



imagine INNISFAIL

Municipal Development Plan



BYLAW NO. 1731-2025
SCHEDULE A

2



We make this acknowledgement as an act of reconciliation and gratitude to those whose territory we reside on.

ACKNOWLEDGEMENTS

TOWN COUNCIL

Jean Barclay – Mayor
Gavin Bates – Councillor
Dale Dunham – Councillor
Don Harrison – Councillor
Jason Heistad – Councillor
Cindy Messaros – Councillor
Janice Wing - Councillor

COMMUNITY ADVISORY COMMITTEE

Derek Baird – Chairperson – Citizen Representative
Gavin Bates – Elected Official Representative
Doug Bos – Citizen Representative
Rob Gette – Citizen Representative
Donnie Hill – Vice Chairperson – Citizen Representative
Ron King – Citizen Representative
Jason Kremp – Citizen Representative
Janice Wing – Elected Official Representative

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LISTENING TO OUR PAST & PRESENT TO CREATE OUR FUTURE

Resiliency and vibrant are words that describe our journey as a community and as a people.

From the early days when the peoples of the Blackfoot Confederacy occupied territory around the Battle, North Saskatchewan and Red Deer rivers to the future when Innisfail has “blossomed into a progressive and inclusive community of choice, offering an attractive quality of life for all generations, and a leader in central Alberta...,” Innisfail has been home to many pioneers who have left, and continue to leave, a legacy on which this community has been built.

It is from this pioneering spirit and legacy that *imagineINNISFAIL* is created.

The town recognized that the 1998 municipal development plan no longer reflected our desires and aspirations. The last twenty-six years have seen tremendous social, economic, and technological changes.

The next thirty years will likely bring about changes that are unimaginable to us today.

imagineINNISFAIL is about who we are and what we want to become as a community and a people. It is about creating a better tomorrow today.

imagineINNISFAIL consists of two parts: Part A consists of chapters one and two that shape and provide the contextual support for the goals, objectives and policies found within *imagineINNISFAIL*; Part B consists of chapters three to eight that make up the statutory planning framework.

imagineINNISFAIL consists of four documents: (1) Municipal Development Plan, (2) Background Report, (3) Technical Report, and (4) Community Engagement Report. The latter three documents provide the backbone to *imagineINNISFAIL*, but are not adopted as part of this statutory plan.



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PART A

CHAPTERS 1 & 2







CHAPTER 1

Our Story Begins



1.0 Introduction

A journey begins with a single step. *imagineINNISFAIL* is our journey of exploration in understanding our past and present to determine our future in how Innisfail will grow and how it will shape us between 2024 and 2054.

imagineINNISFAIL represents the outcome of our review of Bylaw 1363, being the Municipal Development Plan (the Plan), adopted in 1998 and consolidated in 2007.

Many factors underlined our approach in preparing *imagineINNISFAIL*. The first was the coming out of the COVID-19 pandemic resulting in the need to make communities more human and nurture a strong sense of connection between people. The second was the global geopolitical conflicts that created uncertainty about supply chains, food supplies and divisions between nations. The third was the transition from carbon-based energy sources to other forms. The fourth was the severity of effects caused by climate change bringing different types of challenges such as heat waves, extreme storm events, sea level rise, drought, flooding, melting of glaciers, etc.

Each of these factors underlie our philosophy in visioning how Innisfail could leverage technology and emerging trends to create a community of the future that is sustainable and resilient to change. Indeed, these factors underlie many of the goals, objectives and policies found within *imagineINNISFAIL*.

imagineINNISFAIL is based on the statutory and non-statutory plans the town previously adopted or prepared in the period 1998 - 2024. In addition, during the research for *imagineINNISFAIL*, several reports on different topics were prepared to assist the Municipal Development Plan Advisory Committee consisting of appointed public members and Council representatives. These reports form a technical document to this one.¹

1.1 Plan Interpretation

As a statutory plan, *imagineINNISFAIL* must satisfy the requirements of the governing legislation being the *Municipal Government Act*, RSA 2000, c.M-26, as amended, (Act). These requirements are outlined in the Background Report and the Technical Report, supplementary documents to *imagineINNISFAIL*. A third supplementary report, Community Engagement Report, focuses on community engagement sessions/surveys.

¹ These reports include the following: Municipal Development Plan Background Report; Committee Report #1 – Background; Committee Report #2 – Demographics; Committee Report #3 Housing; Committee Report #4 – Citizenship & Immigration; Committee Report #5 – Education and Economy; Committee Report #6 – Tourism as an Economic Driver; Committee Report #7 – Our Land Use; Committee Report #8 – Our Economy; Committee Report #9 – Our Vibrant Downtown; Committee Report #10 – Climate Change; Committee Report #11 – Background to our Plan; Committee Report #12 – Our Infrastructure; and Committee Report #13 – Our Community Well-Being.

imagineINNISFAIL includes policies, tables, and figures that are provided for information purposes only and are not legally part of the plan unless otherwise stated. Revisions to graphics, descriptions, and appendices may be undertaken without the need for a plan amendment.

Where goals, objectives or policies are accompanied by a descriptive section, the descriptive section is provided as information to enhance the understanding of them.

All maps referenced in this document can be found within the Mapping Index.

The policies contained within *imagineINNISFAIL* are written using specific terminology to ensure that they have clear intentions and appropriate actions. They are to be interpreted in the following manner:

Policy Type	Description
Mandatory	Mandatory policies align with prevailing statutory requirements and are critical to achieving the goals of <i>imagineINNISFAIL</i> . These policies include words such as Require and Ensure and may even include words like prohibit and shall.
Permissive	Permissive policies facilitate the goals of <i>imagineINNISFAIL</i> . Although compliance or implementation is generally discretionary, in the case of proposed development, applicants are expected to demonstrate why a relevant permissive policy is inappropriate or unreasonable. These policies include words such as Encourage , Support , Promote or Allow , and may even include words such as should.
Restrictive	Restrictive policies are intended to limit practices or actions that are contrary to the goals of <i>imagineINNISFAIL</i> , although compliance or implementation is generally discretionary. These policies include words such as Prevent or Discourage .
Action-Oriented	Action-Oriented policies identify important initiatives, generally led by the town, that will support the goals of this plan. These policies include words such as Utilize , Update , Monitor , Maintain and Develop .

imagineINNISFAIL is written with defined terms and variant in usage. The reader is advised that:

- Words used in the present tense include the other tenses and derivative forms.

- Words used in the singular include the plural, and words using the masculine gender include the feminine and vice versa.
- Words not defined may be given their definition in the Act. Other words shall be given their usual and customary meaning.

imagineINNISFAIL is to be used to inform and guide strategic decisions about Innisfail's growth and development, including the review and adoption of other statutory plans and any other municipal studies.

1.2 Our Location

Innisfail is located within the traditional territory of the Niitsitapiis-stahkoi (Blackfoot/Niitsitapi) and Tsuut'ina Nations, the Metis, and other indigenous peoples.

Map 1 - Location shows that Innisfail is located within the Calgary-Edmonton corridor south of the City of Red Deer at the junction of QEII and Highway 54 within Red Deer County. The Edmonton-Red Deer-Calgary corridor is anticipated to contain over 80% of the province's population by 2051.²

1.3 Our Past

Innisfail's history is outlined in the Background Report that supports *imagineINNISFAIL*. Post colonization history was shaped by the Canadian Pacific Railway which named sidings which had previously been settled. In August 1891, the community then known as Popular Grove was renamed to Innisfail after the island of Innisfail (inishail) in Loch Awe, Argyllshire County in Scotland.

