

Town of Slave Lake

# MUNICIPAL DEVELOPMENT PLAN



# Table of Contents

01	Background.....	7
1.1	Purpose	8
1.2	Municipal Government Act	8
1.3	Community Context	10
1.4	Historic Growth	11
1.5	Planning Framework	13
1.6	Planning Process	14
1.7	Existing Physical Form	15
02	Growth Projections .....	19
2.1	2024 MDP Growth Study	20
03	Vision and Guiding Principles .....	23
3.1	Vision	25
3.2	Guiding Principles	26
3.3	Mission	28
3.4	Development Philosophy	29
04	Interpretation.....	31
05	Land Use Policies .....	35
5.1	General Land Use Policies	37
5.2	Residential	39
5.3	Downtown	42
5.4	Regional Commercial	45
5.5	Industrial	48
5.6	Commercial Industrial Mixed Use	51
5.7	Commercial Residential Mixed Use	54
5.8	Intensive Agriculture	57
5.9	Open Space	58
06	Public Systems Policies .....	63
6.1	Natural Environment	65
6.2	Transportation	67
6.3	Utility Infrastructure	70
6.4	Community Services and Facilities	72
6.5	Recreation	74
6.6	Wildfire	76

07	Community and Economic Development Policies .....	79
7.1	Housing	81
7.2	Social Services and Safety	84
7.3	Economic Development	86
7.4	Tourism	88
7.5	Growth Management	90
7.6	Intermunicipal and Regional Relations	92
08	Implementation .....	95
8.1	Interpretation	96
8.2	Monitoring	96
8.3	Action Plan	98
09	Definitions .....	105

## **Maps:**

Map 1 - Future Land Use Concept .....	36
Map 2 - Transportation Concept .....	68
Map 3 - Open Space & Trail Concept .....	59







# 01 BACKGROUND



## 1.1 Purpose

The Town of Slave Lake 2025 Municipal Development Plan (MDP) fulfills the statutory requirement of the Municipal Government Act that every council of a municipality must by bylaw adopt a municipal development plan. The purpose of this MDP is not only to fulfill that statutory requirement, but also to express the aspirations of the Council and citizens of the Town of Slave Lake with respect to the long-term development and sustainability of their community.

This MDP affirms the land use and development vision, guiding principles, and policies intended to guide the future actions and decisions of the Council and administration of the Town of Slave Lake. The MDP sets forth a policy framework for both public and private land use and development within the Town. In addition to providing a means of coordinating municipal infrastructure, operations, and management of the Town, the MDP establishes long-term direction toward improving the quality of life of everyone within the community.

## 1.2 Municipal Government Act

At the time of adoption of this MDP, Section 632 of the Alberta Municipal Government Act (MGA) contained the following requirements with respect to municipal development plans.

1. Every council of a municipality must by bylaw adopt a municipal development plan.
2. A municipal development plan:
  - a. must address:
    - i. the future land use within the municipality,
    - ii. the manner of and the proposals for future development in the municipality,
    - iii. the co-ordination of land use, future growth patterns and other infrastructure with adjacent municipalities if there is no intermunicipal development plan with respect to those matters in those municipalities,
    - iv. the provision of the required transportation systems either generally or specifically within the municipality and in relation to adjacent municipalities, and
    - v. the provision of municipal services and facilities either generally or specifically,
  - b. may address:
    - i. proposals for the financing and programming of municipal infrastructure,
    - ii. the co-ordination of municipal programs relating to the physical, social and economic development of the municipality,
    - iii. environmental matters within the municipality,
    - iv. the financial resources of the municipality,
    - v. the economic development of the municipality, and

- vi. any other matter relating to the physical, social or economic development of the municipality,
- c. may contain statements regarding the municipality's development constraints, including the results of any development studies and impact analysis, and goals, objectives, targets, planning policies and corporate strategies,
- d. must contain policies compatible with the subdivision and development regulations to provide guidance on the type and location of land uses adjacent to sour gas facilities,
- e. must contain policies respecting the provision of municipal, school or municipal and school reserves, including but not limited to the need for, amount of and allocation of those reserves and the identification of school requirements in consultation with affected school boards, and
- f. must contain policies respecting the protection of agricultural operations, and
- g. may contain policies respecting the provision of conservation reserve in accordance with section 664.2(1)(a) to (d).

## 1.3 Community Context

The Town of Slave Lake is a mid-sized municipality strategically located in north central Alberta, northwest of Edmonton, and at the southeastern tip of Lesser Slave Lake. The community benefits from the aesthetic, recreational, and tourism activities connected to the lake and the surrounding boreal forest. Situated at the southern extent of Alberta's vast oil sands, Slave Lake has significant future growth potential as a regional hub and gateway to communities in northern Alberta.

While the underlying economic foundation of the town is based on the energy and forestry industries, residents have a clear understanding of the need to balance economic development with the environmental, social, and cultural qualities of their community to build both a thriving local economy and a home town where people will want to live and raise families.

The Council and citizens of Slave Lake are committed to developing a community where residents can live a balanced lifestyle, a community that embraces diverse cultures, and a community that offers opportunity and quality of life for everyone regardless of age, occupation, or lifestyle. The key to achieving these goals is the protection of the natural environment in and around the town. Further, the amenities offered such as hotels, campgrounds, restaurants, retailers, and community facilities contribute to these goals, and make the town a hub for the area.

The community offers a variety of housing from high-density residential, medium-density residential, and standard detached dwellings. Fostering affordable housing and reducing housing insecurity within the community is a vital consideration for supporting the livability and community of Slave Lake.

The role of the Town in achieving the community goals set out in this MDP is to encourage private investment while upholding the need for long-term community sustainability. The Town has the responsibility to make fair and equitable policy and regulatory decisions, and to provide the physical and social infrastructure that will sustain healthy growth and development for future generations.





Slave Lake, 1954

## 1.4 Historic Growth

The Slave Lake area has been a place of gathering, trade, and settlement for many years. Since over 200 years ago, growth in the Slave Lake area has centered around the abundant resources of Lesser Slave Lake and the surrounding area. The following list highlights some of the key turning points in the history of the Town of Slave Lake:

**Pre-1799** - Before European exploration and settlement, Indigenous groups such as the Cree lived, trapped, and hunted in the abundant Slave Lake region for generations.

**1799-1801** - In April of 1799, the explorer and surveyor David Thompson arrived at the mouth of the Lesser Slave River. After documenting the Slave Lake region, Thompson established a trading post for the North West Company at the junction of the Lesser Slave River and the Athabasca River.

**1802-1898** - The North West Company Trading post was moved to the original Town Site (now referred to as Old Town). Around this time, the Hudson's Bay Company also established a trading post to compete within the area. Later, the two companies combined.

**1899** - Treaty 8 was signed on the banks of the lake in 1899. Included among the signatories was the Sawridge First Nation.

**1900** - By 1900, the Northern Transportation Company ran a steamboat that moved people and goods throughout the wider region, from Fort Edmonton, through Athabasca and to the Peace Country.

**1914** - In 1914, the Edmonton, Dunvegan, and British Columbia Railways arrived. These transportation routes allowed the logging industry to expand and thrive.

**1930** - Before this time, the community town site was known as Sawridge. After a major flood wiped out most of the community, residents moved 5 km south of the river's mouth. The relocated community was renamed Slave Lake.

**1961** - The community became incorporated as the Village of Slave Lake in 1961. At the time of incorporation, the community had 500 residents.

**1965** - In 1965, the community was officially incorporated as a Town. At this time, the population of the Town was approximately 1,365 residents.

**2011** - The Town and the surrounding communities faced devastating wildfires in 2011, which destroyed 333 single-family homes and 169 apartment units. In addition, the town lost three churches, ten businesses, a local radio station, the Government Center, the Town hall, and the library building.

**2011-Present** - As of the 2021 Census, the Town of Slave Lake has a population of 6,542. Since the fires in 2011, a significant portion of the rebuilding process has been completed. In addition, regional initiatives such as FireSmart contribute to helping the region to prosper.



Northern Transportation Company Steam Boat, 1910

## 1.5 Planning Framework

Land use planning and development in Slave Lake falls under Part 17 of the Alberta Municipal Government Act. The planning framework process for the town is part of a hierarchy of documents and legislation that governs how land should be used, managed, protected, developed and planned.

The chart below describes the hierarchy of the planning framework within Slave Lake.

### Alberta's Land Use Framework

Provincial

#### **Municipal Government Act (MGA)**

The MGA empowers municipalities to shape their communities. It regulates how municipalities are funded and how local governments should govern and plan for growth.

Regional

#### **Intermunicipal Development Plan (IDP)**

The IDP serves to establish how the Town and the M.D. of Lesser Slave River will cooperate and manage land use, subdivision and development along our shared boundaries to ensure orderly growth. The IDP relates to the Tri-Council Regional Growth Plan (RGP) and the RGP Policies and Agreements, Background Reports, and Map Atlas.

The partnership established in the IDP between the Town and County facilitates development throughout the area that upholds the two Councils' goals and visions for the future.

Local

#### **Municipal Development Plan (MDP)**

An MDP is a statutory document that is intended to guide the growth and development of the town over several years. The MDP provides direction to Area Structure Plans (ASPs) and Area Redevelopment Plans (ARPs).

#### **Area Structure Plans (ASPs) & Area Redevelopment Plans (ARPs)**

ASPs provide specific details on the growth and future development of new areas in the town. ASPs describe proposed land uses and outline the general location of roadways and public utilities. Area Redevelopment Plans (ARPs) provide direction for the redevelopment of existing areas.

#### **Land Use Bylaw (LUB)**

The Town of Slave Lake LUB regulates and establishes all uses and developments of land within the town. It is objective in nature and ensures fair, orderly, and economic development of land. Land use bylaws typically achieve this by designating districts and land use classes.

## 1.6 Planning Process

The development of this MDP was guided by community engagement and a detailed plan review process. This MDP reflects the feedback and perspectives from residents, business owners, members of the local development industry, Town staff, and community members.

Between January 2024, and April 2025 various opportunities were provided for the public and other stakeholders to engage in the MDP update process. These engagement events offered opportunities for community members to speak and be heard and to learn about project progress. Key highlights of this engagement process include:

- **Online Survey:** A total of three online surveys were organized throughout the project timeline. The survey questions offered citizens the opportunity to identify key issues and confirm the preferred direction for the project.
- **Open Houses:** A total of three open houses were hosted throughout the project. Open houses were designed as drop-in sessions to facilitate discussion with community members and stakeholders. These events also helped to inform participants about the planning process, key issues, and project progress.
- **Technical and Planning Advisory Committee Meetings:** The Technical Advisory Committee (TAC) established for this project included senior representatives from various Town departments. The role of the TAC was to provide background information related to their expertise and review draft policies and implementation plans developed by the project team. The Planning Advisory Committee (PAC) consisted of seven members including two Council representatives, members of the business community, and local residents. The role of the PAC was to provide ongoing advice to the project team for the development of the MDP. A total of four meetings were held with the Technical Advisory Committee and the Planning Advisory Committee throughout the project timeline. During committee meetings, project progress was reviewed and discussed.
- **Partnerships with Local Events:** Additional community outreach was conducted at local community events during the project timeline. These events helped to inform project progress and extend engagement opportunities within the community.
- **Public Hearing:** A public hearing was held in \_\_\_, 2025 to provide all stakeholders and community members with an opportunity to comment on the draft MDP prior to Council review and adoption.

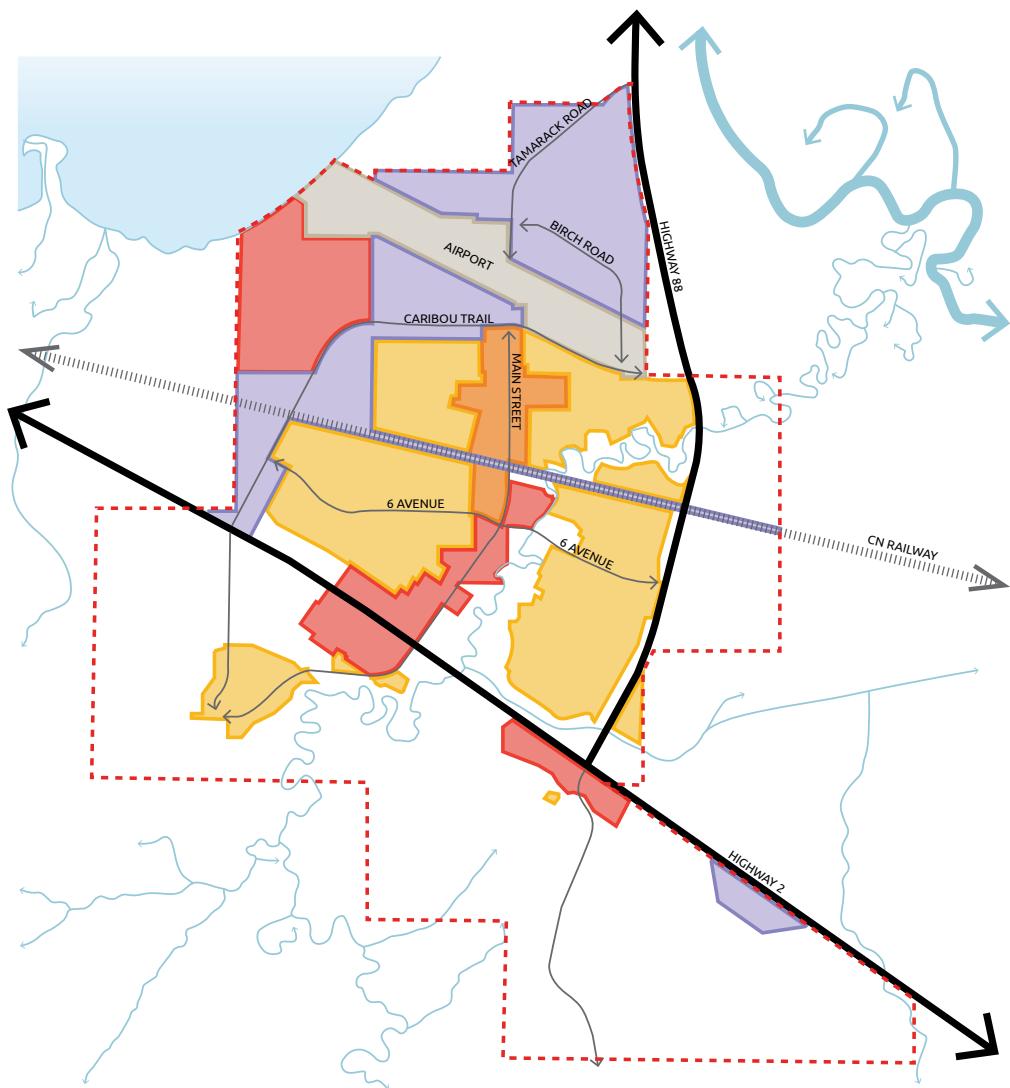


## 1.7 Existing Physical Form

### Overview:

The Town of Slave Lake is situated on the southeast shore of Lesser Slave Lake, and south of the Lesser Slave River. The Town is intercepted by two highways, Highway 2 and Highway 88. Highway 2, also known as the Queen Elizabeth II Highway, passes through the Town running northwest to southeast. Highway 88, also called the Bicentennial Highway, cuts through the eastern portion of the Town running north to south.

The Town of Slave Lake's existing physical form is characterized by the development patterns described below. These development patterns will continue to evolve and change over time as new development occurs.



## **Residential Areas:**

The following residential sub-areas are divided by the CN Railway running east to west, and Main Street running north to south.

Northwest Slave Lake: North of the CN Rail line, and west of Main Street, residential development takes on a variety of forms including single detached dwellings, estate residential, mobile home parks, mobile homes, medium-density residential, and high-density apartments.

Northeast Slave Lake: North of the CN Rail Line, and east of mainstreet, residential form primarily consists of single detached dwellings and low density residential forms with some medium density residential, and small lot single detached housing.

Southwest Slave Lake: South of Highway 2, residential uses primarily take a low-density form with detached dwellings located on acreage-sized parcels. Adjacent to the commercial uses on Highway 2, there is some high density residential development ranging from row houses to apartments. North of Highway 2, west of Downtown, the residential form ranges from single detached dwellings and duplexes to high-density residential townhomes and apartments.

Southeast Slave Lake: East of Downtown, residential development primarily occurs as low-density single detached homes, with some higher density housing forms such as mobile homes, duplexes, and rowhouse home types.

## **Downtown:**

Downtown Slave Lake includes the downtown core and areas immediately adjacent to the historical downtown. The retail commercial area of the downtown is concentrated along Main Street between 6th Avenue S and 6th Avenue N.

The Downtown Core is the focal point of Slave lake and offers a variety of locally owned small businesses. The urban form consists of a concentration of fine-grain commercial buildings, a pedestrian-friendly streetscape, and a public plaza along Main Street.

North of the Downtown Core is a sub-area known as Downtown North. This area is characterized by medium-density residential and service commercial uses.

Directly South of the Downtown Core is the Civic Centre. This sub-area includes a concentration of municipal and provincial administrative buildings as well as auto-oriented commercial uses.

