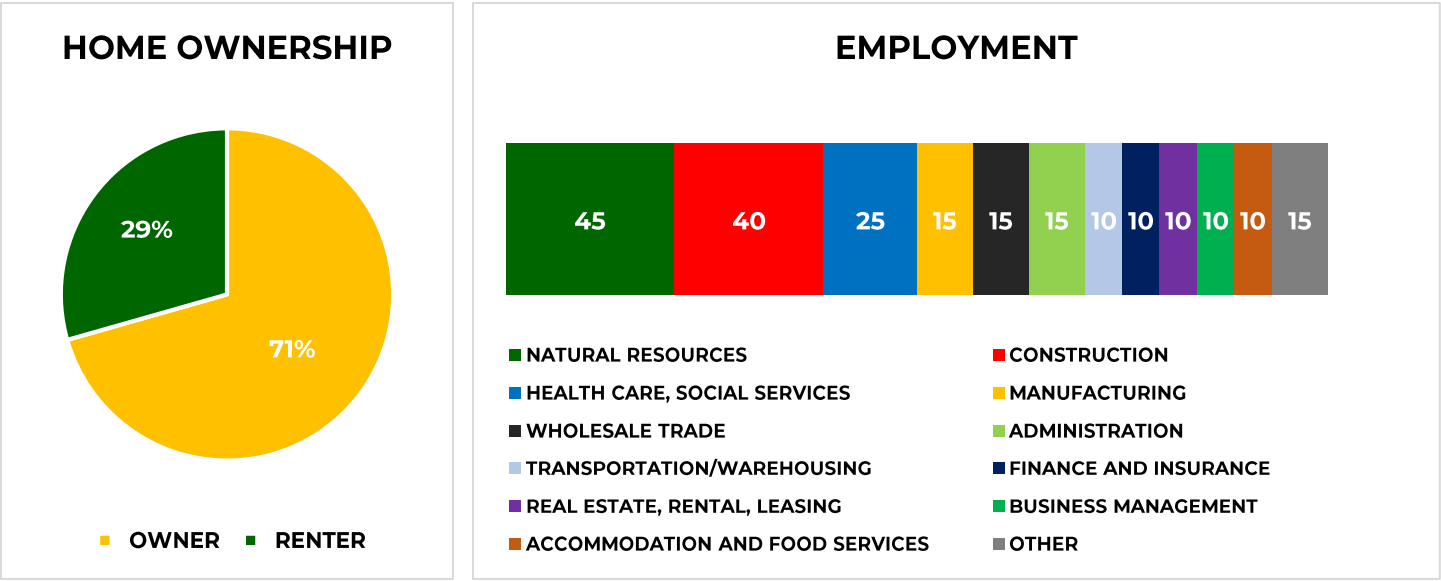


The Village of Glendon has been experiencing moderate population growth over the last 20 years (according to federal and municipal census information, 1996 to 2016). Within Glendon, the average age (36.3) and median age (33.8) of Village residents is lower than the provincial equivalent (37.8 and 36.7, respectively).



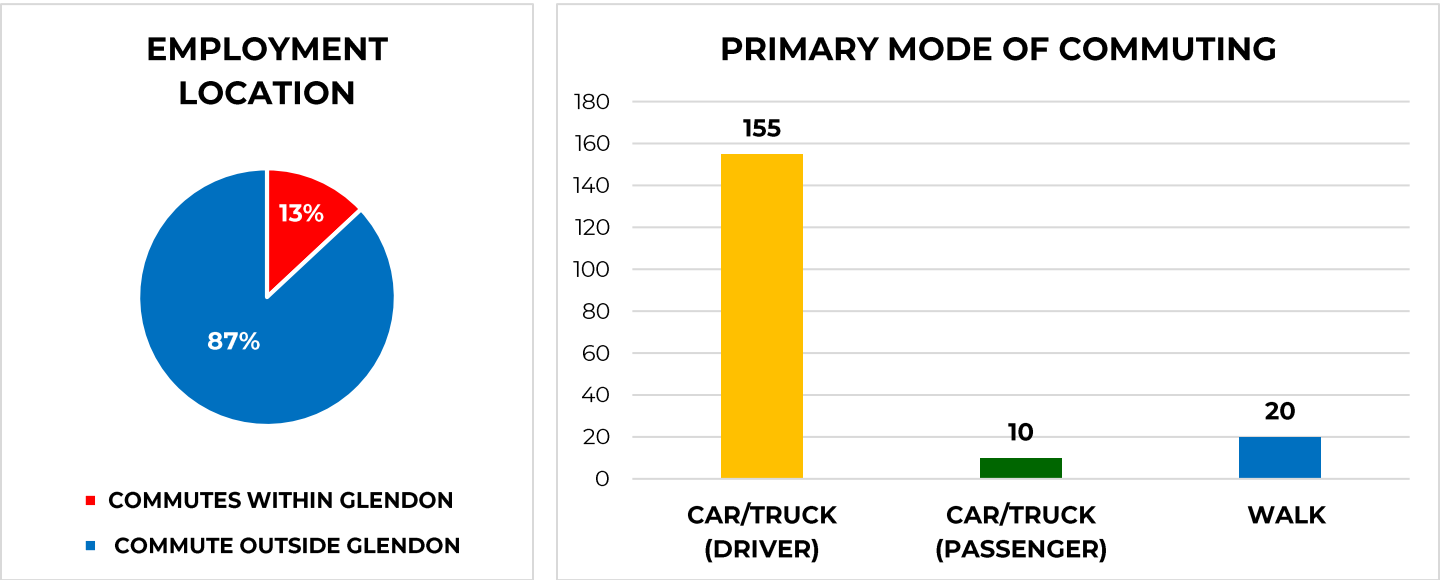
The distribution between male and female residents in the Village is approximately equal. Although minor differences exist between specific age cohorts, the balance between male and female residents is consistent through different age demographics. This is not an uncommon reporting for small urban municipalities with small population sizes, due to issues with reporting sample sizes and Statistics Canada’s requirements for rounding numbers to protect privacy information.