Map 2 - Annexation History shows how Innisfail grew its corporate boundaries post 1967.

1.4 Our Present (Population, Economy and Land Use)

1.4.1 Our Population

Committee Report #2 – Demographics and Committee Report #7 – Our Land Use provide background information to support *imagineINNISFAIL*. This section provides a summary of those reports.

From 1986 to 2021, Innisfail's population increased by 69%. Between the years 2016 and 2021, however, Innisfail's population only increased 1.8%, reflecting a generalized trend for several communities in central Alberta. The census showed that Innisfail had a housed population of 7,985 in 2021. In 2023, the population was estimated to be 8,214.³

² [Population Projections 2023-2051 - Highlights \[alberta.ca\]](#) (July 5, 2023). By 2051, 81% of Albertans are projected to be living in the three census divisions that make up this region, CD 6 (Calgary), CD 8 (Red Deer), and CD 11 (Edmonton), up from 77% in 2022.

³ Factor 5 Group, January 2023, Labor Market Research Report, (Factor 5 Group: Calgary), p. 11.

The 2021 Census revealed Innisfail to be an aging community. The number of people 65+ had increased since 2001 to the point that seniors comprised twenty-five percent (25%) of the total population in the 2021 Census. The number of people over 65 years increased from 1,175 in 2001 to 2,030 in 2021, an increase of 73%. In fact, the number of people aged 80 years and older increased from 180 in 2001 to 635 in 2021, a substantial 353% increase. The age cohort 65+ represented the fastest growing one compared to others.

When compared to Alberta and Canada, the distribution between under 15 years and over 65 years showed a marked imbalance between the age cohorts.

1.4.2 Projected Population

The projected population estimate is based on past trends and research found in the documents prepared for *imagineINNISFAIL*. Based on previous population trends between 1986 and 2023, annual population growth will likely be between 1.26% and 1.69%. These two rates are likely the low and high population growth rates and 1.47% is taken as the average of the two rates.

The population in 2023 was estimated to be 8,214. This population is deemed to be the base level to calculate future projections.

Based on these growth rates, **Table 1** provides the expected populations by census period.

Table 1 is represented in Figure 1 shown below. This figure shows the growth rate projection from 2026 to 2061 at each census based on assumptions outlined in other research.

Annualised Growth Rate	Census Period							
	2026	2031	2036	2041	2046	2051	2056	2061
1.26%	8,530	9,086	9,667	10,308	10,979	11,694	12,465	13,267
1.47%	8,582	9,231	9,930	10,682	11,490	12,360	13,295	14,302
1.69%	8,638	9,372	10,191	11,086	12,051	13,104	14,249	15,495

Table 1: Population Projections Based on an Annualised Growth Rate by Census Period.

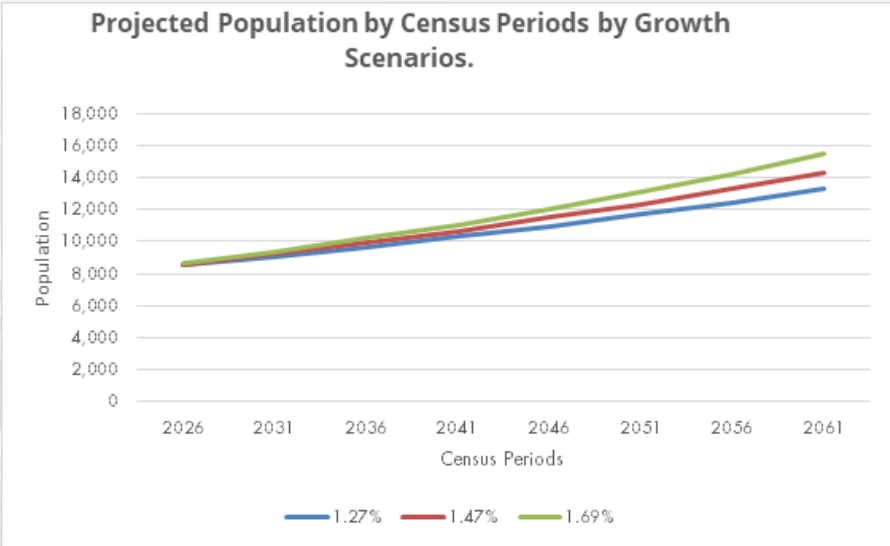


Figure 1: Population Projections Based on Annual Growth Rate by Census (2026 – 2061).

“I believe there is a forgotten population in Innisfail. We need options for the 45-60 yr. olds.”

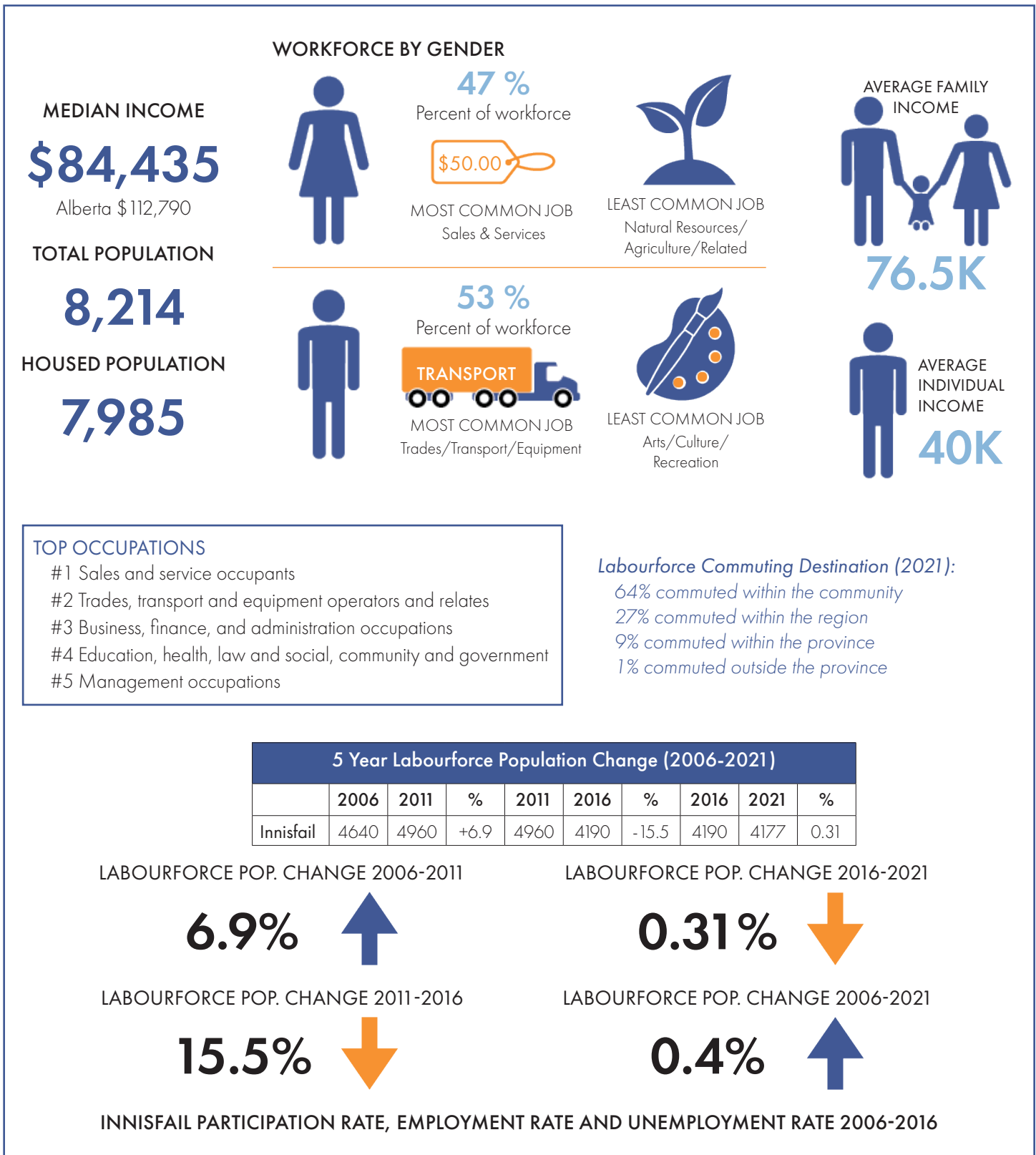
Response to Phase 2: CREATE Survey question

