



MUNICIPAL DEVELOPMENT PLAN

BYLAW No. 2017.01

1. Introduction

1.1 What is trying to be achieved through this plan

The Village of Andrew Municipal Development Plan is intended to provide long term guidance framework to ensure future development and growth within the Village is undertaken in a manner that is sustainable, orderly, complementary and efficient to ensure a high quality of life for the residents and stakeholders of the Village of Andrew. This Municipal Development Plan will consider the Villages physical environment, human capital and external trends to create an attainable vision for the Village with the development of appropriate objectives and policies to achieve that vision.

The Village of Andrew's MDP is the primary policy framework document in which public and private developments and decision making can occur with consideration for the larger long term goals for the community.

1.2 Legislative Requirements

The Municipal Government Act (MGA) is the main enabling legislation that gives extensive governing powers to Alberta municipalities. Under bill 21, the Modernized Municipal Government Act, all municipalities regardless of population are required to adopt a Municipal Development Plan.

Section 632 (3) (a) states a Municipal Development Plan must address:

- (i) The future land use within a 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 of specifically within the municipality and in relation to adjacent municipalities, and
- (v) The provision of municipal services and facilities either generally or specifically

Section 632 (3)(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,

Section 632 (3)(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

Section 632 (3)(f)

Must contain policies respecting the protection of agricultural operations

2. Community

2.1 History

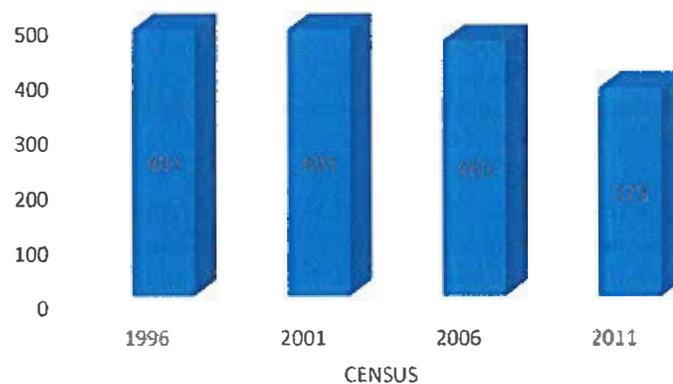
Settlement of the Andrew area was influenced by such historic events such as the Palliser Expedition in 1858, the Northwest Rebellion in 1885, and the homestead immigrations starting in the 1890's. The first settlers in the area were the Metis, followed by the Scottish. In 1883, Andrew Whitford, after whom the Village was named, was given a military homestead. The wave of Ukrainian settlers started in 1897, and continued for many years. On June 24, 1930, the Village of Andrew was officially incorporated by Ministerial Order.

2.2 Community characteristics

2.2.1 Population

The most recent estimate by Alberta Municipal Affairs is 379, which is an 18.5% decrease from the 2006 census. However, despite the sharp drop off between 2006 and 2011, the Village has fluctuated slightly, but has seen a general decrease overall since 1996. The current Census 2016 also indicate a population of 379.

The Village of Andrew Population



2.2.2 Age

The median age for those living in Andrew is 55.5 years of age which is 20 years older than Alberta's median age of 36.5. Related to the aging population is the fact the only 11.87% of the population is aged 15 years or under, compared to the 19.2% provincially. Although this is an area of concern for the Village of Andrew, having an older population is common for small rural communities throughout Alberta. This is partially due to Andrew's proximity to the City of Edmonton and other large centers and the increased urbanization of youth towards the large metropolitan centers for work, education and recreational opportunities.

2.2.3 Education

Andrew school is part of the Elk Island School Region Division #14. The school provides the Village and surrounding rural resident's education from kindergarten to grade 12. Students of Andrew have access to the traditional educational experience as well as access to Alberta Distance Education for additional classes not currently offered in Andrew. Further, the Village of Andrew also provides dual credit programs to the students to help further their education by offering University/College credit courses to the Andrew High School Students.

2.2.4 Housing

The village of Andrew is estimated to have 312 dwelling units within the village. The dwelling units in Andrew are predominately single detached houses with mobile homes, and apartment style housing making up making up a small percentage of housing within the Village.

2.2.5 Economic base

The Village of Andrew's economic base is centered on agricultural activities and the oil and gas industry in the surrounding areas. Popular sources of income include sand and gravel excavation, oil and gas, cereal crops, hogs and poultry.