## **Main Street (South):**

Further south of the Downtown area is the Mixed Hospitality/Commercial area which hosts hospitality amenities in addition to commercial uses. The Town Multi-Rec Centre, auto-oriented services and commercial uses, the conference center and travel accommodations are all located in this area.

Adjacent to the Mixed Hospitality/Commercial area is the Institutional sub-area. The Northern Lakes College campus and associated educational and residential facilities are located in this area.

### **Regional Commercial:**

The Town of Slave Lake provides significant retail shopping opportunities to the broader region. The majority of the regional retail development in the town is located on both sides of Highway 2 and at the south end of Main Street. This regional retail and commercial development is oriented to automobile traffic and is dependent upon both convenient automobile access and good visibility from area highways.

### **Business Industrial:**

The existing industrial areas of Slave Lake are predominantly located in the north area of the town on either side of the airport lands. These industrial areas are strategically positioned to reduce the interface between residential and commercial uses with industrial uses. Along the western municipal boundary, the Town's industrial areas are located in proximity to major transportation routes on both Highway 2 and Highway 88. The urban form of Slave Lake's industrial areas is characterized by large expansive lots, which offer ample space for industrial operations and outdoor storage.

### **Open Space:**

The Town of Slave Lake has a wide range of natural/environmental and park open spaces. The Sawridge Creek provides natural open spaces running northeast toward the Lesser Slave River. This natural area is home to a diversity of wildlife and plant species, and is part of several running and walking routes.

Park spaces and their related features in the Town include:

- [Barton Park](#): Benches, Picnic Areas, Playground;
- [Charity Park](#): Baseball/Softball, Swings;
- [Conner Lukian Fitness Park](#): Fitness Park, Benches;
- [Fournier Place Park](#): Picnic Tables, Playground;
- [Hilda Eben Park](#): Outdoor Rink, Playground, Skateboard Park, Sledding Hill, Tennis Court, Splash Park, Sliding Hill, Restrooms, Community Trail Link;
- [Kinnettes Park](#): Benches, Playground;
- [Kinsmen Pine Park](#): Playground;
- [Landon Persson Park](#): Off Leash Dog Park;
- [Maple Crescent Park](#): Playground;
- [Poplar Grove Park](#): Picnic Areas, Playground;
- [Schurter Park](#): Community Trail Link, Benches, Picnic Area, Playground, Restrooms, Sledding Hill, Splash Park, Trails; and
- [Sinclair Sports Field](#): Baseball/Softball/T-Ball Diamond, Batting Cage, Restroom.

Additional open space exists in conjunction with each of the Town's schools, including at:

- C.J. Schurter School
- E.G. Wahlstrom School
- Roland Michener Secondary School
- St. Francis of Assisi Catholic Academy
- St. Mary of the Lake School
- Slave Lake Christian Academy



# 02 GROWTH PROJECTIONS

## 2.1 2024 MDP Growth Study

Since the Town's last official Growth Study conducted in 2007, the Town has seen significant changes which will impact how the Town grows and evolves. Therefore, as part of the 2024 MDP update process, a Growth Study was conducted to establish population projections and residential, commercial and industrial land requirements to accommodate future growth in the Town.

### **Growth Projections:**

To develop population and land demand projections, a growth rate was calculated based on Alberta Census population data and Slave Lake housing starts data. Given that the Town of Slave Lake has less than 10,000 people, a Municipal Census has not been required, and therefore, the most granular existing growth rate projections available for the area is for the larger Alberta Census Division (CD 17). To generate the most reliable population projection estimates, a growth rate projection specific to the Town was generated using available population data, housing starts data and associated assumptions.

The table below outlines the projected population increase by period between 2023 and 2051.

Period	Population Increase Over Period	Total Population at the End of the Period
2023-2026	822	7199
2027-2031	427	7626
2032-2036	508	8134
2037-2041	585	8719
2042-2046	649	9368
2047-2051	708	10076

### **Land Requirements:**

#### Residential Land Requirements:

Residential demand in Slave Lake for the 2023-2051 period was estimated by determining the number of dwellings required to satisfy projected growth rates identified in the table above. An average household size of 2.8 was used based on the average household size recorded in the last four census years. The table below identifies the required increase in residential dwellings necessary to satisfy the projected population increase.

Period	Required Dwellings
2023-2027	322
2028-2032	158
2033-2037	187
2038-2042	214
2043-2047	236
2048-2051	204
<b>Total</b>	<b>1321</b>

Residential land requirements were calculated based on the low, medium and high density benchmarks. The table below identifies the total hectares required for each density assumption.

	20 dwelling units per net residential hectares	33 dwelling units per net residential hectares	45 dwelling units per net residential hectares
<b>Net Residential Hectares</b>	56.46	36.04	26.43
<b>Gross Hectares</b>	99.10	60.06	44.05

#### Industrial Land Requirements:

Using data from the Alberta Census for Slave Lake for industrial sectors, estimates were calculated for projected industrial job demand. The Conference Board of Canada's 'The Labour Market of Tomorrow' (2022) Report and the Government of Alberta's 'Alberta Occupational Outlook Highlights' (2024) were used to refine employment projections to account for federal and provincial employment trends. Using this employment projection and trend data, an estimation of projected industrial job demand was calculated. The resulting industrial job demand is outlined in the table below:

Sector	Jobs/Year	Jobs (2026-2051)
<b>Trades, Transport and Equipment Operators and Related Occupation</b>	2.34	1137.77
<b>Natural Resources, Agriculture, and Related Production Occupations</b>	0.49	238.51
<b>Occupations in Manufacturing and Utilities</b>	0.87	416.56
<b>Total</b>	3.70	1792.85

An employment density was developed in order to determine industrial land requirements. An industrial job density of 13.5 jobs per hectare was used to reflect the current trend for low order urban service industrial development in Slave Lake. While Slave Lake currently has predominantly low order urban service industrial development, the town will likely work toward achieving higher order industrial development by 2051. Therefore, a job density of 21 jobs per hectare was used to reflect an aspirational industrial job density. Low Order Service Industrial Development typically does not require municipal services and may have a lower proportion of jobs per hectare, whereas High Order Urban Service Industrial typically requires municipal services and may have a higher proportion of jobs per hectare. The table below outlines the land requirements needed to accommodate the projected industrial employment demand at the job densities described above.

	13.5 Jobs/Hectare	21.0 Jobs/Hectare
<b>Net Industrial Hectares/Year</b>	0.27	0.18
<b>Total Net Industrial Hectares</b>	8.22	5.28
<b>Gross Industrial Hectares/Year</b>	0.39	0.25
<b>Total Gross Industrial Hectares</b>	11.74	7.55

### Commercial Demand Analysis:

The commercial demand analysis for Slave Lake was calculated by analyzing the existing land use trend for suburban commercial development and downtown commercial development. In addition, data from the Alberta Census was used to determine commercial employment demand. The Conference Board of Canada's 'The Labour Market of Tomorrow' (2022) Report and the Government of Alberta's 'Alberta Occupational Outlook Highlights' (2024) were used to refine employment projections to account for federal and provincial employment trends. Using this employment projection and trend data, an estimation of projected commercial job demand was calculated. The resulting commercial job demand is outlined in the table below:

Sector	Jobs/Year	Jobs (2026-2051)
<b>Sales and Service Occupations</b>	50.39	1511.78
<b>Business, Finance, and Administrative Occupations</b>	21.91	657.39
<b>Total</b>	73.31	2169.16

The proportion of jobs accommodated in suburban contexts versus a downtown context was calculated using the projected commercial job demand. Using a GIS spatial analysis, the existing percentage of commercial area in suburban commercial contexts was determined to be ~82.0%, and downtown commercial context was determined to be ~18.0%. Using the calculation of jobs in both suburban and downtown context, the area requirements were calculated. The table below outlines the land requirements needed to accommodate the projected commercial employment demand using an employment density of 28 square metres per employee for downtown commercial buildings, and 65 square metres per employee for suburban commercial buildings.

	Hectares Required
<b>Net Commercial Hectares/Year</b>	0.82
<b>Total Net Commercial Hectares</b>	24.58
<b>Gross Commercial Hectares/Year</b>	1.33
<b>Total Gross Commercial Hectares</b>	39.99

### **The key conclusions of the 2024 Growth Study are outlined below:**

- There is sufficient land within the town limits to accommodate the residential, commercial, and industrial land requirements outlined in this report.
- Efforts should be taken to maximize the efficient use of the existing land inventory.
- The 2024 Growth Study was conducted using assumptions to overcome key data gaps. It is recommended that a Municipal Census be conducted to address such gaps in data.
- The 2024 Growth Study does not account for the significant "shadow population" or workforce population that resides in Slave Lake.
- At the time that more detailed data is available for the Town, the conclusions established in this report should be revisited to ensure future growth is informed by the most accurate and reliable data available.



# 03 VISION AND GUIDING PRINCIPLES



### 3.1 Vision

*Slave Lake is the community of choice for quality of life, safety and cultural vibrancy. Rooted in a shared dedication to inclusivity, sustainability and active community engagement, we ensure a warm welcome for residents and visitors alike.*





### 3.2 Guiding Principles

## 1

### Enhance quality of life

- Ensure that all Slave Lake residents can enjoy a fulfilling lifestyle by providing inclusive amenities that enrich community life and support well-being.
- Foster a sense of pride and belonging by creating inviting spaces for all to enjoy.
- Respect and integrate the needs of future generations.



## 2

### Support affordable housing and a wide range of residential development opportunities

- Support the development of a diverse mix of housing which ensures all members of the community have access to affordable housing options.
- Encourage the development of affordable housing in proximity to community amenities and services.
- Encourage residential development by reducing barriers related to development.



## 3

### Establish a vibrant downtown

- Support Downtown as the central business and commercial core of the community by fostering its evolution as a vibrant, mixed-use district.
- Create a Downtown environment that attracts residents and tourists by offering a compelling mix of amenities, businesses and high-quality public spaces.



## 4

### Improve connections to the waterfront

- Foster a vibrant connection between our community and the natural environment of Lesser Slave Lake by pursuing community partnerships and encouraging recreational activities and supporting seasonal businesses centered around the lake.
- Enhance accessibility, walkability, and wayfinding to the lake to improve connectivity and ease of access for all community members.
- Promote the preservation of the lake's natural environment through community stewardship and conservation efforts.



# 5

## Ensure efficient servicing & infrastructure delivery

- Endeavor to provide the cost-effective and efficient delivery of municipal infrastructure and utilities to fulfill the water, sanitary and storm needs of both current and future developments.
- Facilitate efficient mobility and connectivity for residents and industry by investing in transportation infrastructure and key access routes.



# 6

## Promote social and cultural diversity

- Foster strong community culture by promoting inclusivity, diversity, representation and community engagement through community events, programming and initiatives.
- Celebrate the heritage, traditions and voices of all members of our community.



# 7

## Promote tourism

- Promote year-round tourism based on the Town's natural, cultural and recreational amenities.
- Cultivate new and existing events and attractions which bring together the larger regional community in the Town.



# 8

## Achieve continued economic development

- Create a diverse and thriving economic landscape by expanding opportunities for industrial, commercial, and small and local business development.
- Stimulate the vitality of local businesses by promoting year-round tourism that attracts visitors to local businesses.
- Work to achieve orderly, economical and beneficial development of land and the use of lands.
- Diversify the Town's economic base in harmony with the natural environment.
- Work to ensure the community has appropriate resources (financial, human, physical) to support its initiatives and vision.



### 3.3 Mission

As a guide to the Town's corporate strategic planning, the Town of Slave Lake mission statement provides a working policy direction for the Municipal Development Plan. The Town's mission expresses the primary focus, purpose, and function of the community.

The Town of Slave Lake Strategic Plan (2021-2025) sets forth the following mission, which is affirmed in this MDP:

***"Working Together, Building a Better Community."***



## 3.4 Development Philosophy

The Town supports development in order to facilitate housing, business, economic development, and the provision of community services and infrastructure.

### **Role of the Town in Development**

The Town of Slave Lake does not actively participate in the land development industry. Town-owned lands are periodically evaluated to determine whether they are surplus to Town needs. Where and when appropriate, the Town may consider opportunities to work with private developers early in the land development process.

### **Costs of Growth**

The Town of Slave Lake operates on the philosophy that growth should pay for itself and that development must provide for its own on-site servicing and pay for mitigation of off-site impacts. It is important that growth occurs in a manner that does not adversely affect the environmental, social, or economic well-being of the community.

The Town of Slave Lake places a high priority on development that is economically, fiscally, environmentally, and socially sustainable. The Town is committed to working with the development industry to address the long- term costs associated with development.

The Town may partner with the development industry and consider upfronting the cost of infrastructure improvements to facilitate development. The Town of Slave Lake recognizes the need to keep levies and charges with respect to growth management and land development up to date with the costs of development.

### **Development Standards and Procedures (DSP)**

In order to create an attractive community, the Town encourages and when necessary enforces compliance with its Development Standards and Procedures. The Town values the unique character of the surrounding natural environment. Site opportunities will be maximized to enhance the quality of development and conscientious steps will be taken to mitigate potential negative impacts on both development sites and surrounding areas. The Town requires high aesthetic standards for specific sites, parks, natural areas, and neighbourhoods in order to achieve a well-designed and healthy community.

### **Orderly Development**

The Town of Slave Lake requires that development be appropriately staged and that utilities be appropriately sized. The Town seeks to ensure operational efficiency by minimizing oversized investment attributable to particular developments.

Developing lands in a non-contiguous manner that skips over vacant lands, or leapfrogging, will generally not be supported, but may be considered subject to evaluation of the proposal based on the analysis of fiscal, environmental and servicing impacts associated with the development.





# 04 INTERPRETATION

## 4.1 How to Read this Plan's Policies

### Terms of Intent

This MDP has been developed to use specific terminology within each of its policies, to ensure certainty for the decision-makers, public, and professionals who will read and utilize the plan. Each policy in the MDP contains in its language one of three different terms of intent, each of which indicates a different level of commitment for the Town. The terms of intent are as follows:

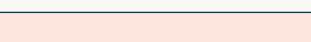
1. **ENSURE** - Indicates a high level of commitment, and that the Town of Slave Lake will strive to achieve the desired outcome through its decision-making. Policies using 'ensure' are of the highest priority.
2. **PROMOTE** - Indicates an aspiration of the Town of Slave Lake, and that the Town will, through its decision-making, make a desired result or outcome more likely to occur and easier to achieve. The Town does not have full control to achieve the expected results or outcomes.
3. **SUPPORT** - Indicates a passive support, and that the Town of Slave Lake will conditionally facilitate a result or outcome if certain conditions are satisfied and there is community interest.

### Action Terms

Each term of intent is associated with a list of action terms, which indicate the action which the Town must or should undertake to satisfy the intent of the policy. The meaning of the action terms are as follows:

1. **Action Terms used with ENSURE** are compulsory and must be satisfied through town action or development/plan alignment.
2. **Action terms used with PROMOTE** are the expected actions to be taken and should be satisfied through town action or development/plan alignment. If a town action or proposed development/plan does not align with the intended action of a 'promote' policy, justification must be provided as to why the policy cannot be satisfied.
3. **Action terms associated with SUPPORT** are actions that are sometimes suitable for the Town and may be allowed on a case-by-case basis. Town actions and proposed developments/plans that are related to a 'consider' action may or may not be supported based on how it aligns with the MDP.

The table below illustrates the alignment of intent and action, and provides an example of how a policy in the MDP is phrased.

Terms of Intent	Policy Action Terms	Example Policy		
<b>ENSURE</b>	To make sure of a result through a requirement.	 <b>Require, Conduct, Direct, Identify, Implement, Maintain, Monitor, Collaborate, Adopt, Allocate, Update, Enhance, Limit, Develop</b>	Is a compulsory obligation	 <b>ENSURE</b> future development is consistent with this MDP by <b>DIRECTING</b> developments to be implemented in accordance with Map 1: Future Land Use Concept.
<b>PROMOTE</b>	Shows active Town encouragement.	 <b>Encourage, Advocate, Collaborate, Develop, Engage, Explore, Facilitate, Foster, Improve, Partner, Provide, Pursue, Identify, Determine, Implement, Retain, Enhance, Expand, Issue, Review, Maintain, Utilize, Require</b>	Provides direction for what is expected	 <b>PROMOTE</b> the preservation of environmental and open space by <b>IDENTIFYING</b> appropriate physical boundaries of development.
<b>SUPPORT</b>	To passively facilitate or allow a result or outcome.	 <b>Consider, Allow, Enable, Identify, Provide, Require, Adopt, Address</b>	Provides criteria for when actions may be suitable	 <b>SUPPORT</b> the development of Home Based Businesses by <b>PROVIDING</b> appropriate regulations in the Land Use Bylaw.