1.4.3 Our Economy

Innisfail has a robust employment sector that includes anything from major national corporations to mom-and-pop operations.

4 Factor 5 Group, p. 11 and 12.

Committee Report #8 – Our Economy provides detailed information about Innisfail's economy. The graphics below provide a summary of our economy in 2023.⁴



1.4.4 Our Land Use

Ensuring an adequate supply of land to accommodate long-term growth, typically between twenty-five and thirty years, is an important aspect of the planning for the economical and orderly expansion of a municipality. Provincial legislation also identifies this as a requirement of a municipal development plan. The next two sections review our existing and future land use.

1.5 Existing Land Use

A review of land uses was conducted by the Parkland Community Planning Services as part of the background preparation to *imagineINNISFAIL*.⁵ Table 2 shows land use based on land use districts from Bylaw 1470, the Land Use Bylaw. This table excludes transportation corridors (CPKC right of-way, roads, and lanes).

Several maps support the research in determining the existing and future land uses in Innisfail. **Map 3-Existing Land Use** shows the location of existing land uses. **Map 4-Development Plan Areas** shows the major land areas where development has occurred or is planned. **Map 5-Neighbourhood Characterization** shows the lifecycle stage of existing neighbourhoods. **Map 6-Nodes & Corridors** shows the major

existing commercial employment lands. **Map 7-Growth Management Plan** shows areas where future growth is expected to occur.

Exclusive of the Reserved for Future Development (RD), the largest land use is residential with almost 18% of lands classified as this land use district. This is followed by commercial (13.86%), industrial (11.56%), and public use (9.34%).

The Reserved for Future Development District (RD) was split into individual land uses as shown in Table 3: Existing and Future Land Uses.

Based on a maximum residential density of approximately 16 dwelling units per gross developable hectare as a minimum and outlined in the current MDP, there is sufficient land area to support a further 6,823 dwellings and an additional population of almost 16,000 if servicing limitations are not considered.⁶ This is well beyond the population projections outlined in Table 1. These figures are refined in the background documentation that supports *imagineINNISFAIL*.

The Tagish Engineering 2013 servicing study provides some insight into future servicing limitations that influence growth.⁷ These insights are identified in a later section of *imagineINNISFAIL*.

⁵ Parkland Community Planning Services, September 2023, Area of Land Use Districts, prepared on Behalf of the Town of Innisfail.

⁶ This estimate is based on a calculation of (426.42 gross ha x 16 dwelling units/gross ha) = 6,823 dwellings x (2.3 persons/dwelling) = 15,693 population.

Population projections in various area structure plans and outline plans vary from this figure because of different household densities used in them. The 2007 MDP identified a maximum residential density of 16 du/gross developable ha (Policy 2.5.2(6)).

⁷ Tagish Engineering Ltd., 2013, Town of Innisfail Master Servicing Concept.



Land Use District	Ha	Ac	% of Total Land Use District
Commercial	226.74	560.28	13.86%
Established Industrial (I-ES)	189.22	467.58	11.56%
Public Use (P)	152.82	377.65	9.34%
Reserved for Future Development (RD)	779.86	1,927.06	47.65%
Residential	287.95	711.54	17.59%
Total	1,636.60	4,044.11	100%
Notes: Commercial Land Use District includes 125.02 ha (308.95 ac) of Direct Control District lands consisting of the Innisfail Golf Course [85.44 ha (211.14 ac)], the Discovery Wildlife Park [36.66 ha (90.60 ac)], and Plan 0820732, Block 3, Lot 4 [2.92 ha (7.21 ac)]. For the purposes of imagine Innisfail, these are deemed to be commercial in nature and are included under this district. Public Use Land Use District also includes Dr. Henry George residence (0.24 ha (0.60 ac)).			

Table 2: Land Use Area by Land Use Districts

Land Use	Existing Land Use		Future Land Use		Total Land Use		% of Lands by Use
	Ha	Ac	Ha	Ac	Ha	Ac	
Commercial	226.74	560.28	14.74	36.42	241.48	596.70	14.76%
Industrial	189.22	467.58	323.56	799.54	512.78	1,267.12	31.33%
Public Use	152.82	377.65	15.13	37.38	167.95	415.03	10.26%
Residential	287.91	711.54	426.42	1,053.72	714.33	1,765.26	43.65%
Total	857.00	2,117.05	779.85	1,917.06	1,636.85	4,044.11	100%

Table 3: Existing and Future Land Uses.



1.6 Future Land Supply

RESIDENTIAL LAND SUPPLY

There is sufficient subdivided and non subdivided land available for an additional 6,823 dwelling units and almost 16,000 people, well beyond the population projections outlined in Table 1.

COMMERCIAL LAND SUPPLY

Based on the ratio of 3.0 hectares being required per 1,000 persons increase in population, there is sufficient already zoned or subdivided commercial property to accommodate future commercial development to 2056, slightly beyond the planning horizon of *imagineINNISFAIL*.⁸

⁸ PCPS, 2008, p. 14.

INDUSTRIAL LAND SUPPLY

There is sufficient subdivided or non subdivided industrial land available to accommodate development well into the future depending upon the type of activity.

The existing serviced lots in the South-West Business Area should be able to provide sufficient lands for an increase of 2,300 people before additional serviced lands will be required.

OPEN SPACE & NATURAL AREAS LAND SUPPLY

There is sufficient subdivided and non subdivided open space and natural areas within the planning horizon of *imagineINNISFAIL*. Three of the most notable natural areas include Dodd's Lake, Hazelwood Lake and Napoleon Lake.



COMMUNITY FEEDBACK RECEIVED THROUGH SURVEYS:

"Revitalize main street to make it attractive for locals & visitors...encourage store fronts that are historical looking & not industrial looking (Lacombe has an inviting main street & feels inviting to visit and want to open a business."