3 Physical Assets

3.1 Geography and Topography

The Village of Andrew is located in close proximity to Whitford Lake, which is located southeast of the Town site.

Land within the Village is described as undulating terrain with various small knolls and low areas. Land elevations range from approximately 624 m to 628 m above sea level. The rest of the land in the Village is generally poorer agricultural land with some meandering drainage courses and wetland areas. Water drains throughout the Town predominately into Egg Creek.

As would be expected, there are few wooded areas within the Town. Tree cover has been maintained in the undeveloped drainage course areas and wetlands as well as on some parcels of privately held land.

3.2 Community facilities and services

The Village of Andrew is a full service community that contains, but is not limited to the following:

Library	k-12 school	fire department	Garbage and recycling pickup	parks and green space
Andrew senior lodge	Arena	Curling rink	Museum	FCSS
Churches (4)	RV Park	ball diamonds	skateboard park	tennis courts
RCMP satellite office	Gas station	Restaurants	Recreation facilities	Banking and Registry services

3.3 Infrastructure

3.3.1 Water

Andrew receives potable water from the City of Edmonton Rosedale Water Treatment Plant that supply's a water reservoir with a capacity of 650 cubic meters which flows through approximately 8 kilometers of water mains. The average consumption is approximately 180 cubic meters per day. Based on the consumption rates, the Village of Andrew has the capacity to supply water for up to approximately 1,500 people.

3.3.2 Sewage

The Village of Andrew is responsible for approximately 9 kilometers of wastewater mains. Andrew's sanitary sewer system treats the wastewater through a series of lagoons consisting of 4 short and 2 long detention ponds. The sanitary sewer system in Andrew has the capacity to accommodate a population of approximately 5,000 people.

3.3.3 Solid waste

The management of solid waste is done through the St Michael Regional Solid Waste Commission.

3.3.4 Storm water

The storm water management within the Village is surface flow. The receiving water body for drainage is Egg Creek.

3.3.5 Natural gas

Natural gas is provided by Atco Gas.

3.3.6 Internet Services

Internet services are provided by MCSNet.

3.3.7 Electricity

Electricity is provided by Atco Electric.

3.3.8 Transportation

The Village of Andrew is centrally located near the intersection of Highway 855 and Highway 45. Andrews's location allows for quick access to major centers such as Fort Saskatchewan (45 minutes), Vegreville (45 minutes) and Edmonton (1 hour 5 minutes).

3.3.9 Protective services

The Village of Andrew receives enforcement services from the Two Hills RCMP Detachment. The Village has a satellite office of the Two Hills RCMP department located within Andrew's borders providing the Village with increased enforcement and shorter response times.

The Village of Andrew receives firefighting services from the Andrew Volunteer Fire Department. The department was incorporated into the Lamont County Regional Emergency Service in 2016.

The Village of Andrew receives ambulance services through the Lakeland Ambulance Service based in Andrew.

4 Land Use Objectives and Policies

4.1 Residential

4.2 Commercial

The Village will promote the availability of existing and future commercial retail and service lots located in two distinct districts; Village Centre (51th Street) will provide opportunities for new, expanding, relocating or redeveloping business of a small-scale nature, whereas larger scale developments will be encouraged to locate in the General Commercial Area.

The Village Centre is the core of the community, it is the place that sets the tone, creates the identity and personality of the Village of Andrew. Private developers and owners of vacant land in the 51st Street area should be encouraged to develop the land for intensive commercial purposes.

The Village will promote architectural and streetscaping design in all commercial developments to help generate increased community pride, increased entrepreneurial interest in the community and to increase tourism potential within the Village.

The Village will encourage the rehabilitation of potentially healthy commercial and residential buildings in the Village Centre. Uses for these buildings could be for either commercial retail or business offices. Rehabilitation may include structural repairs, exterior repairs, or installing decorative features such as awnings and canopies. The Village will encourage unique architectural features to be retained.

New and expanding commercial and professional service businesses will be actively encouraged to locate in the Village and within the General Commercial zoning. Special consideration will be given to businesses which provide goods and services needed by residents of Andrew and the surrounding rural area, which will expand the Village's trading area, and which will provide local employment opportunities.

4.3 Industrial

Within the area designated Industrial on the Land Use District Plan, the predominant form of land use shall be light industrial uses and service industrial uses. This may include; utilities, public services, and agri-business uses that do not negatively impact the area.