# 05

# LAND USE POLICIES

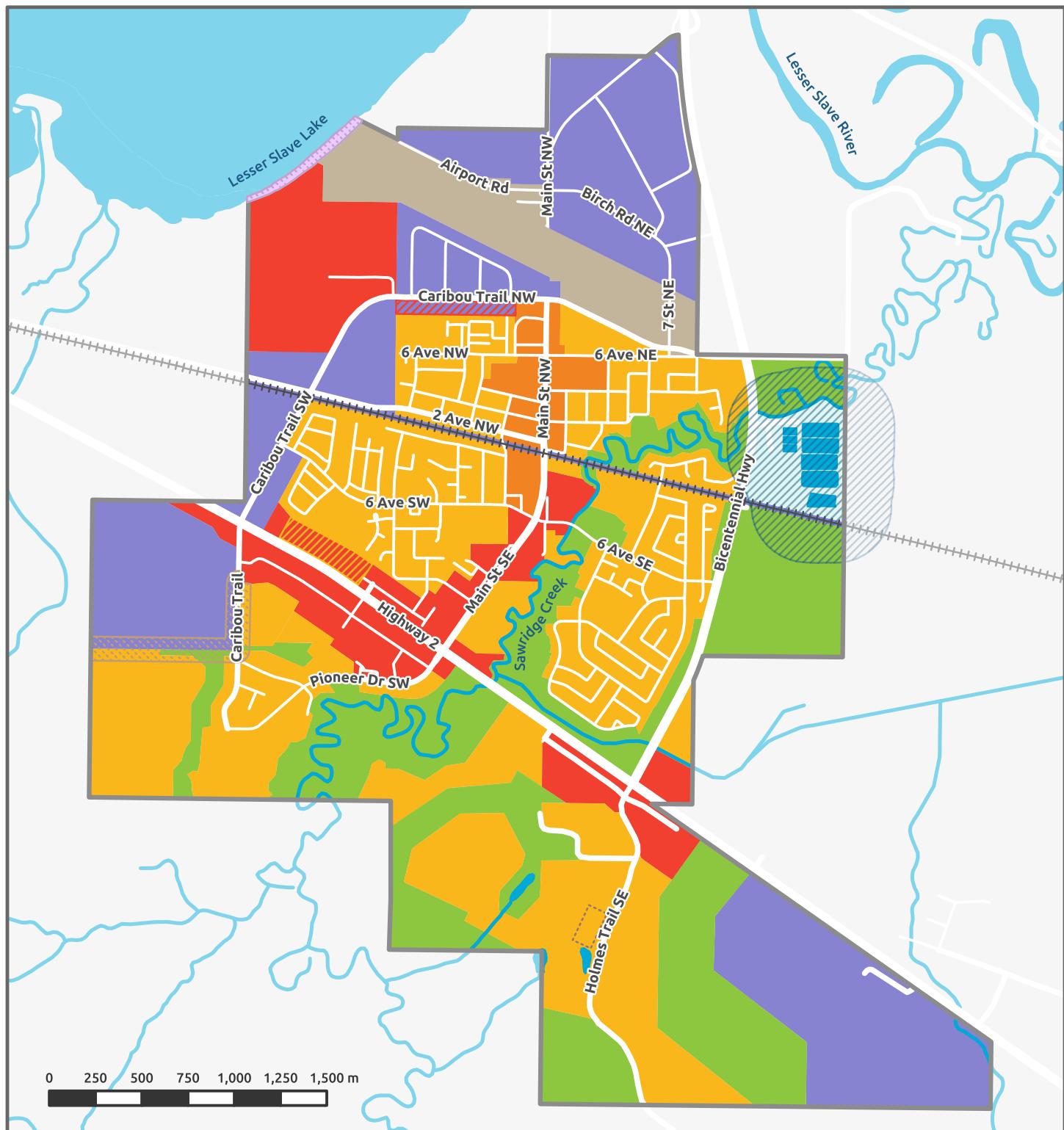


# Map 1 | Future Land Use Concept

Town of Slave Lake Municipal Development Plan



Town of  
**SLAVE LAKE**



## Legend

—	Town Boundary	■ Residential	■ Natural / Recreational / Open Spaces	■ Residential Mixed Use
■	Roads	■ Downtown	■ Airport	■ Commercial Mixed Use
■	Waterbodies	■ Regional Commercial	■ Water Treatment Lands	■ Lagoon Buffer
■	Beach	■ Industrial	■ Old Landfill Site	■ Industrial - Residential Transition



## 5.1 General Land Use Policies

The MDP provides a framework of general land uses and development directions for the Town of Slave Lake. More detailed and site specific planning direction may be found in the Town's Area Structure Plans and will be found in the Land Use Bylaw.

Compatibility of adjacent land uses facilitates community cohesion and reduces development conflicts. Where existing industrial, commercial, and residential land uses have been established in proximity to each other, it is important to minimize development impacts through devices such as landscaping, buffering, architectural treatments, and development setbacks. The Town is committed to the resolution of existing land use conflicts and to ensuring that future development will be compatible with surrounding land uses.

## LAND USE PLANNING POLICIES

The Town shall:

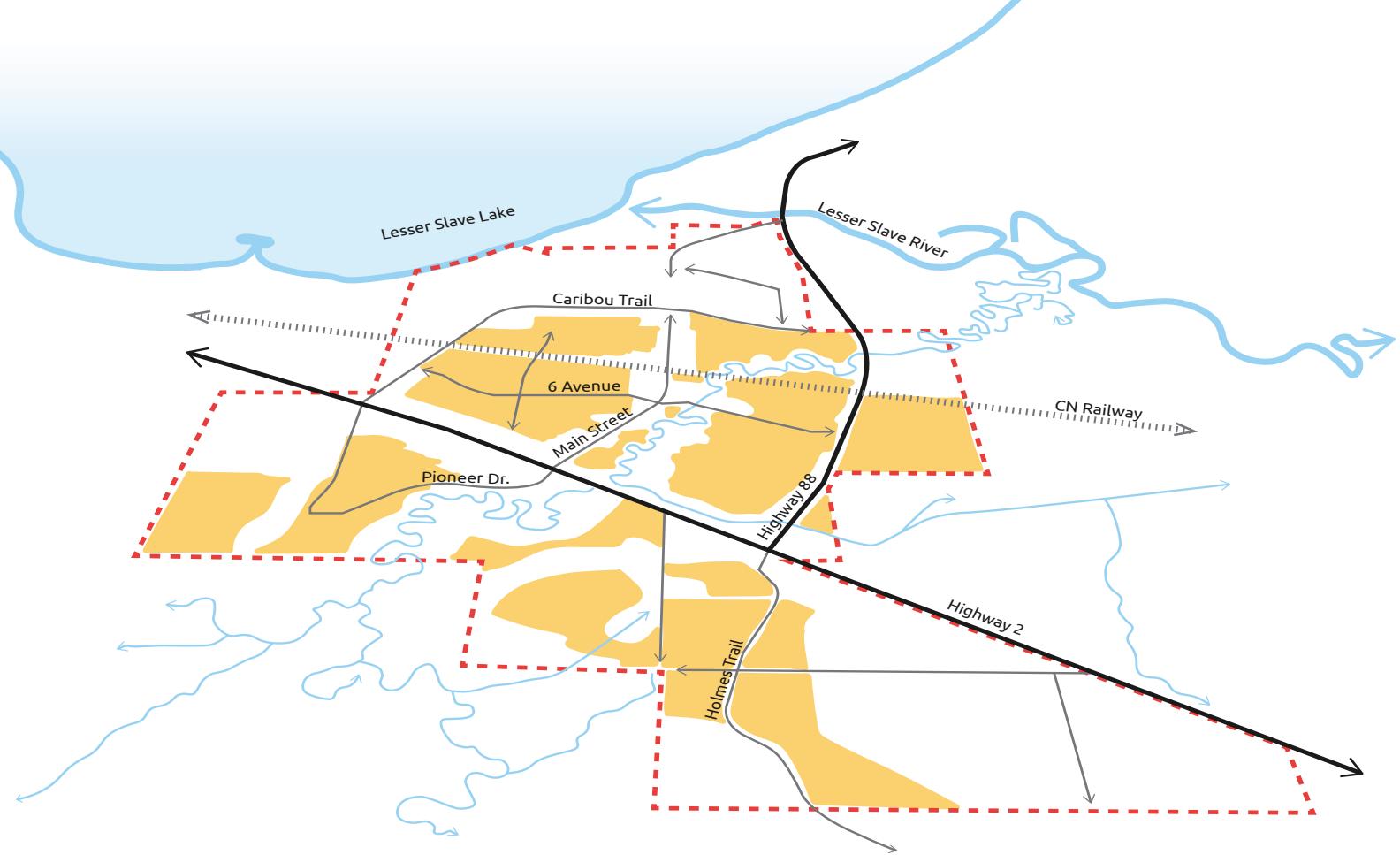
- 5.1.1 **ENSURE** future development is consistent with this MDP by **DIRECTING** developments to be implemented in accordance with Map 1: Future Land Use Concept.
- 4.1.2 **ENSURE** future development generally conforms with the policies and directions established in the Town's statutory framework by **REQUIRING** compliance with the Land Use Bylaw.
- 4.1.3 **ENSURE** the MDP and future ASPs are in alignment with the Intermunicipal Development Plan.
- 5.1.4 **PROMOTE** the preservation of environmental and open space by **IDENTIFYING** appropriate physical boundaries of development.
- 5.1.5 **ENSURE** neighbourhood commercial, institutional, community facilities, parks and playgrounds be incorporated into residential areas and other areas where residents and visitors interact by **REQUIRING** their inclusion in Area Structure Plans and Outline Plans.
- 5.1.6 **ENSURE** the compatibility of new development with existing land uses by **REQUIRING** landscaping buffers, setback requirements, and transition of building massing.



## 5.2 Residential

Future residential development is envisioned to occur as a combination of redevelopment, infill and greenfield development, subject to market demand. New housing will be developed in areas where physical infrastructure may be easily extended and where access to community services is conducive to community cohesion. Future residential areas on greenfield sites will be developed in accordance with the approved Area Structure Plans for the applicable land.

The Town of Slave Lake recognizes the importance of having an available supply of serviceable land to meet its housing needs.



## GENERAL RESIDENTIAL POLICIES

The Town shall:

- 5.2.1 **ENSURE** residential development occurs in areas allocated for residential land uses by **DIRECTING** development in accordance with Area Structure Plans and Outline Plans.
- 5.2.2 **PROMOTE** efficient development processes by **DETERMINING** phasing, housing type and housing mix at the Area Structure Plan or Outline Plan stage of the planning process.
- 5.2.3 **PROMOTE** high residential densities in growth areas by **ENCOURAGING** the inclusion of high density residential land uses in new Area Structure Plans or Outline Plans.

## Redevelopment & Infill Policies

Existing residential neighbourhoods in Slave Lake are characterized by predominantly single-detached housing. Other housing forms such as semi-detached housing, townhomes, apartment buildings, and mobile homes also exist throughout the community. Typical distribution of housing types in Slave Lake is as follows:

Northeast quadrant: Predominantly single detached housing with some semi-detached and multi-unit housing.

Southeast quadrant: Predominantly single detached housing with some semi-detached housing and apartment housing.

Northwest quadrant: A combination of single detached housing, some semi-detached housing, mobile homes, townhomes, and apartment housing.

Southwest quadrant including south of Highway 2: A combination of single detached housing, some semi-detached housing, mobile homes, townhomes, and apartment housing.

The Town shall:

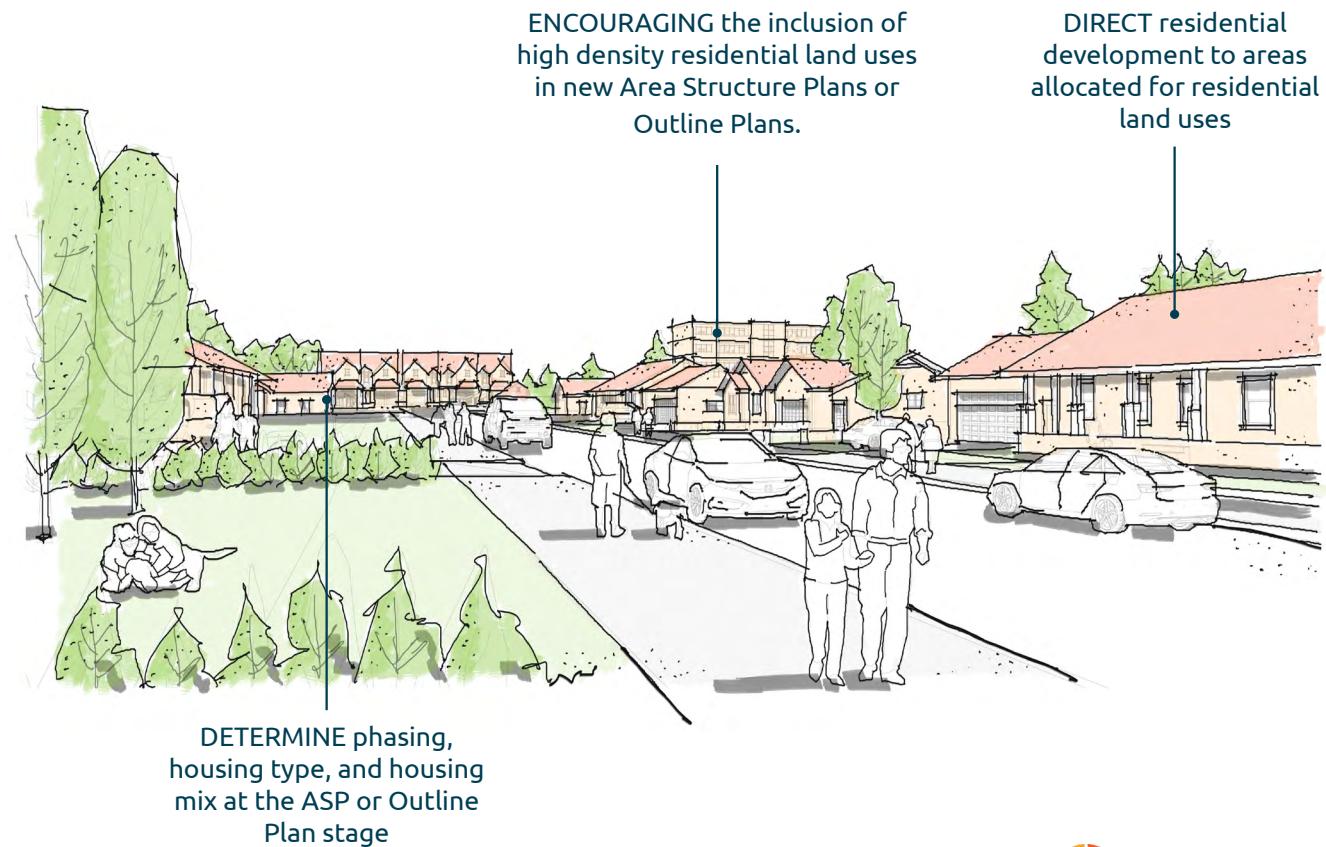
- 5.2.4 **PROMOTE** higher residential densities within established residential areas, downtown and areas where impacts of adjacent land uses can be mitigated by **FACILITATING** appropriate redevelopment and infill development.
- 5.2.5 **ENSURE** redevelopment projects within established areas of the town are undertaken in an orderly fashion by **REQUIRING** the preparation of Area Redevelopment Plans for significant redevelopment projects.
- 5.2.6 **SUPPORT** the development of higher intensity housing forms by **ALLOWING** for the development of semi-detached homes, townhomes, and apartments within existing neighbourhoods subject to site specific analysis including any impacts related to building massing, parking, traffic, privacy and safety.

### Home-based Businesses Policies:

The Town acknowledges that home based businesses contribute positively to the local economy. The Town supports provision home based businesses in residential areas, provided that off-site impacts associated with home based businesses are appropriately mitigated through development regulations.