Response to Phase 1: IMAGINE Survey question

"Updated recreational facilities for young families"

Response to Phase 1: IMAGINE Survey question

"I realize that mobile home parks are not very popular, but developing a park in which you own the land may be an affordable option for many first-time homeowners. It's becoming increasingly difficult for young adults to enter the housing market. A good example of this type of development is the mobile home park near 2A"

Response to Phase 2: CREATE Survey question

"All streets with housing should have accessible sidewalks."

Response to Phase 2: CREATE Survey question



Annual Innisfail Lions Club Soap Box Derby Race along 50 Street hill.



CHAPTER 2

Background to our plan



2.0 Introduction

imagineINNISFAIL is a long-range vision, for the future growth and development of our community. It is a high-level plan that provides a broad conceptual framework that serves as the foundation for more detailed community plans, policies, and procedures as well as guiding town operations. In essence, it becomes a blueprint for Innisfail capturing our hopes, dreams, and desires.

imagineINNISFAIL is meant to provide information and direction for items outlined in the Act as well as by Council.

While the thirty-year plan horizon is typical for this type of planning document, circumstances change, particularly within a period which spans decades. Amendments may be made from time to time to account for changing circumstances. Thus, the town is not required to undertake specific projects referred to in this Plan as determined by the Act.

imagineINNISFAIL has been prepared to be consistent with and to support the goals of higher-level legislation and plans, including:

- The Act and any associated regulations thereunder.
- 2008 Land Use Framework and other provincial land use policies.
- The Red Deer County and Town of Innisfail Intermunicipal Development Plan (IDP), a local co-operative plan with our neighbour, Red Deer County.
- The Red Deer County and Town of Innisfail Intermunicipal Collaboration Framework

2.0.1 Legislative and Policy Context

Before drafting a plan that outlines how our community will move forward in the next thirty years, it is vital to establish its current circumstances, needs, and constraints.

This process involved many facets of research including a review of legislative patterns and policies contained within previous plans, identifying current development constraints, and including a review of current planning best practices.

The Town's plans, policies, and regulations are part of a larger planning hierarchy, shown in Figure 2.1 to the right.

This hierarchy determines the order of authority of plans in the province, region, and town.

Statutory plans, such as municipal development plans, within municipalities must be consistent with one another with higher-order plans and policies, including the Alberta Land Stewardship Act.

In addition, the Town and Red Deer County are partners in an Intermunicipal Collaboration Framework.

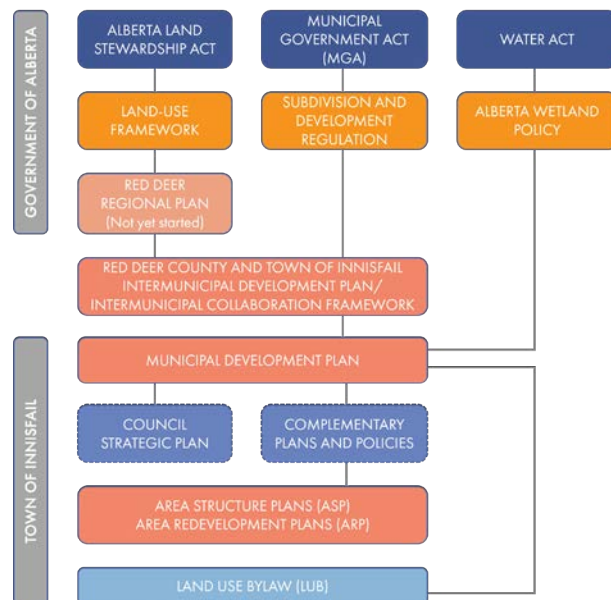


Figure 2.1: Planning Hierarchy.

imagineINNISFAIL has been prepared to comply with all relevant provincial legislation, regulations, plans, and policies, including the Land Stewardship Act, Land Use Framework, and the Act. It has also been prepared to conform to the intermunicipal development plan between Red Deer County and the Town.⁹

The legislative and policy framework was briefly outlined in Chapter 1 of this document and in detail in the Background Report. As a result, an exhaustive review is not conducted as part of the exercise on the legislative and policy context.

Suffice to say, should inconsistencies arise between *imagineINNISFAIL* and any federal or provincial policy, plan or regulation, the higher-order policy, plan, or regulation prevails.

Other statutory plans, such as area structure plans and area redevelopment plans, as defined in the Act must be consistent with *imagineINNISFAIL*. Since *imagineINNISFAIL* is the foundational document for the town, non-statutory municipal plans and guidelines must also be aligned with its policies and intent. Where there is any inconsistency between municipal statutory plans, the provision of the higher-order plan prevails.

2.0.2 Drivers of Change

Change was the watchword during the preparation of *imagineINNISFAIL*. COVID-19 and its variants, inflation, paradigm shifts in technology, geopolitics, climate change, among others, created a world that was significantly different than when the 1998 Plan was prepared. The following drivers are some of the more important considerations Innisfail faced in 2024 and will continue to face through the period selected for

⁹ Alberta Land Stewardship Act RSA 2009, Chapter A26.8, as amended, Alberta Land Stewardship Regulation AR 179/2011, Land Use Framework (2008), Municipal Government Act RSA 2000, Chapter M-26, Town of Innisfail & Red Deer County Intermunicipal Development Plan Bylaw No. 1675 –2021.

imagineINNISFAIL: (1) Climate Change, (2) Economic Diversification, (3) Affordable Housing, (4) Aging Society, (5) Linking Public Health to the Built Environment, (6) Truth and Reconciliation. These drivers are explored in detail in **Committee Report #11 – Background to Our Plan.**

2.1 Vision, Goals and Principles

imagineINNISFAIL is made up of a vision statement which incorporates community values and addresses how we will grow as a community for the next thirty years. This relationship is shown in a simplified format below:

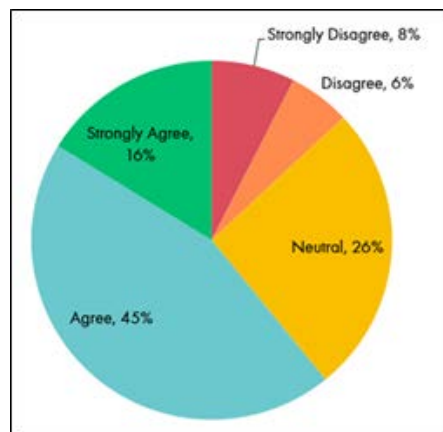


A background document was prepared following discussion at the March 21, 2023, MDP Advisory Committee Meeting that encompassed a draft vision statement, guiding principles and goals.¹⁰ This document titled **VISION-PRINCIPLES-GOALS** created the foundation upon which a vision statement and associated principles and goals were formulated and presented to the advisory committee at meetings held in 2023. The following vision statement underlies the preparation of **imagineINNISFAIL**:

VISION STATEMENT:

“By 2054, Innisfail has blossomed into a progressive and inclusive community of choice, offering an attractive quality of life for all generations, and is a leader in central Alberta that places a premium on the value of maintaining and encouraging respectful relations with neighbouring municipalities and our regional partners.”

The feedback to this vision statement during Phase 1 of community engagement was positive. This is shown in the pie chart below.



More than 60% of respondents either agreed with the statement (45%) or strongly agreed (16%). Only 14% either disagreed with it (6%) or strongly disagreed with it (8%). The remainder (26%) were neutral to it.