Industrial developments will be encouraged to locate in the Village provided that they do not cause extreme or unsafe conditions to the adjacent urban environment. Specially preferred will be those industries which serve the needs of the Village and the surrounding rural area. Industrial developments that employ local residents, and which contribute to and strengthen the Village's economic base are desirable.

Industrial uses requiring highway exposure may be considered for rezoning of the General Commercial land use district providing they will not have a negative impact to the urban environment. Industrial developments requiring Highway access will require approval from Alberta Transportation.

Council will pursue strategies to promote the availability of existing and future industrial lots within the Village's limits. Industrial Outline Plans and subdivision plans should contain a variety of lot sizes and configurations appropriate to anticipated industry demand.

Although the Village will actively encourages value-added industry to develop within its boundaries, industry representatives will be required to provide an outline of the industrial proposal's operations, building footprint, parking provisions, resources needs, infrastructure needs and land needs including the likelihood of future expansion, potential effluent or emissions outflows and a summary of the potential long term benefits to the community before any industry is approved within the Village.

Adequate buffering may be required where industrial parcels abut roadways, municipal reserves, and non-industrial designated lands through the use of appropriate landscaping. The Town will encourage industrial developers to make a positive contribution to the environment of the surrounding area, and require this where they are adjacent to residential areas or on sites that are highly visible to both the local and traveling public.

4.4 Recreation and Community (parks & schools)

The Village will promote the continued enjoyment and future development of sustainable community parks and public open spaces for recreation use. The Village Council will strive to ensure that essential public institutional land uses and services are developed in Andrew for the continued use of all local residents.

4.5 Transportation

The Village of Andrew wants to provide a safe and efficient transportation system to meet existing and future requirements of the Village by establishing and maintaining a road system which will facilitate access and movement throughout the Town and facilitate future development. The Village will work with both Alberta Transportation and the County in their goals of protecting and maintaining the functional integrity of the rural roadways passing through the Village.

The Village will attempt to ensure adequate parking space is available in the Village through more efficient roadway planning and parking design.

The Village will actively seek funding support for the public transportation systems in place for the handicapped and seniors.

The Village shall promote the construction of a walking/cycling trail system that can be used as an alternate form of transportation that provides non-motorized access between residential areas, parks and other public facilities.

4.6 Environmental

On all future subdivision applications the Village will take Environmental Reserves and up to 10% of all developable land as Municipal Reserve as provided for in the Municipal Government Act. Where the subdivision would not provide a site of adequate size or location for a park, money in place of Municipal Reserve, determined in accordance with the provisions of the Act, shall be taken. Municipal Reserve may also be deferred but it shall be deferred only when the Village plans to acquire a park as Municipal Reserve within a future subdivision area of the subject land holding. This land or the money in lieu will be applied to the establishment of new or enlarged public parks and other community land uses as provided for in the Act.

The allocation of land for public facilities shall consider, but not be limited to, the factors of: access, servicing, parking, buffering, aesthetics, frontage, and noise impact on adjacent uses. The village will also be considerate of the potential cost impact the public facility may have to the community.

The village will review applications for development based in part on the impact each development may have on the environment. Developments that are found to be negatively impacting on the environment either by; air, noise, water, or visual pollution will be discouraged.

The Village will encourage perspective new developments to retain and incorporate special natural features into the design of the development.

Developers, businesses and residents should be encouraged to adopt energy saving measures such as:

- a) investing in proper insulation and weatherization products,
- b) properly maintaining and upgrading heating, ventilation, and air conditioning systems,
- c) installing triple-paned, gas-filled windows with low-emissivity (low-e) coatings to help reduce heat loss,
- d) take advantage of Provincial programs to replace incandescent lights with lights that have energy saving properties,
- e) take advantage of Provincial programs to reduce water consumption,
- f) using appliances with the ENERGY STAR® label or a similar rating, and
- g) additions and retrofit of existing buildings to meet the new National Energy Code.

4.7 Agriculture

The Village of Andrew will encourage developments that do not contribute to urban sprawl. The Village recognizes the importance the surrounding rural agricultural practices has on the local economy as well as the importance of these lands in the production of safe reliable food sources.

4.8 Economic Development

The Village will consider the development of an Economic Development and Tourism Plan that would assist in the marketing of the Village of Andrew to assist in the development of the local economy.

4.9 Heritage Management

4.10 Intermunicipal Cooperation

The Village will pursue intermunicipal interaction in order to foster a climate of understanding and cooperation in the provision of services to residents of the Village and of the surrounding community within Lamont County.