Residences in the Village are primarily owner-occupied and single detached. However, 29% of the Village’s housing stock consists of rental units. 29% of Glendon residents live in housing types that are not single detached dwellings. In both instances, these are higher rates than found in other small urban communities in northern and central Alberta.



Village residents are employed in a variety of industries and fields. Half of residents are employed in natural resources, construction, manufacturing, and transportation/warehousing sectors. The vast majority of employed residents commute outside of the Village for work.

Typical of small urban municipalities in Alberta, the primary mode of transportation for employment-aged Village residents is via private automobile (car/truck, driver/passenger). Approximately 11% reported that they walk as the primary mode of commuting for their daily activities.



## 4. INTERMUNICIPAL COOPERATION

The Village supports a proactive approach to:

- Fostering cooperation with its immediate and regional partners and other levels of government;
- Improving consistency in land use policies and regulations; and
- Anticipating future development and community servicing needs in the region.

Benefits of collaboration include: increased coordination in environmental management and planning efforts, and increased opportunities for regional service provision.

### GOAL

Collaboration with regional partners promotes compatible, cost effective, and complementary land use patterns, infrastructure, and service delivery systems.

OBJECTIVE 1	Seek opportunities with regional partners to improve communication and increase organizational efficiency in service delivery.
POLICY 4.1.1	The Village will seek opportunities to work with adjacent municipalities and government stakeholders through planning processes – including public education, conceptual design, and development – to ensure compatible land uses in adjoining areas.
POLICY 4.1.2	The Village will explore new areas for collaboration in the delivery of programs, services and facility operations where collaboration may result in: <ol style="list-style-type: none"> <li>improved service delivery; and/or</li> <li>cost savings.</li> </ol>
POLICY 4.1.3	The Village will endeavor to pursue new intergovernmental initiatives to benefit residents of the Village. These include: Intermunicipal Collaboration Frameworks and/or Intermunicipal Development Plans.
POLICY 4.1.4	Future joint use agreements will be explored with municipalities in the Bonnyville region through the policies and procedures identified in an approved Intermunicipal Collaboration Framework.
POLICY 4.1.5	The Village will endeavour to work with the Federal Government, Province of Alberta, MD of Bonnyville, other Bonnyville Region municipalities, facility operators, and regional utility providers to protect existing and future regional infrastructure.



## 5. FUTURE LAND USE AREAS

### 5.1 PLANNING AREAS

The boundaries of the future land use areas, as established on **MAP 9.2 – FUTURE LAND USE**. These areas are intended to be conceptual and are subject to refinement during subdivision and/or development.

The land use areas described in this MDP are general indications of future forms of development. They do not correspond directly to existing land use districts set out in the Village of Glendon Land Use Bylaw. At the redistricting or development permit stage, other more specific land uses that are generally consistent with the policies of this MDP may be approved. Similarly, redistricting applications to Land Use Bylaw districts that are generally consistent with the land use areas shown in this MDP may be approved.

GOAL
Developments are well-planned and designed to mitigate environmental risk, facilitate the efficient delivery of services, and support the Village’s long term future.

1. Where the boundary of a land use area does not follow a property line, road or significant natural feature, or where there is uncertainty regarding the location of the boundary, the specific boundary location may be determined at the time of subdivision or development, through legal survey and/or supporting documents. The final MDP boundaries will be determined on consideration of such surveys, plans, or supporting studies by Village Council or the appropriate Approval Authority.
2. An amendment to revise **MAP 9.2 – FUTURE LAND USE** of this MDP is not required if the proposed land use represents a similar and complementary development that may provide a beneficial service to residents.
3. As development and redevelopment proceeds within the Village, land requirements for parks, community facilities, transportation infrastructure, or other municipal service uses may be identified either through the development of outline plans or at the subdivision application and review stage.

RESIDENTIAL DEVELOPMENT AREA	Lands within the Village of Glendon identified on <b>MAP 9.2 - FUTURE LAND USE</b> as <b>RESIDENTIAL DEVELOPMENT AREA</b> are areas where residential and neighbourhood-oriented developments will be the predominant future land use.
BUSINESS DEVELOPMENT AREA	Lands within the Village of Glendon identified on <b>MAP 9.2 - FUTURE LAND USE</b> as <b>BUSINESS DEVELOPMENT AREA</b> are areas where appropriately-scaled commercial and industrial uses will be developed, for the benefit of local and regional residents.
COMMUNITY DEVELOPMENT AREA	Lands within the Village of Glendon identified on <b>MAP 9.2 - FUTURE LAND USE</b> as <b>COMMUNITY DEVELOPMENT AREA</b> are areas that will remain in their natural state or be developed for community uses for the benefit of Glendon residents and visitors.

## 5.2 RESIDENTIAL DEVELOPMENT AREA

The Village of Glendon's residential areas have historically been composed mainly of single-detached dwellings. However, 29% of the Village's housing stock consists of other forms of housing – including row housing, multi-unit dwellings, and manufactured homes. The Village wishes to promote the development (and re-development) of multiple forms of housing to accommodate the needs of a demographically diverse population.

Within residential areas in the Village of Glendon, the day-to-day needs of residents should be provided for at a neighbourhood scale. In order to promote complete communities that are walkable and great places to live, the future design and development of these areas may include convenience retail stores, live-work units, places of worship, parks and natural areas, schools, and other community services.