The April 2023 background document identified themes to which guiding principles and goals were attached in support of the vision statement. These themes are based, in part, on the approach others have used when preparing their statutory plans but tailored to address the town’s unique experiences¹¹.

The principles and goals associated with each theme are shown below. Further supporting the vision statement are goals associated with each theme.

	GOVERNANCE Foster a resilient, sustainable, safe, and healthy community.
	CONNECTED COMMUNITY Provide a range of transportation choices.
	ASSET AND FINANCIAL MANAGEMENT Municipal infrastructure supports economic diversity and prosperity.
	ENVIRONMENTAL STEWARDSHIP Foster a resilient, sustainable, safe, and healthy community.
	VIBRANT DOWNTOWN Create a sense of place through a high-quality public realm.

¹⁰Town of Innisfail, April 2023, BACKGROUND DOCUMENT – VISION-PRINCIPLES-GOALS.

¹¹ Municipality of North Cowichan, 2022, Bylaw No. 3900 – Official Community Plan; MGA Review Discussion Paper, December 2013, prepared by the Government of Alberta; City of Ottawa, 2021, Bylaw No. 2021-286 - Official Community Plan; Town of Banff, 2023, Banff Community Plan Review & Update – Stage A – What We Heard Summary; Government of Scotland, November 2022, National Planning Framework – draft: consultation analysis; City of Edmonton with CityFORUM Consulting Ltd., nd, Edmonton’s Current City Planning Framework: A Diagnostic Assessment – A Guiding Document to the Modernization of the City Planning Framework.



“Working with other municipalities would help get more for all populations concerned..”

“Would like to see verbiage that reflects the Power of Place document...”

“I strongly believe in a community that is multi-generational.”

Sample of survey responses used to craft our vision statement.

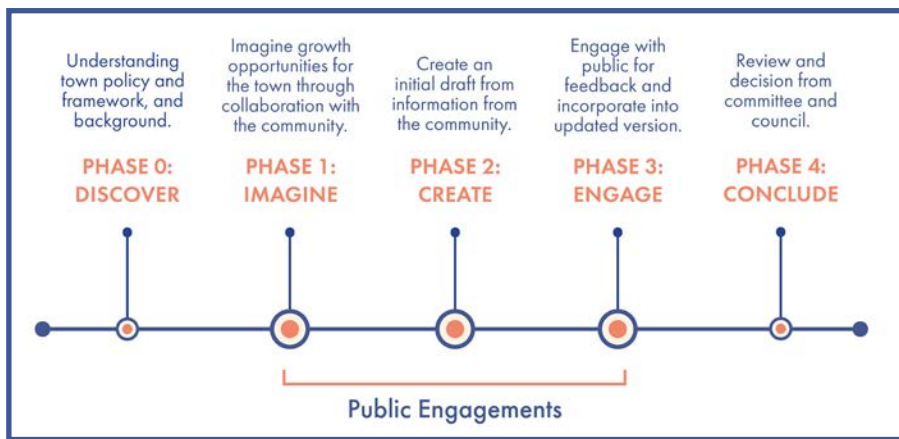


Figure 2.3 Plan Process Review Phases..

2.2 Our Conversation with Others

As a close-knit community, Innisfail’s community members and stakeholders have a valuable understanding of our history, present context, and an outlook of the community’s future. Hence, public engagement has been an integral part of the process in preparing this document. The planning process comprised five phases and started with the Discover phase creating background information for further processes. Public engagements were carried out in Phases I, II, III and IV where various methods of engagements were conducted to inform people about the municipal development plan, understand their concerns and priorities in the community and consult, collaborate and engage with them to plan for Innisfail for the next 30 years.



Figure 2.2 Community members participating in Interactive mapping.

discussions with stakeholders confirmed them. It also helped arrive at a preferred vision statement, that resonated well with most respondents. Priorities from community members derived from Phase 1 are shown below.

PRIORITIES OF THE COMMUNITY FROM PHASE 1: IMAGINE	
	Increase in Retail Services and Business
	Improvement in recreational facilities and programming for all ages
	Housing affordability and diversity
	Improvement of walking and cycling infrastructure
	Improvement in parks and open spaces
	Improvement in safety and policing
	Job Opportunities
	Downtown Revitalization
	Access to affordable and efficient transportation

2.2.1 Community Engagement Phase 1: IMAGINE

The town started community involvement and engagement for the MDP process with Phase I: Imagine between September and October 2023. The town advertised and organized several community engagement events as well as conducted surveys with the public and stakeholders. With a total of 265 survey responses, the first phase of community engagement allowed an understanding of the community’s priorities while additional

These priorities have been used as a foundation to create the framework of this document.

2.2.2 Community Engagement Phase 2: CREATE

In this phase we consulted with the public on a preliminary policy framework that addressed major themes of community feedback from Phase 1. The Phase 2 survey was released to obtain feedback on the framework and to obtain a greater

understanding of the public's opinion on revitalization and/or intensification in our community.

Additionally, workshops were conducted to collaborate with community representatives on exercises like community visioning and planning charettes to contribute to the planning process related with growth management. A draft plan was developed taking this consultation into account.

2.2.3 Community Engagement Phase 3: ENGAGE

In this phase, the draft plan was presented to the public to make sure public concerns and aspirations were heard and incorporated in a final draft.

The final draft was reviewed by the Advisory Committee prior to forwarding it to Council with a recommendation to approve it.

2.2.4 Community Engagement Phase 4: CONCLUDE

Council initiated the legislative process with first reading of a bylaw to adopt *imagineINNISFAIL* as the municipal development plan for the Town of Innisfail. The process culminated in a public hearing from which additional input was incorporated into *imagineINNISFAIL* prior to second and third readings of a bylaw.

2.3 Our Commitments

Several commitments underlie the preparation of *imagineINNISFAIL*. These commitments are detailed in *Committee Report #11 – BACKGROUND TO OUR PLAN* and include the following: (1) Smart Growth Principles, (2) Action on Climate Change, (3) Energy Transition, (4) People with Disabilities, (5) Heritage, (6) Truth and Reconciliation. These commitments are the foundation to policies found in *imagineINNISFAIL*.



Figure 2.4 Phase 2: CREATE Committee Workshop



Napoleon Lake Sports Field Outdoor Rinks in the Winter

PART B

CHAPTERS 3-8







CHAPTER 3

Our Urban Structure & Land Use



3.0 Introduction

Innisfail consists of distinct geographic and functional areas that share common attributes with other areas across our community.

Similar land use patterns, road layout, age of dwellings or buildings and the stage within a community life cycle help to define a development area in terms of the form and function found within each one. These areas are highlighted in **Maps 4 through 7** and **Map 8 – Gateway Commercial Overlay Plan** which provide the background and rationalizing for the goals, objectives, and policies found within this chapter. Reports identified earlier in this document also support them.

The location of land uses is shown in **Map 9**.

3.0.1 Existing Form of Innisfail

Innisfail is bisected by major transportation corridors that include the CPKC main north-south rail line, Hwy 2A and HWY 54 and bordered by the QE2.

The existing physical form is illustrated in **Map 5**. The community is characterized by the development patterns described below. These development patterns continue to evolve over time with the addition of new developments.

- **TOWN CENTER**

The town center represents some of the oldest land use. This area has a grid street pattern with smaller blocks and curbside sidewalks. Buildings located in this area are generally built to the property line and sit on smaller sized lots.