The Town shall:

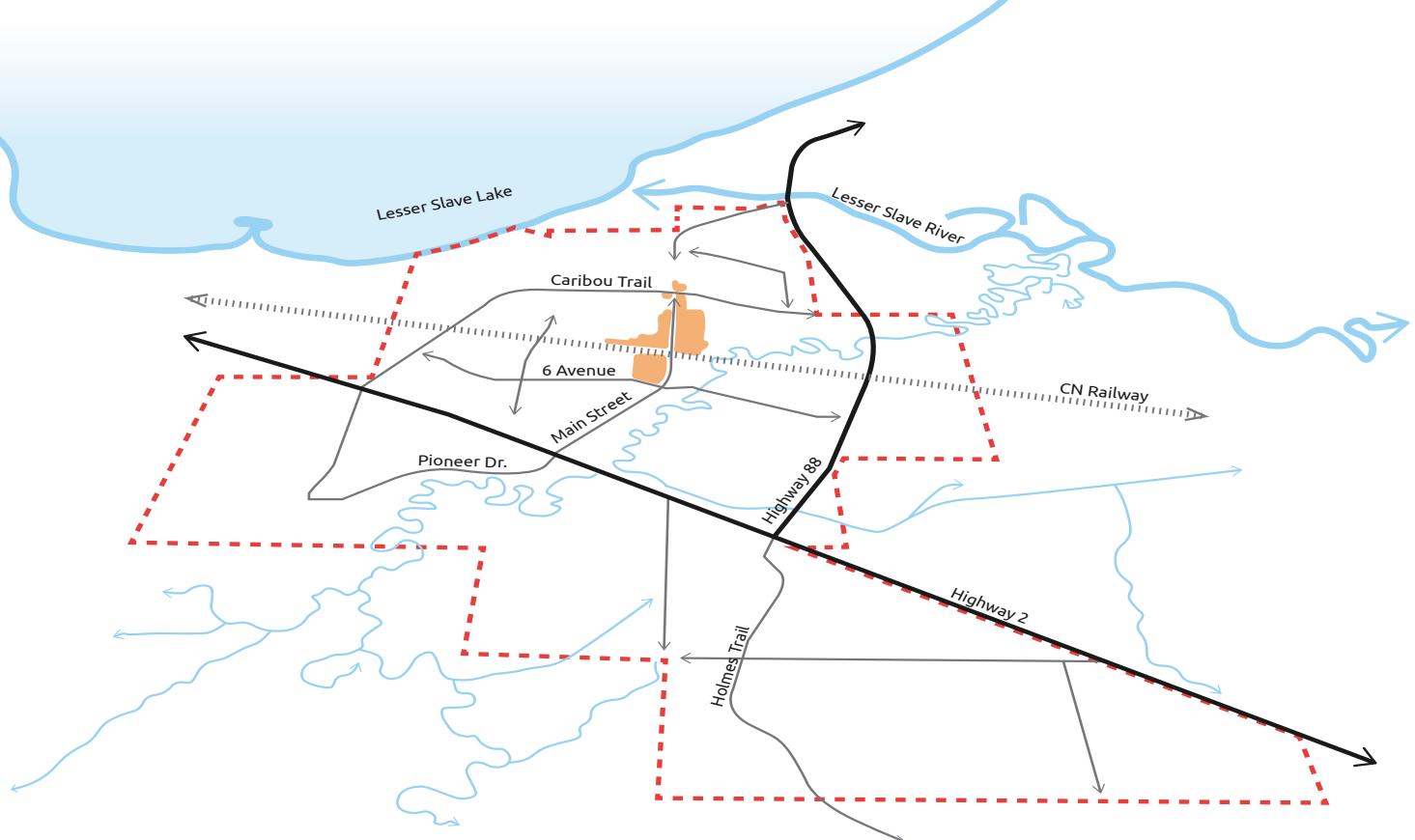
- 4.2.7 **SUPPORT** the development of Home Based Businesses by **PROVIDING** appropriate regulations in the Land Use Bylaw.
- 4.2.8 **PROMOTE** the potential relocation of home based businesses from residential land uses to commercial or industrial areas by **ISSUING** temporary development permits for home based businesses that may become incompatible with surrounding residential uses.





## 5.3 Downtown

Downtown Slave Lake includes the downtown core and downtown north areas located on both sides of Main Street between CN Rail line and Caribou Trail. The retail commercial area of the downtown is concentrated along Main Street between 1A Avenue NE and 6th Avenue NE. Rennie Hall Plaza located between 3 Avenue NW and 4 Avenue NW serves as a key focal point of the Town and provides opportunities for community celebration and gathering. The Town is committed to supporting and enhancing the viability of commercial and mixed use development in downtown Slave Lake while continuing to improve the pedestrian oriented nature of the downtown.



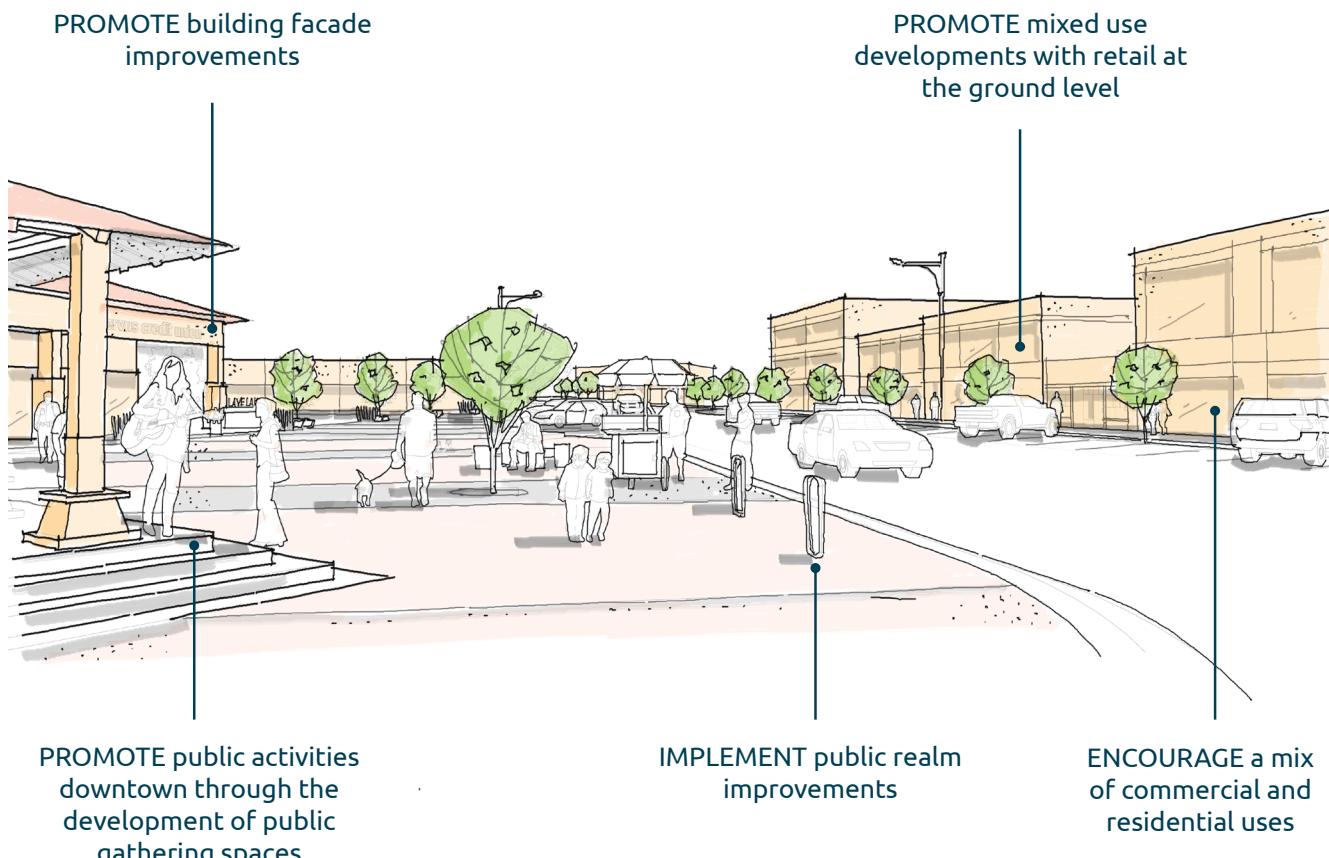
## Downtown Policies:

The Town shall:

- 5.3.1 **ENSURE** coordinated development in Downtown by **REQUIRING** new development be in accordance with the Downtown and Main Street Area Structure Plan.
- 5.3.2 **PROMOTE** the live/work experience and the vitality of Downtown by **ENCOURAGING** a mix of commercial and residential uses within and surrounding the Downtown.
- 5.3.3 **PROMOTE** higher density mixed use residential development within the Downtown Core and Downtown North areas by **PROVIDING** applicable regulations in the Land Use Bylaw.
- 5.3.4 **ENSURE** appropriate built form transition is achieved from the Main Street to the surrounding low rise residential neighbourhoods by **REQUIRING** appropriate setbacks, stepbacks and height for proposed developments.
- 5.3.5 **PROMOTE** public activities downtown by **DEVELOPING** public gathering spaces in association with public and private buildings.
- 5.3.6 **PROMOTE** efforts to enhance the overall image and character of downtown by **IMPLEMENTING** public realm improvements including but not limited to sidewalk improvements, new trees, new street furniture, bike facilities, new lighting, and pocket park improvements.
- 5.3.7 **ENSURE** provisions are made for parking in the downtown core by **MAINTAINING** publicly owned off-street parking facilities.
- 5.3.8 **PROMOTE** enhanced design outcomes for new buildings and facade improvements in Downtown by **ENCOURAGING** the use of the colour and material palette established in the Downtown and Main Street Urban Design Handbook.
- 5.3.9 **PROMOTE** mixed use developments with retail at the ground level and office or residential above in the downtown area by **IMPLEMENTING** appropriate regulations in the Land Use Bylaw.

5.3.10 **PROMOTE** development which implements concepts, designs, and policies established in the Downtown and Main Street Area Structure Plan and Downtown Urban Design Handbook (2017) by:

- IMPROVING** the aesthetic character of the downtown,
- IMPLEMENTING** the concepts, designs and policies established in the Downtown Main Street ASP and the Downtown Urban Design Handbook in public developments, and
- Periodically **REVIEWING** the aesthetic standards included in the Land Use Bylaw.





## 5.4 Regional Commercial

The Town of Slave Lake provides significant retail shopping opportunities to the broader region. Most of the regional retail development in the town is located on both sides of Highway 2 and at the south end of Main Street. This regional retail and commercial development is oriented to automobile traffic and is dependent upon both convenient automobile access and good visibility from area highways. Nevertheless, regional retail and commercial development must also provide for safe and attractive pedestrian environments. The Town acknowledges that large format retail businesses are important for economic development, while recognizing the local need to sustain community and pedestrian-oriented retail and commercial businesses in the downtown.

Regional retail and commercial developments frequently include large paved areas for surface parking. Although the need for such parking is recognized, the Town is concerned with mitigating the environmental impacts of large surface parking lots through stormwater management best practices and high standards for site planning and landscaping.

The Highway 2 corridor also serves as an entrance corridor to the community. The Town is committed to ensuring that the regional commercial and retail development at the south end of Main Street and along Highway 2 will create a visually attractive entryway into Slave Lake.



## GENERAL COMMERCIAL POLICIES

The Town shall:

- 5.4.1 **ENSURE** pedestrian access to commercial amenities by **REQUIRING** new regional retail and commercial development provide for safe and attractive pedestrian environments and access.
- 5.4.2 **ENSURE** new regional retail and commercial development provides for mitigation of environmental impact through **IMPLEMENTING** stormwater management best practices and high standards for site planning and landscaping.
- 5.4.3 **PROMOTE** effective screening of commercial areas by **RETAINING** and **ENHANCING** screening devices such as trees and berms within and adjacent to the public right-of-ways along the major roadways and highway entrances to the Town with regard to FireSmart Principles.
- 5.4.4 **PROMOTE** adequate screening between potentially incompatible land uses such as industrial, commercial and residential development by **ENCOURAGING** the use of buffers of trees, berms and other effective screening devices.
- 5.4.5 **ENSURE** highway signage and postings are well maintained, orderly and attractive by **COLLABORATING** with Alberta Infrastructure & Transportation and the Municipal District of Lesser Slave River No. 124.

ENSURE development provides for mitigation of environmental impacts through stormwater management



ENHANCE buffers of trees, berms, and other screening devices

REQUIRE new development provide for safe and attractive pedestrian access and environments

ENSURE highway signage postings are well maintained, orderly, and attractive



## 5.5 Industrial

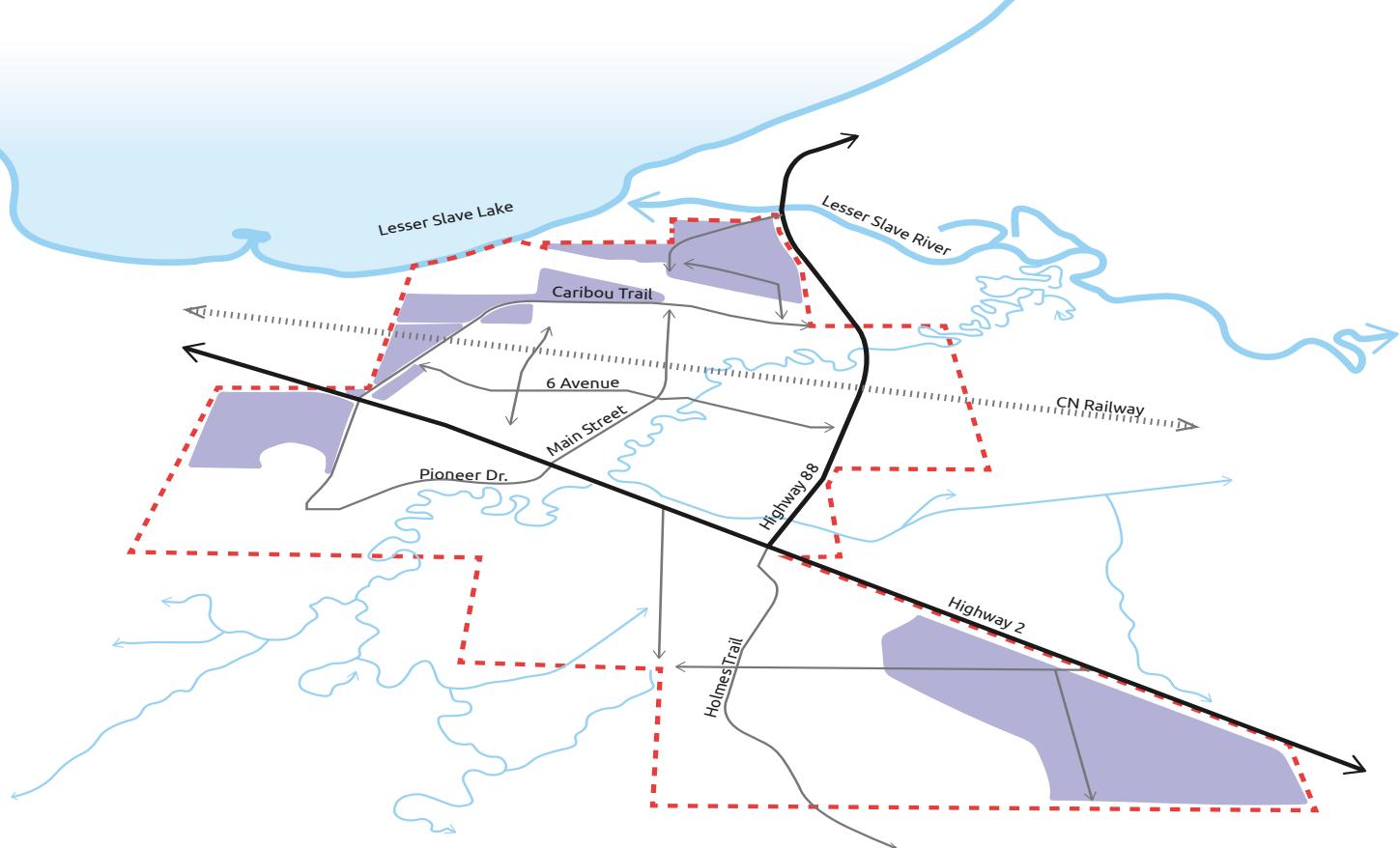
Attraction and retention of a diversified range of appropriate businesses and industries will continue to be critical to the economic sustainability of the Town of Slave Lake and the surrounding region. The Town draws the distinction between heavy industrial uses, which can create negative impacts within urban areas, and business industrial uses, which are more compatible with other types of urban land use and development. Heavy industrial uses may be appropriate within the Town, as long as they are placed in suitable locations and their development and operational impacts are mitigated.

The Town of Slave Lake is committed to attracting new “value-added” or secondary industries to the town. Key to attracting such industry will be the availability of serviced or serviceable industrial land within the town.

The Town of Slave Lake recognizes that the physical appearance of its business industrial areas is important to economic and community development. Accordingly, the Town intends to promote attractive new industrial development that is compatible within an urban context. Appropriate landscaping, streetscaping, and buffering will be essential to the creation of industrial and commercial areas within Slave Lake that will foster community pride and economic development.

Future business industrial development will be located within existing industrial areas, including the lands within and surrounding the Slave Lake Airport. The Town will work to maximize opportunities presented by redevelopment within existing industrial areas by requiring development standards and procedures that will enhance those areas over time. Further business industrial development will also be located near the Alberta Infrastructure and Transportation weigh scale on Highway 2, in an area that already has good road connections and which is buffered from proposed residential areas.

A new industrial area is envisioned in the southwest corner of the town located south of Highway 2 and west of Caribou Trail that would provide additional industrial development opportunities in the southwest corner of the town. It is important that appropriate buffers be established between this new industrial area and future residential and commercial developments in the southwest corner of the town.