### GOAL

Residential development meets the demographic and lifestyle needs of residents.

<b>OBJECTIVE 2</b>	To ensure that residential development and re-development is efficient, economical, and well-planned.
<b>POLICY 5.2.1</b>	Policies in this section apply to lands within the Residential Development Area identified on <b>MAP 9.2 – FUTURE LAND USE</b> .
<b>POLICY 5.2.2</b>	New neighbourhoods shall be developed with a mix of housing types to enable affordable, healthy, and active lifestyles.
<b>POLICY 5.2.3</b>	Residential development proponents shall be encouraged to provide a variety of housing options to accommodate the Village's demographic needs.
<b>POLICY 5.2.4</b>	The Village will require the full dedication of reserves in order to ensure the development of complete neighbourhoods, by providing land/cash-in-lieu for adequate buffering, open spaces, parks, trails, and school sites.
<b>POLICY 5.2.5</b>	Residential subdivisions should be staged/phased to ensure a supply of lots that could reasonably be expected to fulfill the demand for developed residences over a five-year time period.

## 5.3 BUSINESS DEVELOPMENT AREA

The Village of Glendon supports the continued development of commercial and light industrial enterprises that serve and employ Village and area residents. Future commercial and industrial development should be designed in a manner that enhances the community and local streetscapes.

### GOAL

Businesses in Glendon support the needs of local resident and the regional economy.

<b>OBJECTIVE 3</b>	To support new and existing business development in the Village of Glendon, and minimize potential conflicts between residential and commercial/industrial land uses.
<b>POLICY 5.3.1</b>	Policies in this section apply to lands within the Business Development Area identified on <b>MAP 9.2 – FUTURE LAND USE</b> .
<b>POLICY 5.3.2</b>	Future commercial development shall be accommodated through: <ul style="list-style-type: none"> <li>a. Infill development within the Village, with a focus on redevelopment on the Village's historic main street area (Railway Avenue).</li> <li>b. Future highway commercial and light-industrial developments shall be encouraged to locate adjacent to Highway 882.</li> </ul>

<b>POLICY 5.3.3</b>	The Village supports the development of small convenience-type commercial developments that service the needs of the community.
<b>POLICY 5.3.4</b>	The external design and finish of commercial and light-industrial developments shall be of a high quality and reflect/complement neighbouring developments.
<b>POLICY 5.3.5</b>	Proposals for new commercial or industrial developments may be required to submit a site plan that illustrates the location of proposed buildings, trees, fencing, stormwater management facilities, berms, and other site features.
<b>POLICY 5.3.6</b>	Home-based businesses will be allowed (as provided for in the Village of Glendon Land Use Bylaw), provided that they are secondary to the residential use and do not create an undue burden on adjacent residential properties by way of parking, hours of operation, noise, or other off-site impacts.

## 5.4 COMMUNITY DEVELOPMENT AREA

Community developments (e.g. parks, schools, places of worship, etc.) are important features of the Village of Glendon. They provide places for residents and visitors to play, learn, and socialize, and make the Village a desirable place to live and work. The Village wishes to support existing community developments, and will plan for the future development of new community-focused places that support the Village's demographic needs.

### GOAL

Glendon is a lively community with recreational and cultural amenities that benefit current and future residents.

<b>OBJECTIVE 4</b>	To provide community facilities and spaces that will enhance the provision of community services and support the continued beautification of the Village.
<b>POLICY 5.4.1</b>	Policies in this section apply to lands within the Community Development Area identified on <b>MAP 9.2 – FUTURE LAND USE</b> .
<b>POLICY 5.4.2</b>	The Village of Glendon supports the development of linear green spaces that may be developed as pathways to act as linkages between residential areas, school sites, open spaces, parks, and community facilities.
<b>POLICY 5.4.3</b>	Local parks and pathways shall be provided in residential developments as a part of reserve dedication resulting from future subdivisions.
<b>POLICY 5.4.4</b>	The design of local parks shall include the incorporation and retention of natural or scenic features such as significant tree stands and/or wetlands.
<b>POLICY 5.4.5</b>	The Village of Glendon encourages cooperation between the Village, the MD of Bonnyville, local school divisions, and other community groups on the sharing of facilities and resources.
<b>POLICY 5.4.6</b>	The Village shall work with regional partners to develop and promote the Iron Horse Trail as a regional recreation amenity. The Village will also ensure that the future development of lands adjacent to the Iron Horse Trail are complimentary in nature and provide pedestrian/active transportation access to the trail system from the Village.
<b>POLICY 5.4.7</b>	The Village will work in conjunction with public and private providers of health, education, social and cultural services to provide a regional level of service which meets community needs.

## 5.5 NON-OPERATING LANDFILL OVERLAY

In addition to the planning areas identified in Section 5.1, **MAP 9.2 – FUTURE LAND USE** establishes the Non-Operating Landfill Overlay. This overlay identifies the approximate location of the 300 metre setback from the working area of a non-operating landfill. This setback is established in Section 13 of the *Subdivision and Development Regulation* (AR 43/2002) under the *Municipal Government Act*, and restricts the types of land use activities that may occur within this area.