- **MATURE NEIGHBOURHOODS**

This area includes a mix of commercial, industrial and residential land uses and encompasses most of the developed area in the community. Although there are some infill parcels available, this area represents mostly mature neighbourhoods or development that may be subject to future redevelopment.

- **ESTABLISHED NEIGHBOURHOODS**

Established neighbourhoods include residential areas such as Aspen Heights, Napoleon Meadows and Westwood Court. These are areas where there may be some infill potential but generally the subdivision is built out. These neighbourhoods are younger than the mature neighbourhoods discussed above.

- **DEVELOPING NEIGHBOURHOODS**

These are neighbourhoods within subdivisions developed relatively recently in Innisfail's history. These are subdivisions like Bella Vista and Hazelwood where residential development has occurred within them but there are still large greenfield areas for future development.



- **PLANNED NEIGHBOURHOODS**

Planned neighbourhoods are those where planning has occurred but little to no development has occurred within them. Examples include Upper Vista, Woodlands, Napoleon Lake South and West development areas.

- **FUTURE DEVELOPMENT AREA**

As the name implies, these areas are where future development is anticipated. There may, or may not be, a planning framework in place to guide this development.

- **INDUSTRIAL AREAS**

The town's industrial areas are located within the southwest and northeast. These are in proximity to major transportation corridors like HWY 54, HWY 2A, QE2 and the CPKC rail infrastructure. The pattern of development includes large buildings and storage structures, parking, and lay-down yards on larger tracts of land.

3.0.2 Land Use Strategy

The land use of Innisfail is guided by the following strategies:

- Establishing nodes and corridors to optimize land use and support sustainable growth of the community.
- Creating healthy walkable neighbourhoods prioritizing connectivity to community amenities.

- Revitalizing downtown as a vibrant economic hub and a center for community gathering.
- Creating neighbourhoods that support economic vitality and diverse housing types.
- Incorporating urban design to support a quality urban form and developments.
- Establishing appropriate relationships between land uses.

These strategies are supported through the policies within each topic.

3.1 Urban Structure Concept

Goal

To sustain Innisfail's urban form by enhancing connectivity, strengthening neighborhood identity, fostering economic vitality, and creating vibrant, inclusive and meaningful places that enrich local life and establish Innisfail as a choice destination.

Policies

3.1.1 Nodes and Corridors

To achieve this goal, key nodes and corridors are identified, established and categorized on page 29 and shown in Map 6.

“Focus on developing the downtown, adding residential and retail/commercial into the southwest and west and north...”

*Response to Phase 2: CREATE
Survey question*



A. NODES:

Nodes are central or connecting points in a neighbourhood where people congregate and can include a mix of residential, commercial or institutional development. The historic center of downtown is identified as the town center, and it is the heart of this community. Neighbourhood centers are established to create nodes that serve the surrounding neighbourhood in a walking distance.

- **TOWN CENTER:**

The town center is to be a walkable integrated open-air and built multi-use area that is organized around the town's historic main street - a vibrant hub where community members can gather, engage, and connect. It is anchored by a lively public realm, seamlessly blending retail, dining, and leisure amenities with residential spaces, creating a dynamic urban landscape. Buildings are oriented to the street with units that support commercial uses on the ground floor facing the higher activity street with a range of uses integrated behind or located above. The public realm includes high quality pedestrian infrastructure like wide sidewalks, street furniture, lighting, etc.



Picture Credit: LandDesign

- **NEIGHBOURHOOD CENTERS/ NODES:**

Neighbourhood centers or nodes are central or connecting points in the town where various amenities, services and activities are concentrated, with a mix of commercial, institutional and medium to high density residential buildings. They serve as a central gathering place for surrounding neighbourhoods and generally characterized by their accessibility and walkability, enhancing the livability and vibrancy of neighborhoods and providing a sense of community identity. Buildings are oriented to the street with units that may support commercial uses on the ground floor facing the higher activity street with a range of uses integrated behind or located above.



Picture Credit: Federal Realty Investment Trust

- **COMMERCIAL CENTERS:**

This type of urban form consists of areas or hubs for commercial activities represented by enclosed malls, strip malls, business parks, etc. Commercial centers are designed to attract customers from both within the local community and surrounding areas, offering a wide range of goods and services to meet diverse consumer needs. As redevelopment occurs, these sites will support intensification with new buildings framing public and private streets and support improved pedestrian connectivity and accessibility. The East Gate Shopping Mall, the Co-op Shopping Centre and the Henday Centre represent commercial centers in Innisfail.



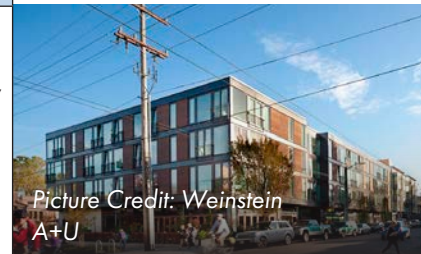
Picture Credit: Ahmed Rezk

B. CORRIDORS:

Corridors are places for movement, living and commerce that are anchored by the transportation networks that connect most nodes. Corridors vary in density, length, and width. Key corridors are established based on the quantity of traffic and pedestrian movement and proximity to key town amenities and infrastructure. Neighbourhood and commercial corridors are established in select key corridors to encourage intensification and revitalization based on community use. Key corridors are shown in **Maps 6 and 7**.

- **NEIGHBOURHOOD CORRIDOR:**

Key corridors that link surrounding neighborhoods to each other and with other parts of the town. They are planned to accommodate growth of mid-density residential and small-scale commercial/retail that orient towards the street, and neighbourhood destinations such as parks and schools. The public realm may include features such as wide sidewalks, tree plantings and cycling infrastructure meant to improve the pedestrian experience. Examples include 42nd Street from the intersection with 42nd Avenue to the intersection with HWY 54.



Picture Credit: Weinstein A+U

- **COMMERCIAL CORRIDORS:**

Areas with a diverse range of commercial uses situated near key nodes or along key corridors. Current developments in these areas may be vehicle-oriented with parking in between the building and public streets. As redevelopment occurs, these sites will support intensification with new buildings framing public and private streets and support improved pedestrian connectivity and accessibility. Examples include 50th Street from the intersection with HWY 2A to 49th Avenue, and 42nd Avenue from the intersection with HWY 54 to the intersection with 50th Street.



Picture Credit: Brookfield Properties

3.2 Downtown Revitalization

Goal

To grow and reinforce the downtown as Innisfail's civic and cultural heart, a thriving business district and a dynamic neighbourhood.

Objective

- To ensure statutory and non-statutory planning and policy framework reflects the community's desire to make downtown a destination for urban living, entertainment, and retail services.
- To increase accessibility and connectivity of and within downtown by prioritizing various forms of mobility in the downtown transportation network and infrastructure.

- To support intensification of downtown into a higher density mixed-use area that provides desirable opportunities for urban living, entertainment, and destination retail.

Policies

3.2.1 Revitalizing Downtown as a Vibrant Urban Center

- 3.2.1.1 Update the Downtown Innisfail Area Redevelopment Plan to incorporate best practices and experiences that enhance downtown vibrancy.
- 3.2.1.2 Ensure that the downtown is family-friendly and kid-friendly using programming, potentially drawing visitor-oriented private development.