Co-operation with Lamont County on planning for future land use and development within 3.2 km (2 mi.) of the Village boundary shall be encouraged.

4.11 Special Considerations Urban Growth & Annexation

The future urban growth beyond the current boundaries of the Village may only occur after careful scrutiny by the Village and the County in order to determine if the areas are suitable for urban development and can be reasonably provided with urban services.

BYLAW NO 2016-01

A BYLAW IN THE VILLAGE OF ANDREW, IN THE PROVINCE OF ALBERTA TO AUTHORIZE THE RATE OF TAXATION TO BE LEVIED AGAINST ASSESSABLE PROPERTY WITHIN THE VILLAGE FOR THE 2016 TAXATION YEAR, AND THE IMPOSING OF PENALTIES ON NON-PAYMENT OF TAXES

WHEREAS, the Village of Andrew has prepared and adopted the estimates of Municipal revenues and expenditures as required, at the Council Meeting held on May 11th, 2016 and

WHEREAS, the estimates of Municipal expenditures and transfers as set out in the budget for 2016 total \$1,405,796.00 and

WHEREAS, the estimated Municipal revenues and transfers from all other sources other than taxation are estimated at \$1,015,796.00, and that the balance of \$390,000.00 to be raised by general taxation; and

WHEREAS, the requisitions are:

Alberta School Foundation Fund (ASFF)

Residential/farmland	\$67,032.15
Non Residential	\$18,506.28
Senior's Foundation	\$10,065.00

WHEREAS, it is required to annually levy on the assessed value of all property, tax rates sufficient to meet the estimated expenditures and requisitions; and

WHEREAS, the Council is authorized to classify all assessed property, and to establish different rates of taxation in respect to each class of property, subject to the Municipal Government Act, Chapter M26.1, Revised Statutes of Alberta 2000; and

WHEREAS, the assessed value of all property in the Village of Andrew as shown on the assessment roll is:

	Assessment
Residential/Farmland	\$29,807,100.00
Non-Residential	\$ 5,120,980.00
Total	\$34,928,080.00

NOW THEREFORE, under the authority of the Municipal Government Act, the Council of the Village of Andrew, in the Province of Alberta enacts as follows:

1. That this Bylaw No 2016-01 shall be known as the Property Tax Bylaw,
2. That the Chief Administrative Officer is hereby authorized to levy the following rates of taxation on the assessed value of all property shown on the Assessment Roll of the Village of Andrew for the year 2016

	Residential	Non- Residential
Municipal	10.615711	11.459123
Alberta School Foundation Fund	2.248870	3.613816
Lamont County Foundation	0.288163	0.288163
TOTAL MILLS	13.152744	15.361102

3. That the Municipal Council of the Village of Andrew pursuant to the Municipal Government Act Section 357(1) establish a minimum tax of three hundred dollars (\$300.00) on all residential and non-residential properties with improvements, and vacant residential and non-residential properties.
4. That the Municipal Council of the Village of Andrew pursuant to the Municipal Government Act Section 382(1) establishes a special tax for properties on Main Street Commercial Trade Areas for the purpose of snow removal base on frontage area to raise the amount of seven thousand, one hundred and fifty dollars (\$7150.00) .

AND FURTHER THAT;

5. A penalty of ten percent (10%) is applied on July 1st, 2016 on any current taxes remaining unpaid after June 30th, 2016.
6. A penalty of ten percent (10%) is applied on January 1st, 2017 on all unpaid taxes (current and arrears) as of December 31st, 2016.
7. The assessment notice and tax notice relating to the same property shall be combined as one notice.
8. Any complaint regarding the assessment notice must be lodged in writing in the prescribed form, with an enclosed appeal fee of one hundred dollars (\$100.00).

This Bylaw shall take effect on the date the Bylaw receives third and final reading.

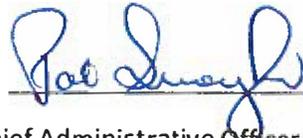
READ for the first time this 1st day of May 2016 A.D.

READ for the second time this 1st day of May 2016 A.D.

READ for a third and final time, and passed on this 1st day of May 2016 A.D.

A handwritten signature in blue ink, appearing to be "Pat Duany", written over a horizontal line.

Mayor

A handwritten signature in blue ink, appearing to be "Pat Duany", written over a horizontal line.

Chief Administrative Officer