<b>NON-OPERATING LANDFILL OVERLAY</b>	Lands within the Village of Glendon identified on <b>MAP 9.2 - FUTURE LAND USE</b> as <b>NON-OPERATING LANDFILL OVERLAY</b> are areas in proximity to a non-operating landfill where future subdivision and development is subject to special provincial regulations.
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<b>OBJECTIVE 1</b>	To ensure that subdivision and development activities within the Non-Operating Landfill Overlay conforms to provincial regulations respecting setbacks from non-operating landfills.
<b>POLICY 5.5.1</b>	<p>The Village of Glendon will not approve applications for subdivision or development within the Non-Operating Landfill Overlay for the following land uses:</p> <ul style="list-style-type: none"><li>a. Residence;</li><li>b. School;</li><li>c. Hospital; or</li><li>d. Food Establishment;</li></ul> <p>unless consent for a setback variance from Alberta Environment and Parks has been granted.</p>
<b>POLICY 5.5.2</b>	The Village of Glendon will work with the Province of Alberta to explore opportunities to reduce or remove the setback requirements from the non-operating landfill.

## 6. GENERAL LAND USE POLICIES

The following policies may affect all lands within the Village. These policies are intended to ensure that the development (and redevelopment) of lands within the Village will not adversely impact: the local landscape, important natural features, significant cultural or historic resources, or the use and enjoyment of properties by Village residents.

### 6.1 GENERAL DEVELOPMENT

<b>OBJECTIVE 1</b>	To establish requirements for all development activities in the Village to ensure that important natural features and ecological systems are protected, while providing opportunities for safe, orderly, and efficient development.
<b>POLICY 6.1.1</b>	The retention of wetlands will be encouraged. Applications for development and/or subdivision within the Village on sites which may include a wetland must include a wetland assessment which has the effect of delineating and classifying the wetlands within the building pocket on the site.
<b>POLICY 6.1.2</b>	All applications for subdivision and new development within areas identified as containing historic resources must provide a Historic Resources Impact Assessment (HRIA) and letter of clearance from the Ministry of Culture, Multiculturalism and Status of Women (see <b>APPENDIX MAP A.1 – LOCAL FEATURES</b> ). Where a HRIA has been waived by the department, a letter of clearance indicating that the HRIA is not required must be provided.
<b>POLICY 6.1.3</b>	The Village will consider the inclusion of FireSmart Canada recommendations into the Village of Glendon Land Use Bylaw.
<b>POLICY 6.1.4</b>	<p>The Village may require the preparation of an Area Structure Plan or Conceptual Scheme to support proposals for <u>new</u> significant residential, commercial/industrial, or mixed-use developments. Information required as part of the Area Structure Plan or Conceptual Scheme may include (but will not be limited to):</p> <ol style="list-style-type: none"> <li>Figures that clearly delineate property boundaries;</li> <li>Geotechnical report to identify environmental hazard lands;</li> <li>Wetland assessment to delineate and classify wetlands within the subject site;</li> <li>Biophysical assessment to identify significant ecological features, water bodies and watercourses;</li> <li>Phase I environmental assessment to identify areas of potential contamination within the site;</li> <li>Figures identifying suitable building sites;</li> <li>Traffic impact assessment and circulation plan to ensure that the integrity of adjacent roads shall be maintained through the use of service roads and limited access points;</li> <li>Development specific design standards including: architectural, landscaping and sign controls;</li> <li>Preliminary servicing study which identifies location and facilities for servicing;</li> <li>Groundwater and soil permeability test;</li> <li>Storm water management plan;</li> <li>Environmental impact assessment prepared in accordance with Alberta Environment and Parks (AEP) guidelines;</li> <li>Utility servicing plans; and</li> <li>Any other information or study determined necessary by the Subdivision and/or Development Authority for consideration of the application.</li> </ol>
<b>POLICY 6.1.5</b>	<p>Lands within the Village may be subdivided and developed for a range of residential, business, or community uses provided the Village is satisfied that this expansion:</p> <ol style="list-style-type: none"> <li>would be a logical and contiguous extension of existing developed land, in accordance with an approved Area Structure Plan;</li> <li>is necessary to meet projected residential demands;</li> <li>would not force the Village into premature extensions of roadways or utilities that are not fully funded by the development proponent;</li> </ol>



	<ul style="list-style-type: none"> <li>d. offers a variety of housing projects to meet anticipated residential demands (in the case of residential developments); and</li> <li>e. provides neighbourhood services and amenities, such as parks, schools, landscaping or recreation facilities, which are phased in with the construction of dwelling units (in the case of residential developments).</li> </ul>
<b>POLICY 6.1.6</b>	If required by Alberta Transportation, proponents of subdivisions or developments proposals located within 1.6 kilometres of a provincial highway will be required to submit an Area Structure Plan for Council and Alberta Transportation's consideration and approval prior to the approval of a subdivision or development permit (that Alberta Transportation has determined may impact the regional highway network).
<b>POLICY 6.1.7</b>	Development near oil and gas facilities and pipelines shall adhere to the setbacks identified in the Subdivision and Development Regulation and Directive 79.

## 6.2 AGRICULTURE AND NATURAL RESOURCES

The Village of Glendon recognizes the importance of the local agricultural community on the region's culture and economy. Lands immediately adjacent to the Village (as well as several properties within the Village) are currently used for agricultural purposes. The Village of Glendon supports the continued use of agricultural activities that do not limit the Village's growth and development as regionally important residential and commercial centre.

The Village also recognizes the importance of natural resource development in the region. The Village supports the safe and responsible exploration and development of natural resource activities that do not impede current land use activities in the Village, or the community's planned future growth and development expressed in this MDP.

<b>OBJECTIVE 2</b>	To establish that agricultural and natural resource developments that are land intensive or create off site impact on neighbouring properties occur in appropriate locations.
<b>POLICY 6.2.1</b>	Confined feeding operations shall be prohibited within the Village of Glendon.
<b>POLICY 6.2.2</b>	The Village shall allow for small-scale agricultural operations that are compatible with an urban built environment and existing land uses within the Village's boundaries.
<b>POLICY 6.2.3</b>	No aggregate resource extraction developments will be allowed within the Village of Glendon.
<b>POLICY 6.2.4</b>	The development of oil and gas infrastructure (e.g. wellsites, pipelines) shall be discouraged within the Village of Glendon. In the event that oil and gas infrastructure is proposed to be developed within the Village, the Development Authority shall work with the proponents to ensure that the proposed infrastructure does not unnecessarily fragment planned development patterns and important natural features.