COMMUNITY FEEDBACK RECEIVED THROUGH SURVEYS:

"If all the shops down mainstreet looked similar, old brick/stone, that would be more appealing"

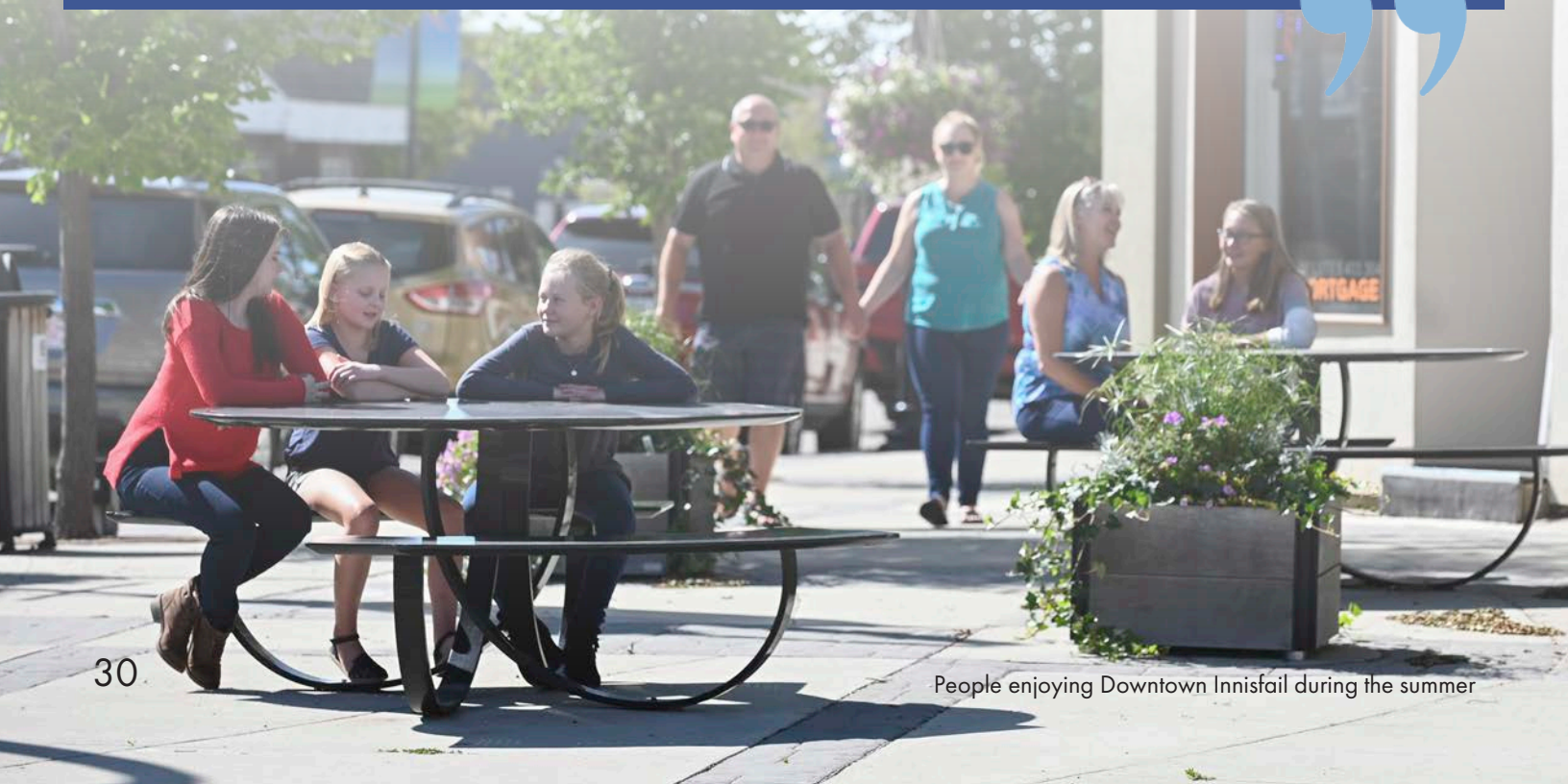
Response to Phase 2: CREATE Survey question

"We should ensure we have a clean Main Street including updated or properly maintained buildings. Clean and clear marked signage would be great too."

Response to Phase 2: CREATE Survey question

"More crosswalks on Main Street. The streets are very long, causing people to J-walk unsafely"

Response to Phase 2: CREATE Survey question



- 3.2.1.3 Encourage the preservation or conservation of the unique character and heritage of the downtown by creating a heritage preservation framework that incentivizes the preservation or conservation of such buildings.
- 3.2.1.4 Encourage policies and programs that are open to flexible and temporary uses of public and private spaces (i.e., parking lane patios, pop-up businesses, markets, etc.), that contribute to downtown vibrancy.
- 3.2.1.5 Enhance policies and requirements relating to public and private buildings and spaces to include consideration of Crime Prevention Through Environmental Design Guidelines (CPTED).
- 3.2.1.6 Explore the development of incentive programs or purchase of vacant lots to encourage mixed-use developments that help to achieve a critical mass of population within the downtown.
- 3.2.1.7 Identify opportunities for public land banking in the area redevelopment plan area where partnerships or increased development control will support downtown redevelopment.
- 3.2.1.8 Evaluate the use of incentives that promote mixed use development downtown. This may include property tax incentives or alternate development cost charges for the downtown area.

3.2.2 Creating an accessible and connected downtown

- 3.2.2.1 Explore ways through the planning framework to ensure the downtown can contain a blend of mixed-use developments, park and plaza space and provide for a mixture of mobility types that connect to other residential and commercial areas.
- 3.2.2.2 Enhance the current wayfinding and gateway signage uniquely branded to direct people to the downtown.

3.3 Gateway Urban Design Overlay

Goal

To enhance the appeal and functionality of major gateway areas into town by creating distinctive and visually appealing viewscales and building forms that reflect Innisfail's unique character.

Objectives

- Enhance Visual Appeal: Create visually appealing entryways that set a positive first impression for visitors and residents.
- Promote Consistent Architectural Standards: Ensure new developments adhere to cohesive architectural guidelines that ensure high quality aesthetics and building materials.

- Improve Functionality and Accessibility: Enhance the functionality and accessibility of gateway areas for both vehicular and pedestrian traffic.
- Encourage Economic Development: Attract new businesses and investments by creating attractive and vibrant gateway areas.



"...While it is great to revitalize the downtown core, you need to impress potential visitors on the highway as soon as they see their first 'exit' ramp. 'Curb Appeal' as they call it, is extremely important, and the Blue Bird/Petro Can/Old run-down, empty restaurant area does NOT currently have great curb appeal."

*Response to Phase 2: CREATE
Survey question*



Policies

3.3.1 Enhance visual appeal of gateway areas

- 3.3.1.1 Continue to invest in the enhancement at community entry points using sculptures, water features, and landscaped medians to define them.
- 3.3.1.2 Encourage high quality architectural designs which may help reflect the town's historical and cultural heritage. Use materials and colors that harmonize with the surrounding landscape.
- 3.3.1.3 Require varied building facades to avoid monotonous streetscapes by incorporating elements such as balconies, bay windows, and varying rooflines.
- 3.3.1.4 Create standardized requirements for developments at entry points to be reflected in development regulations.