## POLICIES

The Town shall:

- 4.5.1 **ENSURE** the town maintains an inventory of both serviced and readily serviceable business industrial land of a variety of parcel sizes within existing and new industrial areas by regularly **UPDATING** growth studies and the municipal land inventory.
- 5.5.2 **PROMOTE** industrial development in the Town by **IMPROVING** the marketing of the Town's inventory of planned, serviced, and readily serviceable industrial land to businesses with the potential for moving to Slave Lake from outside the region.
- 5.5.3 **PROMOTE** contextually appropriate industrial development by **ENCOURAGING** developers to incorporate planning, development, and design best practices for industrial developments.
- 5.5.4 **PROMOTE** effective screening of industrial areas by **RETAINING** and **ENHANCING** buffers (such as trees and berms) within and adjacent to the public right-of-ways along the major roadways and highway entrances to the Town with regard to FireSmart Principles.
- 5.5.5 **ENSURE** appropriate transition is established between industrial and residential areas by **REQUIRING** appropriate buffers including a combination of landscaping, berms and fences.
- 5.5.6 **ENSURE** Industrial development along highway and arterial road frontages provide better aesthetics by **REQUIRING** enhanced landscape and architectural treatment.
- 5.5.7 **SUPPORT** and invest in oil, gas, forestry and recreational industries by **IDENTIFYING** and **PROVIDING** necessary infrastructure in partnership with local and regional partners.
- 5.5.8 **PROMOTE** a wide range of light industrial, service, limited retail, and recreational land uses to locate on industrial lands by **EXPLORING** the inclusion of locally relevant land use categories in the Land Use Bylaw.
- 5.5.9 **ENSURE** off-site impacts of heavy industrial developments are limited by **REQUIRING** heavy industrial developments provide appropriate separation distances from residential and institutional uses in accordance with the applicable industry standards.

ENSURE appropriate transition  
between industrial and  
residential areas



REQUIRE buffers of trees,  
berms, and other effective  
screening devices

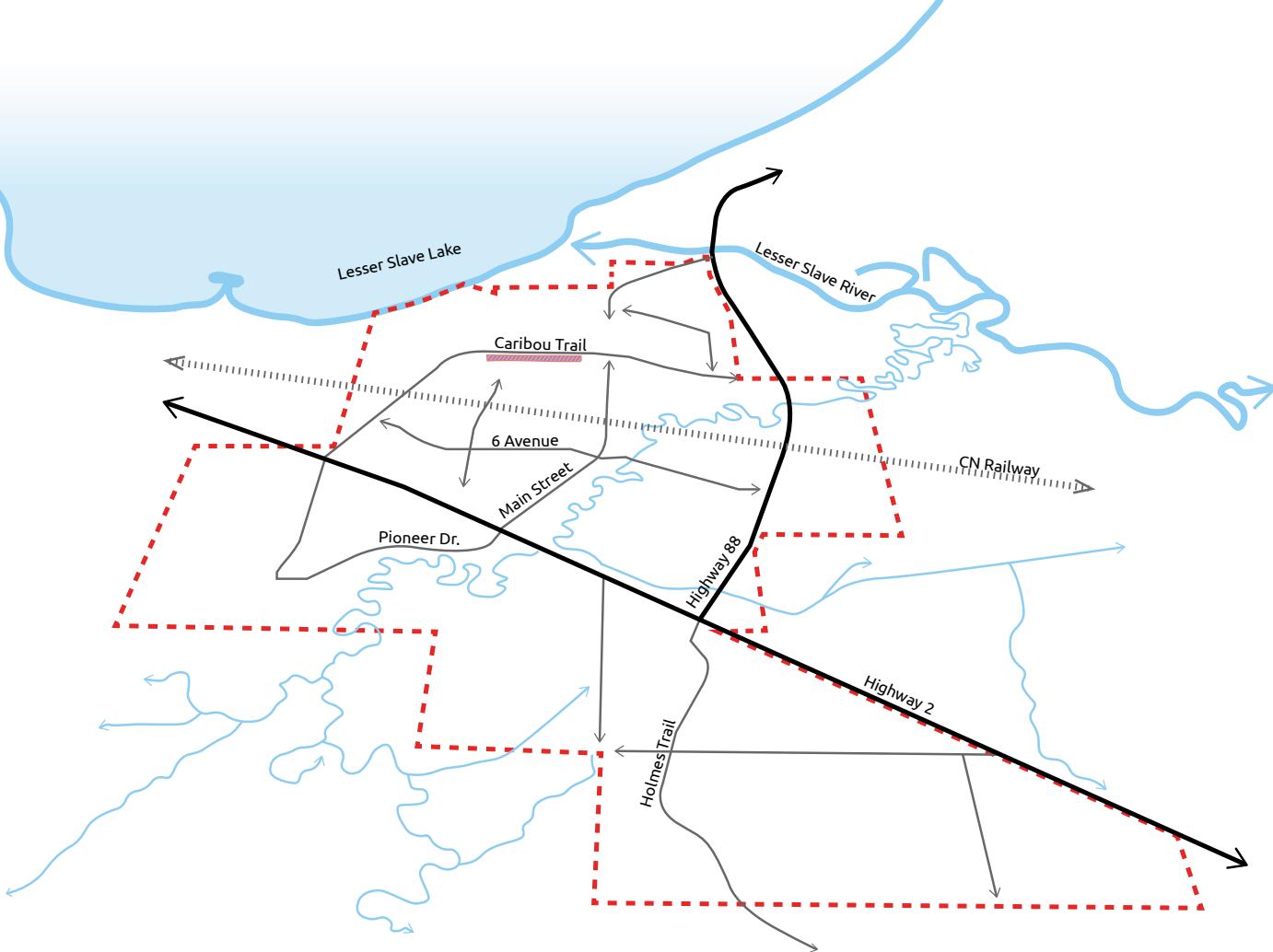
ADVOCATE for planning,  
development, and design  
principles and standards to be  
implemented within the context  
of existing industrial areas



## 5.6 Commercial Industrial Mixed Use

The Commercial Industrial Mixed Use Policy Area refers to the parcels fronting onto the south side of Caribou Trail between 3rd Street NW and just west of 8th Street NW. This area acts as a transition from the commercial uses of Downtown, residential uses and the Business Industrial policy area.

The purpose of this Policy Area is to provide for the sensitive interface of both commercial and industrial uses. Caribou Trail NW is and will continue to be developed with a mixture of commercial and light industrial land uses. Given that this arterial road serves as one of the entrance routes into the town, development in this area will be encouraged to achieve higher design standards.



## POLICIES:

The Town shall:

- 4.6.1 **SUPPORT** commercial uses that are compatible with industrial uses by **REQUIRING** new commercial developments to incorporate measures that may mitigate negative impacts arising from existing industrial uses.
- 4.6.2 **SUPPORT** a mix of commercial and industrial uses within close proximity in newly developing areas by **ADOPTING** regulations that require reciprocal mitigation of negative impacts.
- 4.6.3 **PROMOTE** enhanced aesthetic treatments in the Commercial Industrial Mixed-Use Policy area by **ADVOCATING** for new industrial and commercial developments to provide enhanced landscaping and architectural treatments.

ADVOCATE for enhanced architectural treatment



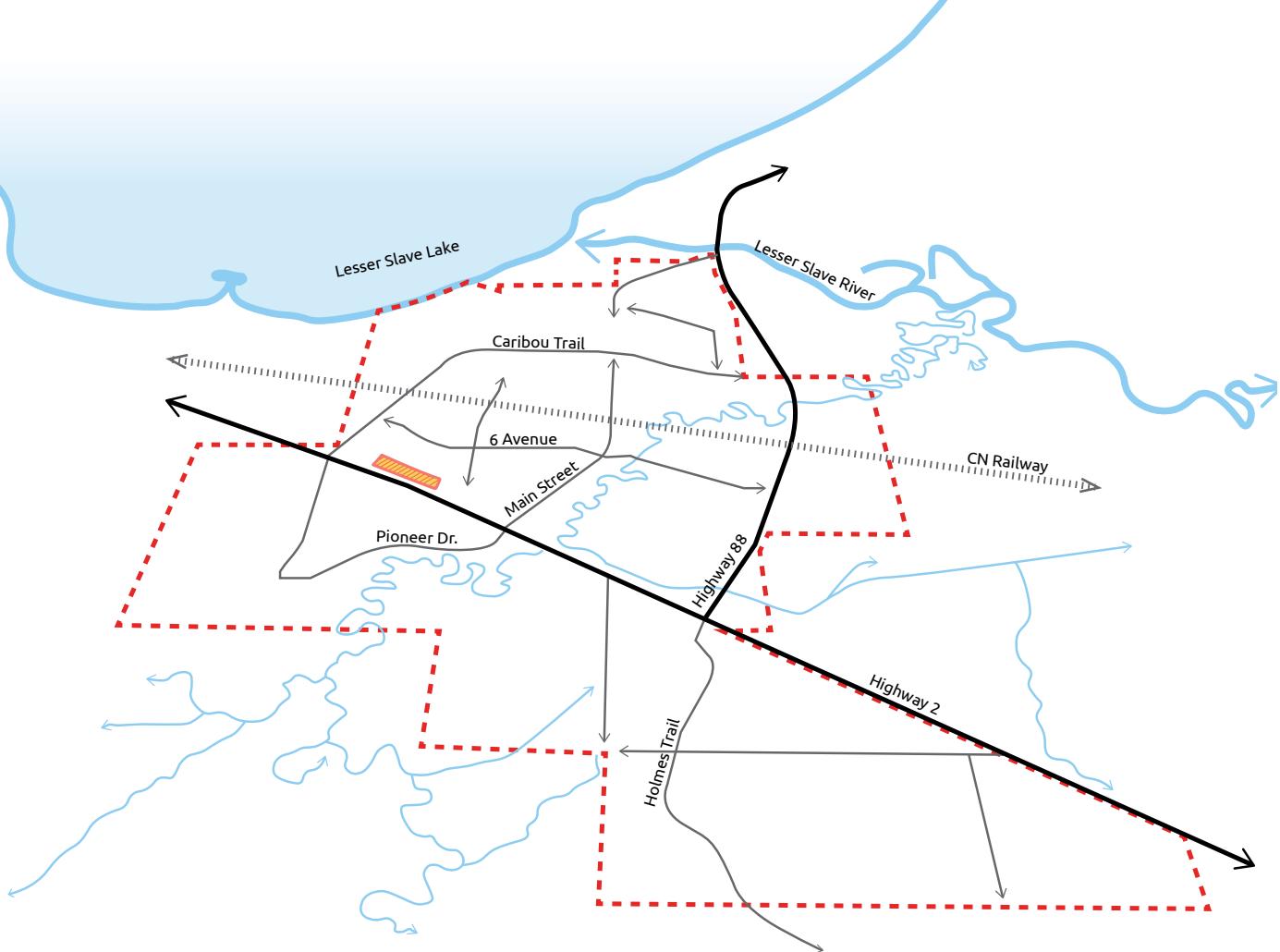
ADVOCATE for enhanced landscaping

SUPPORT commercial uses that are compatible with industrial uses



## 5.7 Commercial Residential Mixed Use

The Commercial Residential Mixed Use Policy Area refers to the currently undeveloped area along the western portion of Highway 2. This area is envisioned to allow for the sensitive mixing of both residential and commercial uses.



## POLICIES

The Town shall:

- 5.7.1 **SUPPORT** residential and development within the Commercial Residential Mixed Use policy area by **CONSIDERING** stand-alone residential, stand-alone commercial or mixed use commercial/residential developments.
- 5.7.2 **ENSURE** the provision of vehicular access for developments within the Commercial Residential Mixed Use policy area by **REQUIRING** a new service road to the satisfaction of the Town and Alberta Transportation.
- 5.7.3 **ENSURE** pedestrian accessibility within the Commercial Residential Mixed Use policy area by **REQUIRING** site design for new development to provide for pedestrian connections to existing residential developments and open spaces in the surrounding areas.
- 5.7.4 **PROMOTE** enhanced aesthetic treatments along Highway 2 by **ENCOURAGING** new commercial and residential development in the Commercial Residential Mixed Use policy area to provide enhanced architectural and landscaping treatments along the Highway 2 frontage.

REQUIRE pedestrian connections  
to existing residential  
developments and open spaces



REQUIRE the provision of a  
new service road

ENCOURAGE new  
development to provide  
enhanced architecture and  
landscaping

CONSIDER stand  
alone residential,  
commercial, or mixed  
use developments



## 5.8 Intensive Agriculture

The Town of Slave Lake Municipal Development Plan does not support intensive agricultural uses adjacent to the Town's urban fringe areas. In addition, the Town does not support confined feeding operations adjacent to the Town's urban fringe areas due to the high water table, poor soil quality, the substantial amount of environmentally sensitive lands within and adjacent to the Town's boundary, and potential for conflict with future urban growth.



## 5.9 Open Space

Major future open space areas will include areas capable of supporting more intensive recreational developments and natural areas having severe environmental constraints. Environmental open space areas incorporate important drainage courses in the community. Sawridge Creek provides a natural open space corridor through the Town for trail development.

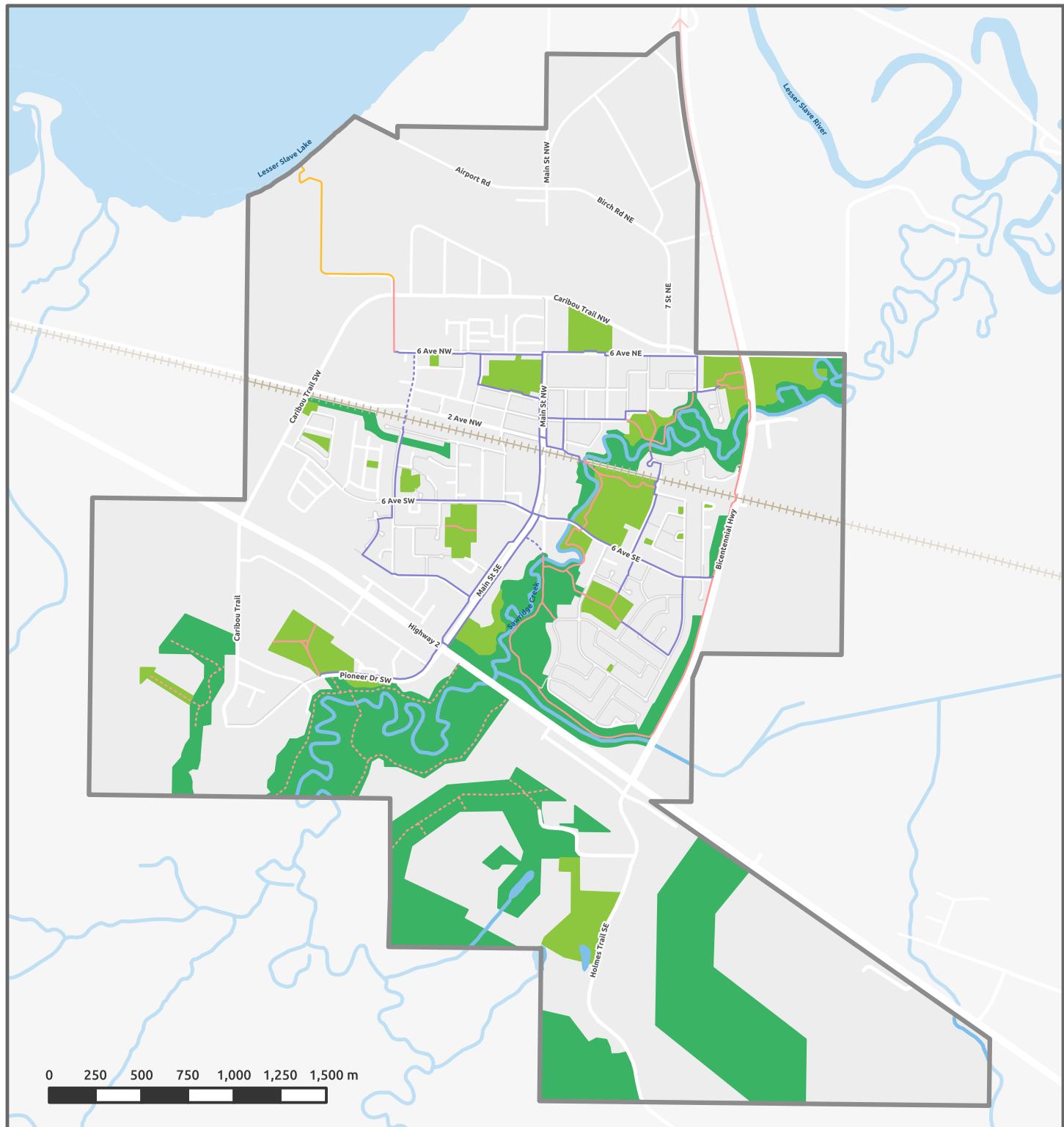
The Alberta MGA provides for the dedication of reserve land at the time of subdivision, including provision for deferment or cash-in-lieu of reserve. The general purpose of the reserve is to provide land for park and school development. The Town of Slave Lake is committed to having reserves allocated and developed to meet the community's needs.