## 6.3 NATURAL ENVIRONMENT

The Village of Glendon recognizes that existing natural features in (and adjacent to) the Village are important for the habitat of local species, natural processes with respect to air and water quality, local views and scenery, and the quality of life of community residents. The characteristics and significance of the natural environment shall be considered in land use decisions in the Village.

In accordance with all provincial legislation, the conservation of environmentally sensitive areas should be encouraged, including unique wetlands, vegetation, riparian areas, topography, and wildlife habitat.

<b>OBJECTIVE 3</b>	To protect natural features, landforms, and environmentally sensitive areas.
<b>POLICY 6.3.1</b>	The Village of Glendon shall encourage the preservation of significant tree stands and other significant natural features as a part of proposals for subdivision or development.

<b>POLICY 6.3.2</b>	The Village shall discourage the alteration and/or destruction of permanent wetlands within the community. Where possible, wetlands shall be avoided and protected within environmental reserve (ER).
<b>POLICY 6.3.3</b>	Development shall be discouraged from locating on lands identified by the Province as containing Environmentally Significant Areas (ESAs).
<b>POLICY 6.3.4</b>	Development proponents may be required to submit a Biophysical Assessment that identify areas of concern noted in an ESA so that future subdivision and development proposals confirm to provincial and federal requirements.
<b>POLICY 6.3.5</b>	The Village of Glendon will utilize Environmental Reserves as a mechanism to protect Environmentally Significant Areas.
<b>POLICY 6.3.6</b>	Lands identified as Environmentally Reserve shall remain in their natural state and/or be used as part of a public trail system where necessary to ensure a continuous integrated trail system in the Village.
<b>POLICY 6.3.7</b>	The Village may require water table testing to be provided with subdivision or development applications in those areas where the water level is suspected to be high or where variable water table levels exist. A high water table level is defined as one where water is found within 2.1 m of the ground surface.
<b>POLICY 6.3.8</b>	If high water table levels exist in the subject area, an alternative site should be chosen for development. Alternatively, the Village shall, as a condition of subdivision or development approval, require that the developer undertake measures to address the development constraints associated with high water table levels.

## 7. VILLAGE INFRASTRUCTURE

A safe and efficient transportation and utility delivery system is vital to ensure cost effective service delivery and opportunities for economic growth. The Village of Glendon is committed to the provision of both a road network and municipal services that meet the current needs of residents, businesses, and visitors and that accommodates future growth.

The road network within the Village is characterized by a slightly rotated grid system, resulting in several non-90 degree angles at intersections with the provincial highway or other major routes around the community.

### GOAL

Village infrastructure is designed and maintained to efficiently meet present and future needs.

### 7.1 ROADS

<b>OBJECTIVE 1</b>	To ensure that roadways provide safe, convenient, well demarcated, and efficient travel.
<b>POLICY 7.1.1</b>	In designing the roadway network for the Village of Glendon, the following provisions shall apply: <ol style="list-style-type: none"> <li>New development areas shall be designed so as to protect the function of arterial and collector roadways.</li> <li>The Village of Glendon will require that sufficient right-of-way and noise attenuation measures are provided along the highways, the Iron Horse Trail corridor, and arterial roadways, for noise attenuation purposes and landscaping.</li> </ol>
<b>POLICY 7.1.2</b>	During preparation of Area Structure Plans and subdivision plans, development proponents shall consult with Alberta Transportation and the Village as appropriate regarding required development setbacks and buffers and design requirements for noise attenuation devices.

### 7.2 WATER, WASTEWATER, STORMWATER MANAGEMENT, AND PUBLIC UTILITIES

<b>OBJECTIVE 2</b>	To provide for the orderly and economical extension of existing services into new areas.
<b>POLICY 7.2.1</b>	The Village of Glendon will ensure that services within new development areas are designed and developed to an urban standard including: <ol style="list-style-type: none"> <li>Engineered water and wastewater facilities;</li> <li>Stormwater management facilities; and</li> <li>Franchise utilities (e.g. power, gas, cable television, and telephone).</li> </ol>
<b>POLICY 7.2.2</b>	The Village of Glendon shall not permit premature installation of municipal services that would adversely affect the desired sequence of future development, or contravene the policies of an approved Intermunicipal Development Plan.
<b>POLICY 7.2.3</b>	Utility systems shall be upgraded and expanded in accordance with the Village of Glendon's long term utility servicing plans and as needs dictate.
<b>POLICY 7.2.4</b>	Subdivisions shall be designed so that future development is adequately set back from utility rights-of-way.
<b>POLICY 7.2.5</b>	Developers shall consult with the Alberta Energy Regulator and licensees to determine setback requirements from oil and gas facilities and pipeline corridors.