# Map 3 | Open Space & Trail Concept

Town of Slave Lake Municipal Development Plan

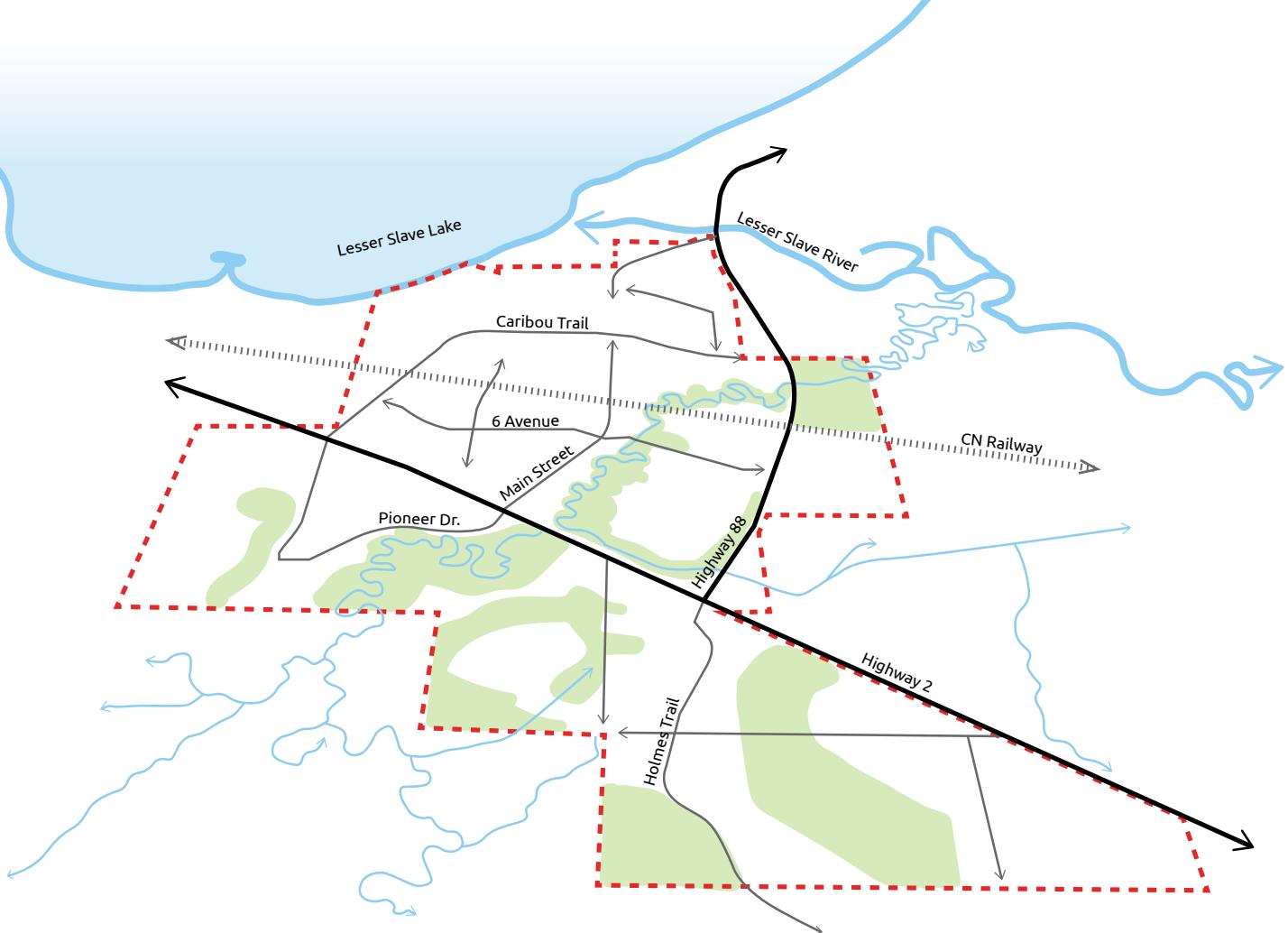


Town of  
**SLAVE LAKE**



## Legend

— Town Boundary	■ Green Spaces	— Sidewalks	— Paved Trails
■ Roads	■ Natural Areas	Railways	— Proposed Paved Trails
■ Waterbodies	— Major Pedestrian Sidewalk	— Dashed Pedestrian Sidewalk	— Unpaved Roadway



## GENERAL OPEN SPACE POLICIES

The Town shall:

- 5.9.1 **ENSURE** the continued investment and development of an interconnected network of paved trails, unpaved trails, and sidewalks that are connected to public parks and open spaces by **REQUIRING** trail and sidewalk development be in accordance with Map 3 Open Space and Trails Concept.
- 4.9.2 **ENSURE** sufficient open space is allocated for community use by:
  - **IDENTIFYING** such open space in Area Structure Plans, and
  - **MAINTAINING** such open space during redevelopment or infill development projects.
- 5.9.3 **SUPPORT** the higher intensity or active recreational use of open space areas shown on Map 3 Open Space and Trails Concept by **ADDRESSING** the allocation of lands for active recreational uses in the area structure plans and outlines plans.
- 5.9.4 **PROMOTE** the preservation of open spaces by **IDENTIFYING** requirements through the demarcation of environmentally sensitive area, overland drainage areas, public open spaces, and school sites in Area Structure Plans.
- 5.9.5 **ENSURE** the provision of adequate open space by **MAINTAINING** and **ENHANCING** parks, trails and other open spaces in each quadrant of the town.
- 5.9.6 **PROMOTE** pedestrian connections from the Downtown to the lake by **DEVELOPING** wayfinding signage that directs visitors from the downtown to the waterfront.

5.9.7 **PROMOTE** local and regional ecological connectivity and the protection and restoration of natural systems and environmentally significant areas by **COLLABORATING** with landowners, developers and neighbouring municipalities to develop trails, open spaces, parks and stormwater management facilities.

5.9.8 **ENSURE** reserve lands are effectively provided and managed by **REQUIRING** the provision of environmental reserve, municipal reserve, conservation reserve, or municipal or school reserve, or cash-in-lieu in accordance with the Municipal Government Act.





# 06 PUBLIC SYSTEMS POLICIES

## PUBLIC SYSTEMS POLICIES

Public systems within the Town of Slave Lake include both natural areas and built municipal infrastructure. Natural areas include integrated and linked environmentally significant lands, important wildlife habitat, and water bodies. Municipal infrastructure includes transportation and utility servicing such as piped potable water, sanitary sewerage, and stormwater management systems. The Town of Slave Lake, together with other community stakeholders and jurisdictions, is responsible for planning, construction, operation, and maintenance of these public systems.





## 6.1 Natural Environment

The Town of Slave Lake is surrounded by numerous natural features of outstanding value, including the varied topography and ecology of the Boreal Forest, the Lesser Slave River valley, Sawridge Creek, and Lesser Slave Lake. The Town Council and citizens of Slave Lake treasure these natural features and expect future design to be in harmony with the landscape. Natural areas will consequently be protected through land development processes.

Certain areas within the Town present significant constraints to development such as high water table, poor soil conditions, and low-lying lands. Further technical study and evaluation of both development potential and environmental impacts will be required in those areas. Many of the environmental open space areas in the town serve as important drainage courses.

The Town of Slave Lake was severely affected by flooding from Sawridge Creek in 1988. The Governments of Alberta and Canada have subsequently taken measures to mitigate the risks associated with potential flooding. Slave Lake has been designated under the Canada -Alberta Flood Damage Reduction Program. Flood risk maps have been prepared and are maintained by Alberta Environment. Lands adjoining the Sawridge Creek and the Flood Control Channel are designated flood prone lands under the Flood Damage Reduction Program and are subject to development restrictions.

The Town recognizes the importance of supporting and promoting the protection, enhancement and wise use of the environment. Through the establishment of environmental management systems for solid waste landfill and recycling, stormwater, sanitary sewerage, and potable water, the Town will continue to reduce the risk of exposure to environmental impairment and the likelihood of adverse impacts on the environment.

## POLICIES

The Town shall:

- 6.1.1 **ENSURE** the protection of the natural areas and drainage courses associated with Sawridge Creek by **LIMITING** development in environmentally sensitive lands.
- 6.1.2 **PROMOTE** timber resource management and recovery south of Highway 2 by **FACILITATING** such management at the time of subdivision and development.
- 6.1.3 **SUPPORT** the protection of the natural environment of Lesser Slave Lake by **ENABLING** the collection of long-term baseline environmental information such as lake levels and water quality for Lesser Slave Lake and its shorelands.
- 6.1.4 **ENSURE** the mitigation of flood damage in the area south of Highway 2 by **REQUIRING** development locates above the 1:100 designated flood area (design flood elevation).
- 6.1.5 **ENSURE** flood risks are mitigated by **REQUIRING** development to comply with the Slave Lake Flood Study (2023).
- 6.1.6 **PROMOTE** the maintenance of up-to-date flood data by **COLLABORATING** with the Province to update the database related to areas in the Town that may be impacted by flooding.
- 6.1.7 **PROMOTE** the protection of areas of the town that are impacted by the 1:100 year flood by **MAINTAINING** flood control structures.
- 6.1.8 **ENSURE** safety risks are mitigated within the flood plain by **REQUIRING** that no development occur within flood-prone areas unless explicitly permitted in accordance with the flood risk mitigation measures included in the Land Use Bylaw.
- 6.1.9 **ENSURE** flood mitigation within the flood fringe by **REQUIRING** developments within the flood fringe to provide appropriate flood mitigation.





## 6.2 Transportation

Land use and transportation are closely interrelated. Transportation is required to support the various land use activities in the community, while land use and development patterns affect the transportation system. The existing and future roadway and pathway systems within the Town of Slave Lake must be able to accommodate the community's needs in a safe and efficient manner. The Canadian National Railway line and the Slave Lake Airport connect the community to the broader region.

Slave Lake Airport is a Transport Canada certified Airport operated by the Slave Lake Airport Services Commission. Aircraft serving the Forestry, Petroleum, and Tourism Industries are frequent visitors to Slave Lake Airport. The Slave Lake Airport is a significant asset to the Town of Slave Lake and the region. This community asset is to be protected and supported in order to serve and promote economic growth and community development. The Slave Lake Airport Services Commission completed an Airport Master Plan in August, 2024. This Plan seeks to enhance the regional value of the Airport by focusing on effective management, financial responsibility, furthering the airport's vision and ambition, and emphasizing the role of the airport in the community.

In addition to developing an integrated vehicular transportation network, the Town considers pedestrian trails and bicycle paths as key components of the transportation system. To this end, the Town is committed to preparing and implementing a community-wide interconnected trail network. Trails have been constructed along Sawridge Creek, where they are to be protected and maintained as primary links in the trail system. Pathways have also been developed to connect Lesser Slave Lake Provincial Park with the Town. Improving pedestrian connectivity to downtown from surrounding residential neighbourhoods will help strengthen the downtown as a focal point of the community.

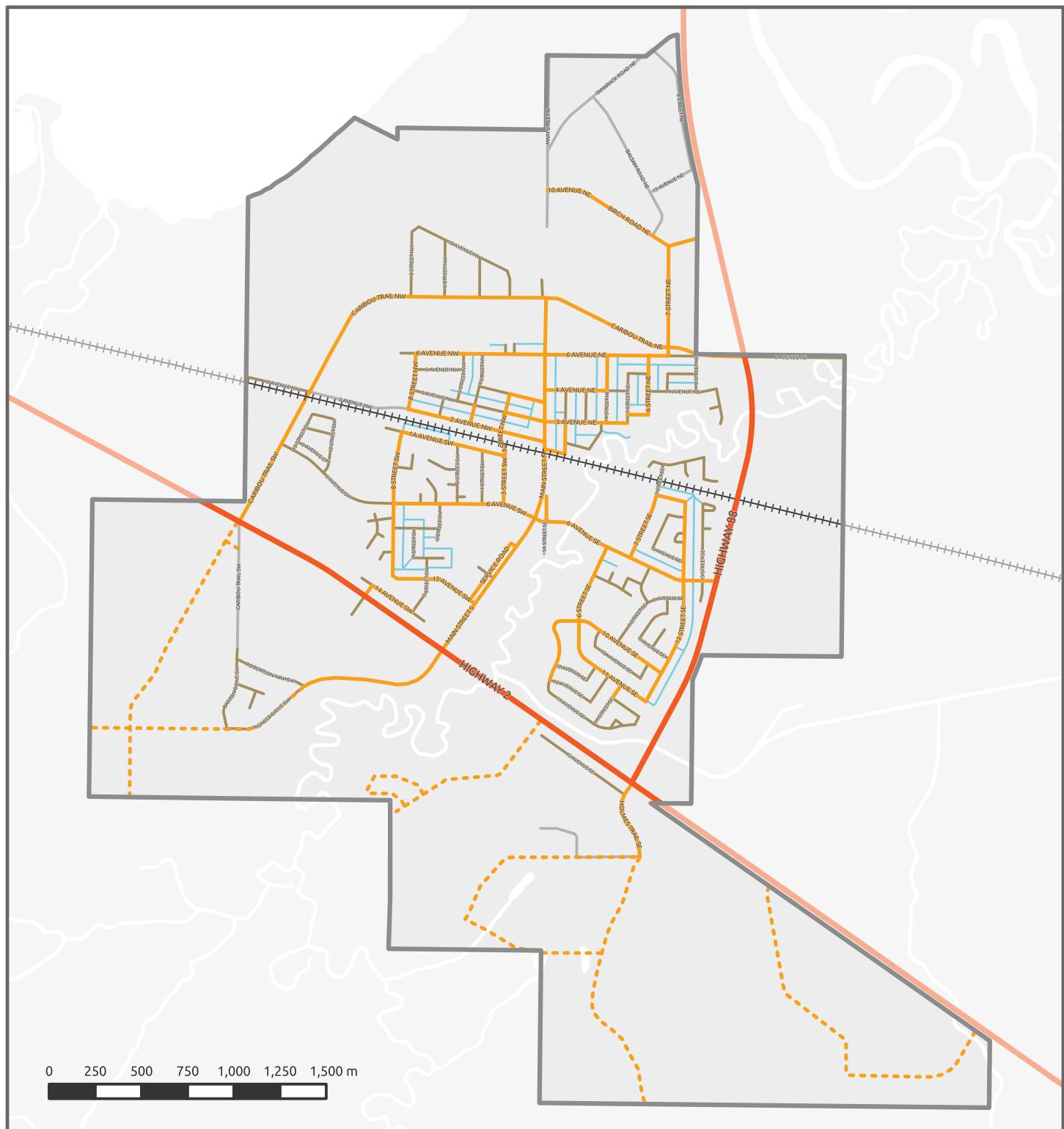
The Town attaches importance to regular transportation studies that evaluate and assess the municipal transportation system. Such studies often take into account regional transportation conditions and traffic generators such as new industrial development and transportation infrastructure. In addition to municipal transportation studies, the Town requires that new development be subject to transportation impact assessments that address the existing and future transportation infrastructure needs of automobiles, pedestrians, and cyclists.

# Map 2 | Transportation Concept

Town of Slave Lake Municipal Development Plan



Town of  
**SLAVE LAKE**



## Legend

— Town Boundary

— Highways

— Gravel Roadways

■ Waterbodies

— Collector Roadways

— Alleyways

||||| Railways

— Local Roadways

— Future Collector Roadways

## VEHICULAR NETWORK POLICIES

The Town shall:

- 6.2.1 **ENSURE** future roadway systems are developed in general accordance with the roadway hierarchy by **REQUIRING** compliance with Map 2: Future Transportation Concept.
- 6.2.2 **PROMOTE** the development of alternative routes and discourage dead-end roads and cul-de-sacs by **ENCOURAGING** an interconnected road network.
- 6.2.3 **ENSURE** access and connection to future growth areas by **IDENTIFYING** future growth areas through periodic growth studies and **DEVELOPING** transportation systems to provide for future access and connection to growth areas.
- 6.2.4 **ENSURE** that the costs related to developing roads for new development is borne in part by developers by **REQUIRING** developers contribute toward the costs of new arterial and major collector roads related to their developments.

## PEDESTRIAN AND BIKE NETWORK POLICIES

The Town shall:

- 6.2.5 **PROMOTE** continued trail development by **PURSUING** the preparation, adoption and implementation of a trail master plan.
- 6.2.6 **ENSURE** the provision of walkways and bicycle paths by **REQUIRING** they be provided as part of the roadway dedication at the subdivision stage.
- 6.2.7 **ENSURE** the development of pedestrian walkway systems by **UTILIZING** development agreements.

## AIRPORT DEVELOPMENT POLICIES

The Town shall:

- 6.2.8 **ENSURE** development near the Slave Lake Airport will not interfere with the safe operation and certification of the airport by **REQUIRING** adjacent development to comply with all applicable Town and Nav Canada regulations.

## STUDIES POLICIES

The Town shall:

- 6.2.9 **ENSURE** the ongoing evaluation and assessment of the municipal transportation system by **CONDUCTING** regular updates to transportation studies.
- 5.2.10 **ENSURE** the Town's future transportation infrastructure needs are addressed by **REQUIRING** development to undertake Transportation Impact Assessments at the Area Structure Plan stage or at the rezoning stage for large-scale projects.
- 6.2.11 **ENSURE** transportation impacts of new developments are taken into account by **REQUIRING** developers to undertake transportation studies that address regional traffic generators.



## 6.3 Utility Infrastructure

All new development and redevelopment within the Town shall meet or exceed the minimum standards for municipal infrastructure, including roads, sidewalks, signs, street lighting and public utilities. Accordingly, the Town of Slave Lake has implemented Development Standards and Procedures for all development within the Town.

## POLICIES

The Town shall:

- 6.3.1 **PROMOTE** upgrading of existing areas that may have deficient infrastructure by **EXPLORING** funding approaches available to the municipality under the MGA.
- 6.3.2 **PROMOTE** investment in municipal infrastructure by **PURSUING** all available grants and other funding opportunities from higher levels of government.
- 6.3.3 **PROMOTE** opportunities for the sharing of common services with other jurisdictions in the region by **EXPLORING** potential regional servicing partnerships.
- 6.3.4 **PROMOTE** investment in infrastructure projects by **EXPLORING** alternative funding opportunities including public-private partnerships.
- 6.3.5 **PROMOTE** town growth by **IMPLEMENTING** growth initiatives such as:
  - Facility life-cycle management,
  - Building conversions and additions to existing facilities, and
  - Energy efficiency and alternative energy projects.
- 6.3.6 **PROMOTE** conservation by **ENCOURAGING** efforts for reducing water consumption, solid waste generation, and energy use.
- 6.3.7 **ENSURE** funding is available for ongoing infrastructure improvements by **MAINTAINING** annual budget allocations for reserves to fund future infrastructure improvements.
- 6.3.8 **ENSURE** servicing costs related to new development is borne by the developer by **REQUIRING** developers to provide all on-site servicing and off-site servicing attributable to their developments.
- 6.3.9 **ENSURE** impacts related to new developments on existing municipal infrastructure are managed by **REQUIRING** developers to contribute to facility costs through off-site development levies.
- 6.3.10 **ENSURE** town strategies for growth management and land development are kept up to date by **REQUIRING** the update of on-site and off-site development levies and charges on a regular basis, in consultation with the development industry.
- 6.3.11 **PROMOTE** the sustainability and durability of Town utilities by **REQUIRING** compliance with and upgrading to current development standards.
- 6.3.12 **ENSURE** costs of development borne by the municipality are limited by **REQUIRING** the consideration of municipal operating and maintenance costs of proposed subdivisions that are not located adjacent to existing subdivisions prior to approval.
- 6.3.13 **PROMOTE** efficiency in any infrastructure and development extensions by **PURSUING** a regional approach.
- 6.3.14 **ENSURE** the Town reviews and updates its Off Site Levy Bylaw on a regular basis.



## 6.4 Community Services and Facilities

As Slave Lake grows, existing and future community and institutional facilities will have to meet the growing needs of the community. Satisfying these goals will involve the assessment of community needs, public consultation, allocation of land and resources, and partnerships with community stakeholders and service providers.

## POLICIES

The Town Shall:

- 6.4.1 **ENSURE** community facilities and services reflect the needs of the community by **CONDUCTING** needs assessments and public consultation to determine the type and extent of community facilities and services that should be provided.
- 6.4.2 **ENSURE** adequate capital, operating, and maintenance resources will be provided to sustain a broad range of community services, parks, and facilities by **ALLOCATING** land and resources through municipal budget processes.
- 6.4.3 **PROMOTE** the development and maintenance of community facilities, parks and services by **PURSUING** partnerships with local, regional, and provincial stakeholders.





## 6.5 Recreation

The town of Slave Lake is home to a wide range of community and recreational facilities that serve its residents and regional population. Indoor recreation facilities such as the Multi-recreation Centre, Northern Lights Aquatic Centre, and Slave Lake Curling Club provide the much needed indoor recreational amenities for all seasons. In addition, outdoor sports facilities such as Roland Michener Outdoor Track, Sinclair Sports Fields, and Charity Ball Diamonds serve the outdoor sporting needs of the community.

Outdoor passive recreational opportunities will continue to be available within the town, at Lesser Slave Lake, the nearby Provincial Parks, and the Town's extensive pathway system.

As the town grows additional locally relevant social and cultural amenities such as museums, cultural and social facilities for youths, families and seniors will need to be developed.

Key to successful implementation of new recreational initiatives will be the continuation and expansion of the many partnerships that have been arranged to provide for recreational opportunities.

## POLICIES

The Town shall:

- 6.5.1 **PROMOTE** regional recreation opportunities by **PURSUING** new and enhanced recreation partnerships with other jurisdictions in the region.
- 6.5.2 **PROMOTE** a broader range of recreational activities available in the town by **EXPLORING** the feasibility of converting or expanding existing recreational facilities.





## 6.6 Wildfire

Wildfires are a natural part of our ecosystems. However, living in areas prone to wildfires can put homes and safety at risk. As the Town of Slave Lake is surrounded by dense boreal forest, wildfires have played a significant role in the Town's history, and remain an important consideration for how the town develops in the future.

In May of 2011, a large wildfire burned through the Town, destroying roughly one-third of Slave Lake. A total of 333 single family homes, 169 apartment units, 3 churches, 10 businesses and a local radio station were all destroyed. The Government Centre, including provincial offices, the Town Hall and the library, was lost as well. Following the disaster, the Lesser Slave Lake Region Tri-Council, the combined Councils of the Town of Slave Lake, the Municipal District of Lesser Slave River and the Sawridge First Nation, oversaw the recovery.

The Town recognizes the importance of proactive planning to mitigate the impacts of wildfires. Frameworks such as FireSmart are used to educate residents and guide planning and development to reduce fire related risks.

## POLICIES

The Town shall:

- 6.6.1 **ENSURE** safe development within the high wildfire hazard area by **REQUIRING** the incorporation of FireSmart Principles and fire prevention measures as a condition of approval.
- 6.6.2 **CONSIDER** FireSmart principles in determining appropriate locations for development and establishing development regulations.
- 6.6.3 **ENSURE** proposed developments in the Wildland / Urban Interface area are supported by a Wildfire Risk Assessment by **REQUIRING** such assessment and evaluation prior to approval.
- 6.6.4 **ENSURE** all recommendations provided in the Wildfire Risk Assessment are completed by **REQUIRING** the recommendation be implemented as a condition of subdivision or development approval.
- 6.6.5 **PROMOTE** wildfire safety by **ENCOURAGING** adequate buffers between the community and the forest/vegetation.
- 6.6.6 **PROMOTE** wildfire safety in new developments by **ENCOURAGING** the use of non-fuel exterior and roof materials.
- 6.6.7 **PROMOTE** structural management for wildfire prevention by **ENCOURAGING** fire resistant roof, wall and deck designs, screened vents, gutter guards and ongoing maintenance.
- 6.6.8 **PROMOTE** wildfire safety and mitigation measures by **ENCOURAGING** vegetation management and infrastructure development standards.
- 6.6.9 **PROMOTE** the development and planning of the town as a FireSmart Community by **ENCOURAGING** developers and other applicants to incorporate FireSmart Principles in new developments.





# 07 **COMMUNITY AND ECONOMIC DEVELOPMENT POLICIES**

## COMMUNITY AND ECONOMIC DEVELOPMENT POLICIES

Community development may be described as a process by which the members of a community become more actively engaged at the local level in building the economy, forging and strengthening social ties, and developing the non-profit sector. In community development, the efforts of the people themselves are united with the activities of government authorities to improve the economic, social, and cultural conditions of their community.

As the Town engages with its neighbouring jurisdictions, partner agencies, local businesses, and most importantly its citizens, the community of Slave Lake will continue to grow and become a stronger, more self-sustaining community.

The major aspects of community development addressed in this Municipal Development Plan include housing, social services, economic development, and tourism. Other pillars of community development for which other agencies or jurisdictions take responsibility include education, health care, arts, and culture.

The topography of Slave Lake presents many challenges and constraints to development of housing in currently undeveloped areas. It will be the responsibility of the land developer, with guidance from the Town, to see to it that land is developed in a way that takes into account these challenges and constraints. In addition, open space and amenity areas need to be provided for the benefit of all Town residents, including those who live in multi-unit residential developments.





## 7.1 Housing

The Town of Slave Lake affirms the importance of providing a variety of housing opportunities and options within the community.

## POLICIES

The Town shall:

- 7.1.1 **PROMOTE** affordability and housing options to meet the needs of diverse populations by **EXPLORING** opportunities for innovative housing types including prefabricated homes, tiny homes, zero lot line development, cohousing and homes that facilitate multigenerational living.
- 7.1.2 **PROMOTE** increasing the variety of housing options and augmentation of housing supply in times of critical housing shortage by **PURSUING** period review and if necessary amendment to the Land Use Bylaw.
- 7.1.3 **ENSURE** opportunities for the development of a variety of housing types and densities by **ADOPTING** plans to provide for an adequate supply of well-planned and serviced residential land.
- 7.1.4 **PROMOTE** high aesthetic standards by **ENCOURAGING** innovative and aesthetically attractive design in the development of new housing.
- 7.1.5 **PROMOTE** the development of a wide range of housing options including affordable housing by **ENCOURAGING** the private sector to provide such options through incentives, mixed use development, infill development, and secondary suites.
- 7.1.6 **PROMOTE** affordable housing by **ENCOURAGING** the inclusion of affordable housing units through the Area Structure Plan and Direct Control District approval processes.
- 7.1.7 **PROMOTE** the creation of incentive programs to increase the variety and affordability of dwelling options in the town by **DEVELOPING** policies that align with the Canada Mortgage and Housing Corporation (CMHC) housing spectrum in order to apply for Federal and Provincial flow funding.
- 7.1.8 **PROMOTE** affordable housing by continuing to seek out partnerships and **COLLABORATING** with third party housing operators to manage, develop, and operate market and non market affordable housing projects.
- 7.1.9 **SUPPORT** development of RTM (ready to move) homes and modular housing forms by **CONSIDERING** these housing forms within any residential area.
- 7.1.10 **ENSURE** the appropriate maintenance of development infrastructure, landscaping and other responsibilities by **REQUIRING** developers and owners of manufactured home parks and subdivisions shoulder the appropriate responsibility for such maintenance.
- 7.1.11 **ENSURE** the attractive design of manufactured home parks and subdivisions by **REQUIRING** developers incorporate attractive design elements into their development plans including, but not limited to, landscaping, parks, playgrounds, trails, community centres, and the provision of other elements to improve aesthetics and the living environment.
- 7.1.12 **PROMOTE** affordability and housing options to meet the needs of diverse populations by **EXPLORING** opportunities for innovative housing types including prefabricated homes, tiny homes, zero lot line development, cohousing and homes that facilitate multigenerational living.
- 7.1.13 **PROMOTE** innovative solutions to special housing requirements by **COLLABORATING** with buildings and developers.

- 7.1.14 **PROMOTE** the variety and supply of special needs housing in the community by **PURSUING** the periodic review and if necessary amendment of the Land Use Bylaw.
- 7.1.15 **PROMOTE** affordable housing by **ENCOURAGING** builders to provide affordable housing through incentive programs.
- 7.1.16 **ENSURE** the continued maintenance of municipal infrastructure by continuing to **MONITOR** potential damage to municipal infrastructure in newly developing and existing developed areas.
- 7.1.17 **ENSURE** the availability of open space throughout the town by **REQUIRING** adequate park and amenity areas in all residential neighbourhoods including mobile home parks and multi-unit residential developments.
- 7.1.18 **ENSURE** flood risks are mitigated by **REQUIRING** all development within the designated flood fringe is adequately flood proofed.



## 7.2 Social Services and Safety

Although other agencies and jurisdictions are responsible for social services, the Town of Slave Lake has a stake in the delivery of social services in the community. For example, the Town of Slave Lake has served as a leader in the preparation of a Municipal Substance Abuse Strategy and a Senior's Housing Needs Assessment. The Town also supports the Regional Housing Authority in the provision of special needs housing in Slave Lake, and provides emergency social services as part of the Town's Emergency Management Plan.

## POLICIES

The Town shall:

- 7.2.1 **SUPPORT** local youth by **CONSIDERING** opportunities for the provision of a youth centre and expanded youth programming services.
- 7.2.2 **PROMOTE** the efficient delivery of social services in the community by **COLLABORATING** with social service providers in Slave Lake.
- 7.2.3 **PROMOTE** crime prevention by:
  - a. **FACILITATING** public education campaigns and community policing,
  - b. **COLLABORATING** with community agencies, and
  - c. **ENCOURAGING** new developments to provide appropriate pedestrian level lighting, minimizing blind spots; and providing entrances and windows along public roadways where feasible.
- 7.2.4 **ENSURE** the mitigation of real or perceived risks in user safety by **MONITORING** the level of service and evaluating the design of roadways against the safety of pedestrians, motorists and other roadway users and implementing traffic calming measures.
- 7.2.5 **ENSURE** pedestrian safety and comfort by **REQUIRING** new neighbourhood designs incorporate appropriate traffic calming measures along residential collector roadways and locals roads.
- 7.2.6 **PROMOTE** the mitigation of safety concerns and nuisance impacts caused by rail traffic by **COLLABORATING** with the Canadian National Railway (CNR) to mitigate such concerns.
- 7.2.7 **PROMOTE** the attraction of families and professionals to the town by **PURSUING** the continued investment in family-oriented leisure and recreational amenities and multi-cultural facilities throughout the town.
- 7.2.8 **PROMOTE** initiatives that address the needs of young adults and seniors by **EXPANDING** facilities and programs for youths and seniors.



## 7.3 Economic Development

As with all planning matters, economic development cannot be undertaken by municipalities in isolation of their constituents or their neighbours. The Town of Slave Lake is dedicated to pursuing long-lasting and effective partnerships with business and local organizations such as the Chamber of Commerce, Community Futures, Northern Lakes College, and Career Development Centres to enhance the local economy. The Town of Slave Lake is also committed to working with the two major jurisdictions on its borders, the Municipal District of Lesser Slave River No. 124 and the Sawridge First Nations, to market the region to potential businesses. Joint economic initiatives with the Town's partners will serve all stakeholders by more effectively attracting new businesses — and the right kinds of businesses — to Slave Lake.

## POLICIES

The Town shall:

- 7.3.1 **PROMOTE** economic development by **PURSUING** joint opportunities with constituent businesses, economic development organizations, the Municipal District of Lesser Slave River No. 124, and the Sawridge First Nations.
- 7.3.2 **PROMOTE** Slave Lake as an attractive place for the establishment of new businesses and industries by **ENGAGING** in cooperative marketing activities with constituent businesses, economic development organizations, the Municipal District of Lesser Slave River No. 124, and the Sawridge First Nations.





## 7.4 Tourism

The Town considers tourism as having great potential for bringing economic development to the Slave Lake area. The Town is a tourism partner with Big Lake Country Tourism and the M.D. of Lesser Slave River No. 124. The Town of Slave Lake, the M.D. of Lesser Slave River No. 124, and Big Lake Country Tourism have developed a Tourist Information Centre at the southeastern entrance to the Town and have cooperated to market tourism opportunities within the region using a variety of media including the Internet.

## POLICIES

The Town shall:

- 7.4.1 **PROMOTE** tourism to Slave Lake by **ENCOURAGING** the development of a major tourism generator in the Slave Lake area.
- 7.4.2 **SUPPORT** tourism to Slave Lake by **PROVIDING** opportunities for bed and breakfast development, similar types of accommodation, and other tourist related businesses and services.
- 7.4.3 **PROMOTE** tourism traffic to the downtown and commercial areas along the primary highways by **FACILITATING** development that will capture visitors and draw traffic and provide services within these areas.
- 7.4.4 **PROMOTE** eco-tourism initiatives by **COLLABORATING** with tourism partners such as Big Lake Country Tourism, the M.D. of Lesser Slave River No. 124, and the Boreal Centre for Bird Conservation.
- 7.4.5 **PROMOTE** the use of the land south of the Town's lagoons by **COLLABORATING** with the Province to allow seasonal events and emergency management services on the lands.
- 7.4.6 **PROMOTE** the cultural and tourism industry by **ENCOURAGING** the adaptive reuse of older buildings for such uses.





## 7.5 Growth Management

The preferred practice at the Town of Slave Lake is to approve development only after the preparation and approval of Outline Plans and Area Structure Plans. The process of preparing more detailed plans enables developers, the municipality, utility companies, and others to anticipate and resolve issues such as the staging of development, road hierarchy, mix of land uses, reserve provision, future school sites, and other matters that may arise through the planning process.

The MDP's Map 1: Future Land Use Concept identifies lands allocated for future residential, commercial and industrial development. Those lands should be considered a logical extension of existing development within the municipality.

## POLICIES

The Town shall:

- 7.5.1 **ENSURE** coordinated growth management by **CONDUCTING** periodic review and updating of growth projections with a more detailed review of identified growth areas in relation to local and regional trends in land development, utility servicing, transportation, engineering, technology, and the environment.
- 7.5.2 **PROMOTE** growth by **FOSTERING** creative initiatives with private industry to help provide for and encourage development.
- 7.5.3 **PROMOTE** a cooperative planning process by **FOSTERING** early dialogue with the land development industry.
- 7.5.4 **PROMOTE** cost efficient growth by **COLLABORATING** with the development industry to address the long-term costs of growth and development.
- 7.5.5 **SUPPORT** development that contributes to the long-term economic, fiscal, environmental, and social sustainability of the community by **CONSIDERING** incentives for development that demonstrates such contributions to the community.



## 7.6 Intermunicipal and Regional Relations

The Town of Slave Lake is committed to pursuing long-lasting and positive relations with the two major jurisdictions on its borders: the Municipal District of Lesser Slave River No. 124 and the Sawridge First Nations. Joint planning and consultation with those jurisdictions will serve to coordinate land use policy for transitional areas between the Town and its neighbours, thereby providing clear, common direction for the use of land.