<b>OBJECTIVE 3</b>	To ensure adequate servicing capacities are available for current developments and future expansion.
<b>POLICY 7.2.6</b>	<p>The Village of Glendon will endeavour to:</p> <ul style="list-style-type: none"> <li>a. monitor the need to upgrade utility infrastructure;</li> <li>b. enable the scheduling of improvements;</li> <li>c. determine the method of financing; and</li> <li>d. allocate improvement funds toward system upgrading.</li> </ul>
<b>POLICY 7.2.7</b>	In all private development areas, the development proponent shall be responsible for providing the required roadways, drainage ditches, culverts, extension of water and wastewater services, and public utilities to the satisfaction of the Village of Glendon.
<b>POLICY 7.2.8</b>	In private development areas, the development proponent may be responsible for providing sidewalks and curbs to the satisfaction of the Village of Glendon.
<b>POLICY 7.2.9</b>	The Village of Glendon shall require, as a condition of subdivision approval, that development proponents enter into a development agreement with the Village to ensure that the developer will be responsible for designing and paying for all infrastructure required to service the development.
<b>POLICY 7.2.10</b>	Where applicable, The Village of Glendon will require development proponents to obtain all necessary licensing and permits from Alberta Environment for proposals to divert water for stormwater management purposes, and to consult with Alberta Environment in the design and construction of stormwater facilities.

## 8. PLAN IMPLEMENTATION

Pursuant to the Municipal Government Act, R.S.A., 2000, c. M-26, as amended, this MDP shall be adopted by the Village of Glendon as the Village of Glendon Municipal Development Plan. Subdivision, development, and re-development of lands within the Village by the municipality and public shall be in accordance with the provisions of this MDP. Council shall encourage the Provincial and Federal governments to have regard for the policies of this MDP in the development and redevelopment of crown lands and waterbodies, and in the formulation and implementation of Provincial and Federal policies and programs within the Village of Glendon.

### GOAL

Responsible, transparent, and forward thinking governance processes guide decisions.

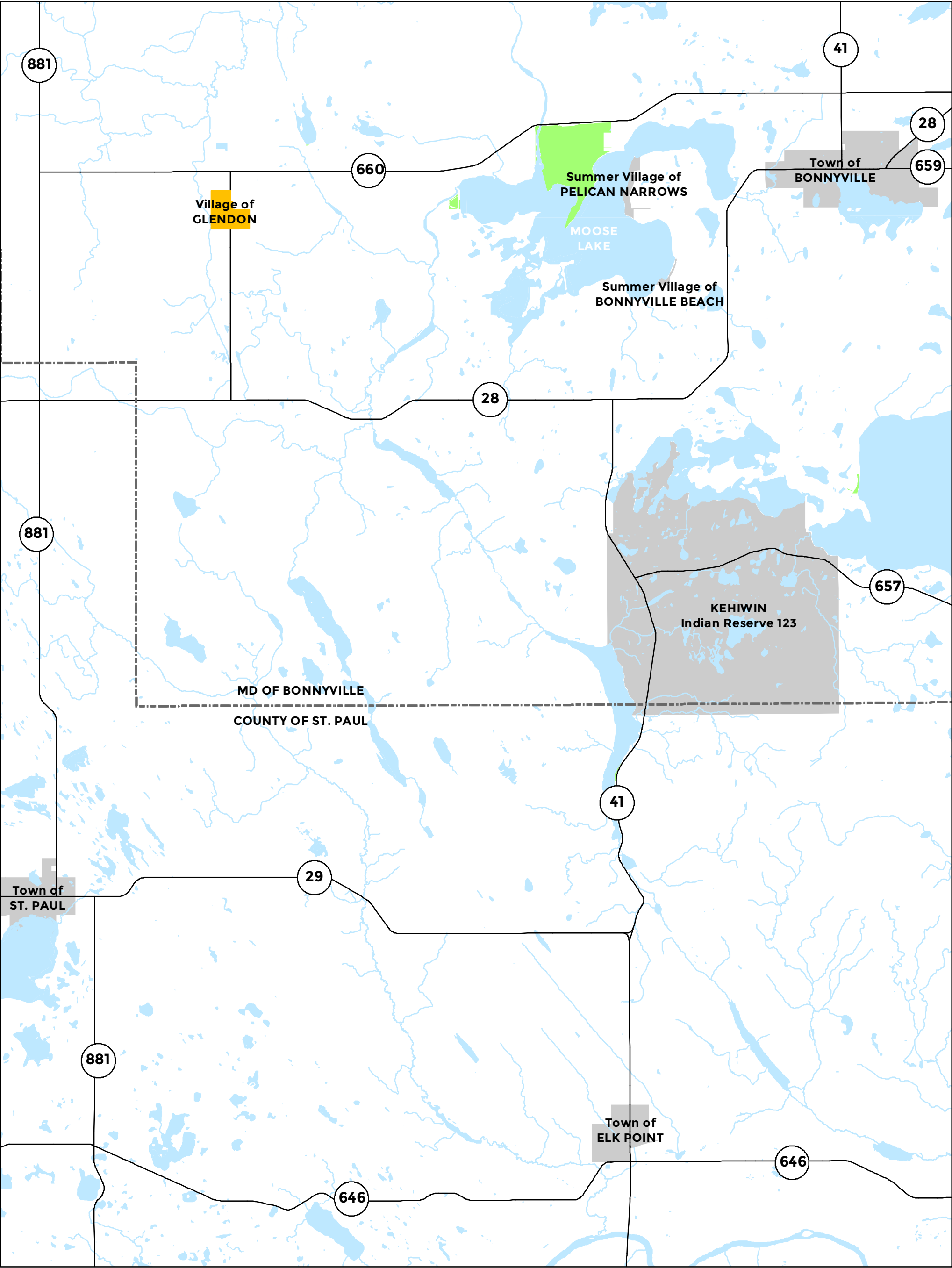
<b>OBJECTIVE 1</b>	To ensure that all Village planning documents are consistent and up-to-date.
<b>POLICY 8.1.1</b>	Amendments to this MDP shall be consistent with any Intermunicipal Collaboration Frameworks and Intermunicipal Development Plans adopted by the Village of Glendon.
<b>POLICY 8.1.2</b>	When this MDP or any part thereof takes effect, the Village of Glendon Land Use Bylaw shall be amended, if necessary, to conform to this MDP.
<b>POLICY 8.1.3</b>	The Municipal Government Act outlines the procedure for an amendment to the MDP. When reviewing proposals for amendment, Council shall ensure that the change is in agreement with the MDP goal and objectives. Council should require that a request for an amendment be made in writing. The submission should also address the reasons for the amendment and conformity with the MDP's goals and intent. When reviewing an amendment, Council should consult with any agencies it feels may be of assistance.
<b>POLICY 8.1.4</b>	Planning is a continuous process and it is important that the MDP be monitored, reviewed and updated in order to ensure that the planning needs of the Village are being met. A review may be appropriate when: <ul style="list-style-type: none"> <li>a. changes in economic, social or technical developments occur;</li> <li>b. a new Council is elected; or</li> <li>c. an amendment to the MDP is made.</li> </ul>
<b>POLICY 8.1.5</b>	Should changing conditions necessitate an amendment to this MDP, the amendment will be bylaw.
<b>POLICY 8.1.6</b>	In order to ensure that the original intent of the MDP is protected and that a proper evaluation of the impact of a proposed amendment on the goals, objectives and policies of the MDP may be evaluated, the following criteria will apply to consideration of an amendment, which is not initiated by Council itself: <ul style="list-style-type: none"> <li>a. a formal request for amendment will be submitted to Council;</li> <li>b. the request will be in the form of a written brief demonstrating the implications and conformity of the proposed amendment with the goal, intent, objectives and policies of the MDP;</li> <li>c. during deliberation on the proposed amendment, Council may refer the request to such agencies as it considers necessary for comment; and</li> <li>d. Council may request such information as it deems necessary to reach a decision on the proposed amendment.</li> </ul>
<b>POLICY 8.1.7</b>	A review of the MDP should be undertaken at least once every five (5) years from the date of adoption.
<b>POLICY 8.1.8</b>	Village Administration may develop a method for monitoring, evaluating and analyzing the effectiveness, viability and relevance of this MDP.