Statutory documents which address the intermunicipal cooperation between the Town of Slave Lake and surrounding municipalities includes the Tri-Council Intermunicipal Development Plan (IDP) and the Tri-Council Regional Growth Plan. The Lesser Slave Lake Region Tri-Council includes the Sawridge First Nation, The Municipal District of Lesser Slave River No. 124 and the Town of Slave Lake. The Tri-Council serves to collaborate on matters of common interest, such as the regional environment, economic development, land use, and services. The vision established in the Tri-Council IDP is stated as:

"The Region collectively and our three jurisdictions acting cooperatively are the primary service centre for north, central Alberta while providing a quality of life for our residents that balances economic prosperity with environmental and social responsibility" and "The jewel of Alberta where you come for a job, and stay for the lifestyle".

Collaboration between neighbouring municipalities contribute to effectively leveraging resources, dealing with scarcity, eliminating duplication, capitalizing on individual strengths, building internal capacities and increasing participation and ownership over common issues and opportunities.

## POLICIES

The Town shall:

- 7.6.1 **PROMOTE** cooperation between the Town of Slave Lake, the Municipal District of Lesser Slave River No. 124 and the Sawridge First Nation by **PURSUING** opportunities for inter-municipal planning, multi-jurisdictional cooperation, and joint servicing agreements.
- 7.6.2 **PROMOTE** cooperation with the Municipal District of Lesser Slave River No. 124 and the Sawridge First Nations on matters of growth management and, when appropriate, annexation by **ENGAGING** in open discussions based on sound planning principles and technical analysis.
- 7.6.3 **PROMOTE** joint growth management planning with adjacent jurisdictions by **PURSUING** discussions of joint growth management strategies such as population triggers for growth and staged annexations.
- 7.6.4 **PROMOTE** a coordinated and planned community and infrastructure growth by **FACILITATING** planning in a regional context and enforcing the Intermunicipal Development Plan.
- 7.6.5 **PROMOTE** inter-jurisdictional infrastructure efficiency by **PARTNERING** with adjacent jurisdictions to apply a regional approach to any infrastructure and development extensions.
- 7.6.6 **PROMOTE** compatible development on both sides of Highway 2 and Highway 88 by **COLLABORATING** with the Municipal District of Lesser Slave River No. 124 and the Sawridge First Nations.







# 08 IMPLEMENTATION

## 8.1 Interpretation

The Town of Slave Lake Municipal Development Plan is intended to provide direction for all land use and development matters affecting the community. The Town's Land Use Bylaw prevails over statutory plans and provides a system for regulating planning and development in the Town. To ensure that the town is subdivided and developed in accordance with the vision, goals and policies of the MDP, Council may also adopt new Area Structure Plans (ASPs), Area Redevelopment Plans (ARPs) or Outline Plans in accordance with the MDP. The MDP is informed by the Intermunicipal Development Plan (IDP) which provides a cooperative framework for the coordination of planning and development between the Town of Slave Lake and the Municipal District of Lesser Slave River No. 124.

## 8.2 Monitoring

In order to achieve the objectives established by this Municipal Development Plan, the Town will undertake a number of implementation and monitoring actions. These actions will ensure that the land use policies are kept up to date.

Future circumstances, opportunities, and aspirations may necessitate the review of this Municipal Development Plan. Nonetheless, the guiding principles and policies of this MDP should be reviewed on a regular basis. Its success as a planning tool depends upon its continuous application and evaluation. Periodic review will be necessary to ensure alignment and consistency of all municipal planning policies, including this MDP, and other statutory plans.

## POLICIES

The Town shall:

- 8.2.1 Monitor growth and development on an annual basis in relation to development activity, growth projections, environmental impacts, land requirements, land availability, and the need to repair, improve, extend, or upgrade municipal services.
- 8.2.2 Amend, review and adopt new statutory plans such as Area Structure Plans, Area Redevelopment Plans and non-statutory plans as required.

- 8.2.3** Review and assess land use policies and supporting studies on a regular basis to ensure alignment with community needs, growth trends, and best practices.
- 8.2.4** Work with local school authorities on achieving new or reviewing existing agreements and policies with respect to dedication and allocation of reserves.
- 8.2.5** Engage the Municipal District of Lesser Slave River No. 124 in discussions on joint planning, coordination of service provision, and where and when appropriate, annexation.
- 8.2.6** Pursue joint growth management planning with adjacent jurisdictions and support discussions of joint growth management strategies such as population triggers for growth, and staged annexations.
- 8.2.7** Undertake a comprehensive review and update of the MDP every ten years.

## 8.3 Action Plan

Achieving the outcomes established in this plan requires a collaborative effort from everyone in the town including municipal administration, citizens, civil society, and the business community. The following action plan allocates responsibilities to various town departments to undertake specific actions. It also establishes a high-level time frame to potentially complete those actions. The actions are organized into six sub-themes such as advocacy measures, studies, regulatory/administrative processes, grants/programs/incentives/funding, partnerships, and monitoring. The successful and timely implementation of the following actions will help the Town to achieve the expected outcomes for each Community Driver in alignment with the overall community values, and ultimately connect us with our future aspirations.

Department/Unit Names	Abbreviation
1 Community Services	CS
2 Finance Department	FD
3 Planning & Development	PD
4 Operations Department	OD
5 Corporate Services (Human Resources, Communications and Economic Development)	CP
6 Administration Department	AD
7 Protective Services Department	PS

## ADVOCACY

Policy Reference	Action	Responsible Department	What is the priority? (Short: 0-3 yrs, Medium: 4-7 yrs, Long: 8-10 yrs)
Section 5.5.2	Continue to promote the Town's industrial land inventory.	Lead: CP, Support: PD	Short
Section 6.6.9	Educate citizens about the benefits of FireSmart and encourage them to use the FireSmart principles voluntarily.	Lead: CP, Support: PD	Ongoing
Section 6.3.6	Educate citizens about energy conservation approaches and about provincial/federal grant programs related to solar, wind, geothermal and other similar technologies.	Lead: CP, Support: CS	Ongoing
Section 6.3.6	Continue working with the industry to find alternative use for the wastewater generated by the town in order to promote the water conservation efforts.	Lead: CP, Lead: OD	Ongoing
Section 5.9.7	Continue to work with the industrial landowners to improve the interface with the lake frontage and maintain the lakeshores in their natural state.	Lead: CP, Support: PD	Short to Medium
Section 6.3.6	Continue to promote the installation of electric car charging stations by the industry providers.	Lead: CP, Support: PD	Ongoing
Section 6.3.6	Continue to support the Lesser Slave Lake Regional Waste Management Services Commission and educate residents about the benefits of household recycling and composting.	Lead: CP, Support: OD	Ongoing
Section 6.1	Continue to educate the residents about potential flood risk areas within the town and inform them about the ongoing efforts undertaken by the Town to monitor water levels.	Lead: CP, Support: OD	Ongoing

## STUDY

Policy Reference	Action	Responsible Department	What is the priority? (Short: 0-3 yrs, Medium: 4-7 yrs, Long: 8-10 yrs)
Section 6.1.3	Continue to work with the Lesser Slave Lake Watershed Council and support the collection of long-term baseline environmental information such as lake levels and water quality for Lesser Slave Lake and its shorelands.	Lead: PD, Support: CS	Ongoing
Section 6.2.5	Update Transportation Master Plan.	Lead: PD, Support: OD	Medium-Long
Section 6.4.1	Conduct needs assessments and public consultation to determine the type and extent of social and community facilities and services that should be provided within the town.	CS	Short
Section 6.5.2	Update the Town's Parks and Recreation Master Plan to establish long-term direction for recreational facilities, parks, and open spaces.	CS	Short
Section 7.5.1	Update growth projections and land requirements on an ongoing basis.	PD	Ongoing
n/a	Explore the development of a digital platform for online permitting and similar services that may improve organizational efficiency.	CS	Short
n/a	Review and update the Water, Sanitary, and Stormwater Management Master Plans for the Town.	OD	Long (Stormwater Management Plan: Medium)
n/a	Undertake a flood mitigation study focused on Sawridge Creek and the storm spillway.	OD	Short
Section 7.1.3	Undertake Market Analysis to identify specific housing types suitable for addressing the current housing gaps within the town.	PD	Short
Section 8.2.2	Develop Terms of Reference for new Area Structure Plans, Outline Plans and Area Redevelopment Plans.	PD	Short

## REGULATION AND ADMINISTRATIVE PROCESS

Policy Reference	Action	Responsible Department	What is the priority? ((Short: 0-3 yrs, Medium: 4-7 yrs, Long: 8-10 yrs)
Section 8.2.2	Review and amend existing Area Structure Plans to address the current market needs and demands.	PD in partnership with the development industry	Ongoing

## GRANTS, PROGRAMS, INCENTIVES, AND FUNDING

Policy Reference	Action	Responsible Department	What is the priority? ((Short: 0-3 yrs, Medium: 4-7 yrs, Long: 8-10 yrs)
Section 6.3.2	Continue to pursue all available grants and other funding opportunities for municipal infrastructure from senior levels of government.	Lead: AD, Support: CS, FD, PD, CP	Ongoing
Section 7.1.15	Develop a locally relevant Development Incentive program to attract affordable housing projects in the community that align with the objectives set in the Housing Accelerator Fund program.	Lead: CP, Support: PD	Short
Section 7.5.5	Investigate the feasibility of a Tax-incentive program to attract higher density housing projects in Slave Lake.	FD	Short
Section 5.3.10	Facade Improvement Program for Downtown in partnership with Community Futures (Up to \$20K).  3-year interest free beautification loan.	PD	Ongoing
n/a	Continue to support the Provincial government's rural renewal stream program in order to attract and support immigrants to Slave Lake.	CP	Short-Medium

## PARTNERSHIPS

Policy Reference	Action	Responsible Department	What is the priority? ((Short: 0-3 yrs, Medium: 4-7 yrs, Long: 8-10 yrs)
Section 6.3.3	Coordinate with other jurisdictions in the region to investigate opportunities for regional servicing partnerships.	PD	Ongoing
Section 7.1.7	Coordinate with the provincial government and other relevant stakeholders to encourage the development of affordable housing in town.	Lead: PD, Support: AD	Short
Section 7.2.2	Partner with social service providers to help sustain the delivery of social services in the community.	CS	Ongoing
Section 7.3.2	Partner with constituent businesses, and neighbouring communities to develop marketing activities to promote the region as a whole.	CP	Medium
Section 7.4.4	Work with local tourism partners to develop new eco-tourism initiatives.	Lead: PD, Support: CS	Medium
Section 8.2.5	Pursue servicing agreements with the Municipal District of Lesser Slave River No. 124 and the Sawridge First Nations.	Lead: PD, Support: FD	Medium
Section 7.2.7	Develop new partnerships with local cultural organizations to celebrate cultural diversity of the community.	CS	Short
Section 7.2.8	Establish new partnerships with non-profit groups, developers and other agencies for delivery of community amenities.	Lead: PD, Support: CS	Short

## MONITORING

Policy Reference	Action	Responsible Department	What is the priority? ((Short: 0-3 yrs, Medium: 4-7 yrs, Long: 8-10 yrs)
Section 6.3.10	Periodically review and update all levies and charges pertinent to growth management and land development, including on-site and off-site development levies and development charges.	Lead: PD, Support: FD	Ongoing
Section 8.2.3	Monitor growth and development on an annual basis in relation to development activity, growth projections, environmental impacts, land requirements, land availability, and the need to repair, improve, extend, or upgrade municipal services.	PD presents reports to MPC	Ongoing - annual
n/a	Monitor the total number of licenses issued for short-term rentals on an annual basis.	PD	Ongoing - annual





# 09 DEFINITIONS

## DEFINITIONS

**Affordable Housing** includes housing provided by the private, public, or not-for-profit sectors. Housing is considered to be affordable when a household spends less than 30% of its pre-tax income on adequate shelter.

**Annexation** means the provincially legislated process in which a municipality changes or expands its jurisdictional boundaries.

**Area Redevelopment Plan** means a statutory plan, adopted by Council by bylaw to provide a framework for the subsequent redevelopment of a previously developed area of land in a municipality.

**Area Structure Plan** means a statutory plan adopted by Council by bylaw to provide a framework for the subsequent subdivision and development of a previously undeveloped area of land in a municipality.

**Arterial Road** means a road intended to move large volumes of traffic with minimum interruptions, primarily connecting residential and employment areas.

**Buffer** means an open green space or undisturbed natural area; row of trees, shrubs, earth berm, or fencing to provide visual or physical separation and/or noise attenuation between lots or a public roadway.

**Building** includes anything constructed or placed on, in, over, or under land but does not include public roadways, highways, or bridges forming part of a public roadway or highway.

**Business Industrial** means light industrial development, including but not limited to manufacturing, assembly, distribution, warehouse, and service businesses, which may be appropriate in an urban context and which produce relatively minor impacts that can be managed or mitigated through municipal planning, land use, and development regulation.

**Collector Road** means a road intended to collect traffic from local roadways and carry it to arterial roadways.

**Council** means the Council of the Town of Slave Lake.

**Development** means any of the following:

- an excavation or stockpile and the creation of either of them;
- a building or an addition to or replacement or repair of a building and the construction or placing in, on, over or under land; or
- a change of the use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of land or building, or a change in the intensity of use of land or building or any act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building.

**Development Agreement** refers to a servicing agreement made between a developer and the municipality, made pursuant to the MGA.

**Development Permit** means a document issued under the Town's land use bylaw and authorizes development.

**Development Standards and Procedures (DSP)** refers to the Town of Slave Lake's basic minimum requirements for development within the town.

**Environmental Reserve (ER)** refers to land designated as Environmental Reserve pursuant to the MGA.

**Environmentally Sensitive Lands** means lands which cannot withstand intensive uses. Examples include areas with steep slopes, critical habitat areas, wetlands, and lands which are unique natural environments.

**FireSmart** refers to the fire management and mitigation principles outlined in FireSmart: Protecting You Community From Wildfire manual, second edition, published by Partners in Protection copyright 2003, and any updates.

**Flood Damage Reduction Program** refers to the joint Government of Alberta Government of Canada program which provides cost share funding for implementing proactive flood damage prevention or reduction measures for communities that face a risk of suffering recurrent flood damage.

**Flood Plain** means a flood-prone area, having a risk of flood once every hundred years.

**Greenfield** means the conversion of land that has not previously been developed. Greenfield development often occurs on agricultural land, or the natural environment, to expand the built environment.

**Intermunicipal Development Plan** means a statutory plan adopted by two or more Councils by bylaw, which may describe mutually agreed future land uses, servicing, or planning implementation measures for areas of common or joint intermunicipal interest.

**Land Use Bylaw** means a bylaw adopted by Council, which establishes land use districts and prescribes rules for development within those districts.

**Municipal Development Plan** means a statutory plan, adopted by Council by bylaw, which is intended to describe the future land uses proposed for the municipality.

**Municipal Government Act (MGA)** means the Municipal Government Act, RSA 2000, c M-26 and all related amendments.

**Municipal Reserve (MR)** means land designated as Municipal Reserve pursuant to the MGA.

**Off-site Development Levy** is a fee levied against any land to be developed or subdivided, which is intended to be applied toward the cost of off-site services provided by the municipality.

**Open Space** means passive and unstructured leisure and recreation areas that enhance the aesthetic quality and conserve the environment of the community.

**Outline Plan** refers to a non-statutory land use plan, which describes the future development of a neighbourhood in a municipality which may include land uses, roads, servicing and open space.

**Planning Advisory Committee (PAC)** is the group of representatives from local community organizations assembled by the MDP project team to provide input and advise on various topics throughout the MDP update process.

**Regional Commercial** means large format, automobile-oriented commercial and retail development, which is located on major highways and caters to regional trade areas.

**Regional Housing Authority** refers to the Lesser Slave Lake Regional Housing Authority. The Authority is responsible for the operation of community housing units, private landlord rent supplement units, self-contained senior units and the Vanderwell Heritage Place Lodge.

**Reserve Land** means land designated as Environmental Reserve, Municipal Reserve or School Reserve pursuant to the MGA.

**School Reserve (SR)** means land designated as School Reserve pursuant to the MGA.

**Subdivision** refers to the dividing of a single parcel of land into two or more parcels, each of which is then a separate title.

**Technical Advisory Committee (TAC)** is the forum for the internal technical review of the draft MDP document and supporting technical reports. Topics addressed by the TAC include land use, development, transportation, infrastructure, social and economic development and environmental protection.

**Wildfire Risk Assessment** means an evaluation conducted by a wildfire specialist to determine wildfire threat potential. For individual sites and structures, site and area hazard assessments from FireSmart - Protecting Your Community from Wildfire are used. Assessments for the Town as a whole use the Wildfire Threat Assessment model, which is used to rate the susceptibility of an area to a wildfire.

**Wildland-Urban Interface** The wildland–urban interface (WUI) is a zone of transition between wilderness (unoccupied land) and land developed by human activity – an area where a built environment meets or intermingles with a natural environment.



Town of Slave Lake

# MUNICIPAL DEVELOPMENT PLAN