<b>OBJECTIVE 2</b>	To ensure consistency and transparency in community engagement strategies and consultation.
<b>POLICY 8.1.9</b>	To ensure opportunities for public participation and meaningful public engagement regarding decisions that impact the community, public consultation shall be conducted in accordance with the Village of Glendon Public Participation Policy.
<b>POLICY 8.1.10</b>	When considering an amendment to this MDP, Council and Administration shall comply with all notification and public consultation requirements in the Municipal Government Act.

# 9. MAPS

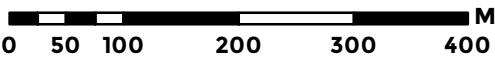
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VILLAGE of GLENDON MUNICIPAL DEVELOPMENT PLAN

Map 9.2 - Future Land Use

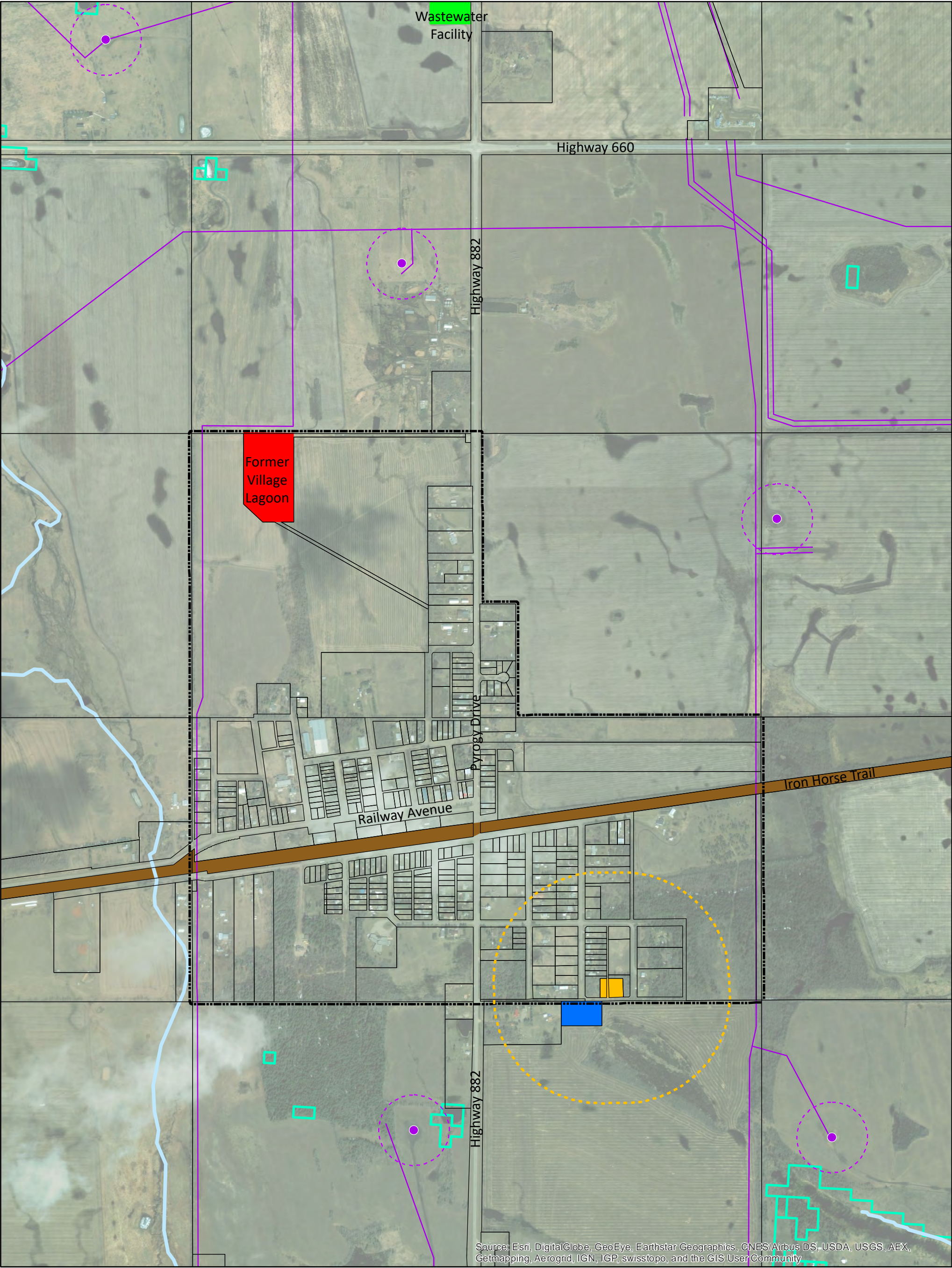


- Residential Development Area
- Business Development Area
- Community Development Area
- Non-Operating Landfill Overlay



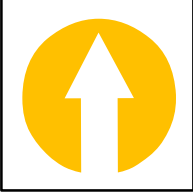
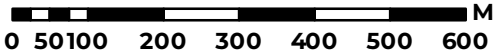






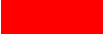








# VILLAGE of GLENDON MUNICIPAL DEVELOPMENT PLAN

Appendix Map A.1 - Local Features



- |  |   |   |
|--|---|---|
|  Watercourse            |  300m Setback          |  Ironhorse Trail            |
|  Potential Wetland Area |  Former Village Lagoon |  Wellsite and 100m Setback |
|  Non-Operating Landfill |  Water Treatment Tower |  Pipeline                   |





## APPENDIX B – INTERPRETATION

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The Village of Glendon Municipal Development Plan has been written with the purpose of being document that can easily be read and used by Village Council, Administration, residents, and development proponents. This section intends to provide greater clarity to the reader with respect to acronyms, common terms, and actions.

### B.1 COMMON ACRONYMS AND TERMS

<b>ALSA</b>	Alberta Land Stewardship Act
<b>ARP</b>	Area Redevelopment Plan
<b>ASP</b>	Area Structure Plan
<b>ESA</b>	Environmentally Significant Area, as identified by Alberta Environment and Parks
<b>GLENDON</b>	Village of Glendon
<b>HRIA</b>	Historic Resource Impact Assessment
<b>ICF</b>	Intermunicipal Collaboration Framework
<b>IDP</b>	Intermunicipal Development Plan
<b>LARP</b>	Lower Athabasca Regional Plan
<b>LUB</b>	Land Use Bylaw
<b>LUF</b>	Land Use Framework
<b>MD</b>	Municipal District of Bonnyville
<b>MDP</b>	Municipal Development Plan
<b>MGA</b>	Municipal Government Act
<b>VILLAGE</b>	Village of Glendon

### B.2 DEFINITIONS

Policies are written in the active tense using **SHALL, MUST, WILL, SHOULD,** or **MAY** statements and are intended to be interpreted as follows:

Where **SHALL, MUST,** or **WILL** is used in a statement, the statement is considered **MANDATORY**, usually in relation to a declaration of action, legislative direction, or situation where a desired result is **REQUIRED**.

Where **SHOULD** is used in a statement, the intent is that the statement is strongly **ENCOURAGED**. Alternatives can be proposed where the statement is not reasonable or practical in a given situation, or where unique or unforeseen circumstances provide for courses of action that would satisfy the general intent of the statement. However, the general intent is for compliance.

Where **MAY** is used in a statement, it means there is a **CHOICE** in applying the statement and denotes discretionary compliance or the ability to alter the requirements as presented.



## B.3 ROLES AND RESPONSIBILITIES

### Village of Glendon Council

1. Village of Glendon Council will adhere to the goals and policies of the Village of Glendon Municipal Development Plan.
2. Village of Glendon Council will be responsible for the following implementation duties:
  - a. Initiate and oversee the planning recommendations, programs, and committees necessary to fulfill the goals of the Village of Glendon Municipal Development Plan;
  - b. Consult with all relevant stakeholders in the implementation of the Village of Glendon Municipal Development Plan;
  - c. Engage the public in municipal decision making with respect to the goals and policies contained within the Village of Glendon Municipal Development Plan; and
  - d. Assign specific tasks to various boards, agencies, and committees related to the implementation, monitoring, and review of specific Village of Glendon Municipal Development Plan policies.
3. Council will consider possible amendments to the Municipal Development Plan from time to time to respond to changing circumstances.
4. Council will determine the timing of a comprehensive review and update of this Municipal Development Plan.

### Village of Glendon Administration

1. Implement the policies of the Village of Glendon Municipal Development Plan in the course of day-to-day operation.
2. Have regard for and adhere to the policies of the Village of Glendon Municipal Development Plan in making decisions on development permits.
3. Engage local residents, development proponents, and community stakeholders in the review, amendment, and updating of the Village of Glendon Municipal Development Plan as requested by Council.
4. Identify inconsistencies between the Municipal Development Plan and new issues not addressed, and provide recommendations to Village Council for possible amendments.
5. Ensure that all statutory plans and documents, including amendments, conform to the Village of Glendon Municipal Development Plan.

### Community Members and Development Proponents

1. Review the Village of Glendon Municipal Development Plan and consult with Village Administration prior to making subdivision and development applications.
2. Provide ideas, concerns, and feedback to Village Council and Administration at public meetings, public hearings, and other opportunities when the Village of Glendon Municipal Development Plan is proposed to be reviewed, amended, or updated.