3.3.2 Designing vibrant spaces to attract people and businesses

- 3.3.2.1 Building Orientation and Massing: Buildings are oriented to the street with units that support commercial uses on the ground floor facing the higher activity street with a range of uses integrated behind or located above. Regulate building heights to maintain a human scale. Step-back upper floors to reduce the visual impact of taller buildings.
- 3.3.2.2 Streetscaping and Public Realm: Implement streetscaping improvements such as widened

sidewalks, tree-lined streets, and street furniture to create a pedestrian-friendly environment. Integrate plaza spaces which encourage pedestrian activity to encourage a vibrant welcoming environment.



"42nd avenue - it is largely visible from Highway 2 but makes Innisfail look very industrial and feels very run down. 44th ave -> 54 street - a lot of space but no sidewalks, businesses, or anything."

Response to Phase 2: CREATE Survey question



3.4 Residential Land Use Policies

The town strives to support diverse lifestyles, demographics, and income levels to create an inclusive environment where residents from diverse backgrounds can thrive. This involves designing neighbourhoods and amenities that cater to a range of needs and preferences, such as providing housing options suitable for families, individuals, and seniors. By prioritizing inclusivity in urban planning and development, social cohesion can be promoted and great neighbourhoods created that ensure the housing continuum is fully addressed¹².

Future residential land use will be directed to the residential areas shown as residential on **Map 9**.

Goal

To ensure Innisfail accommodates a balanced mix of housing choices that meets the needs of everyone at all stages of life and encourage intensification of key nodes and corridors to increase connectivity within neighbourhoods and increase accessibility of neighbourhood amenities for surrounding neighbourhoods.

Objectives

- Encourage medium to higher density housing and development of mixed use residential with commercial or institutional land uses along neighbourhood corridors and neighbourhood nodes.
- Prioritize inclusivity in urban planning and development policies and programs to promote greater social cohesion in neighbourhoods while ensuring housing typologies address the housing continuum through the use of financial incentives, marketing town-own land or partnering with landowners/developers/builders.

¹² Bassa Social Innovations, 2023, Housing Needs Assessment.

Policies

3.4.1 Provide Diversity in Housing Type

- 3.4.1.1 Ensure future residential areas provide a range of options and mix of housing for aging-in-place, multi-generational housing, and a diverse range of household needs. This may include various forms of housing within the housing continuum.
- 3.4.1.2 Ensure that areas for various types of housing will be identified as outline plans are prepared for large blocks of land intended for future residential use. Where an outline plan is not created, housing types will be determined through designations under the Land Use Bylaw.
- 3.4.1.3 Encourage and support live-work housing typologies to encourage entrepreneurship, and flexible housing types in the community.
- 3.4.1.4 Ensure that the type of housing on individual streets is identified prior to subdivision through the Land Use Bylaw designation process. Lots fronting onto the same segment of street should be designed to accommodate houses that are similar in character and transition from one type of housing to another across back lanes, back parcel boundaries, or open space areas.
- 3.4.1.5 Explore ways and mechanisms to encourage ways to incentivize purpose-built rentals such as extending the 2021 Infill Policy.
- 3.4.1.6 Make provision in the Land Use Bylaw to allow detached secondary suites that meet development regulations in all residential zones to encourage multi-generational housing or rental units.
- 3.4.1.7 Explore how partnerships can promote the co-location of market, affordable, and non-market affordable housing with municipal facilities or land.
- 3.4.1.8 Future Land Use Bylaw updates should support neighbourhood renewal, aging-in-place, intensification, and diversification of existing housing stock through incremental redevelopment.



"It is under the umbrella of diverse housing, but I continue to hear specific request for senior friendly single family or duplex type (non condominium) housing."

Response to Phase 2: CREATE Survey question



3.4.2 Planning for Sustainable Density in Housing

- 3.4.2.1 The maximum residential density that should be allowed is 42 dwelling units per gross developable hectare while the minimum should be 16 dwelling units. The calculation of both densities will only apply on blocks of land that are at least 16 hectares (40 acres) in size and which excludes any area to be dedicated as environmental reserve.
- 3.4.2.2 Residential densities outside of these minimum and maximum densities may be permitted provided the developer can reasonably justify doing so to the town's satisfaction.

“Affordable housing for low-income individuals is a huge need - Need low-income housing for those with mobility issues”

*Response to Phase 2: CREATE
Survey question*

3.4.3 Building the Housing Continuum

Goal

To accommodate a full and balanced mix of housing choices, meeting the needs of everyone, at all stages of their lives.

Policies

- 3.4.3.1 Identify opportunities for Land Use Bylaw updates and redesignations that support neighbourhood renewal, aging-in-place, intensification, and diversification of existing housing stock through incremental redevelopment, i.e., permitting various forms of secondary suites in all residential districts.
- 3.4.3.2 Encourage mix-income housing in new developments to maintain housing diversity that serves a range of income levels.
- 3.4.3.3 Facilitate a range of senior and multi-generational housing forms and housing arrangements to support aging-in-place that is close to services and amenities.
- 3.4.3.4 Encourage the inclusion of purpose-built rental housing, including secondary suites, on new and infill lots incentivizing such housing above that provided in the 2021 Residential Infill Incentive Program
- 3.4.3.5 Incentivize mixed use residential development in downtown and neighbourhood centers.

- 3.4.3.6 Consider town-owned land development projects to include a minimum of 20% of homes which are available at non-market pricing.

3.4.4 Intensifying Nodes and Corridors

- 3.4.4.1 Mixed use commercial, institutional, retail with residential and high-density residential developments will be directed to the town center, neighbourhood centers and along neighbourhood corridors as identified in **Maps 6 and 7**. Intensifying nodes and corridors will help create accessible convenience of local amenities and create vibrant and social areas that facilitates the rest of the neighbourhood at walking distance.
- 3.4.4.2 Higher density residential will be developed in a manner that minimizes the potential impact on adjacent properties. This may include factors such as building orientation and placement to alleviate privacy/noise concerns, architectural treatment, landscaping, and screening to reduce visual impact.
- 3.4.4.3 Uses that are considered compatible within a larger residential setting may be allowed in accordance with the Land Use Bylaw. This includes such uses as home occupations, bed and breakfasts, daycares and other similar uses and activities.

3.5 Commercial Land Use Policies

Commercial and industrial land uses within a community are its primary employment generators. Looking at the information on Labourforce Commuting Destination highlighted in Chapter 1 reveals that most people work within Innisfail. Recognizing the importance of having a policy framework that reflects this reality led the town to create its own economic prosperity through community economic development.

The Power of Place strategy adopted in 2022 recognized that free enterprise is capable of driving community prosperity, by connecting the forces of supply and demand through community leadership. The town can leverage its strategic advantages to catalyze opportunities for existing businesses, entrepreneurs and investors through its existing economic base, available land and local expertise in agricultural services, power generation and distribution, manufacturing clusters, green technology, retail services and wholesale distribution.

Maps 6 through 8 show where future commercial nodes are anticipated to develop.

Goal

To ensure that Innisfail has a thriving, diverse economy that offers a range of opportunities to work and invest, thereby supporting a sustainable tax base and a high quality of life.

To ensure that community members have access to commercial and local convenience amenities.

Objectives

- Encourage development of mixed use commercial and residential spaces to enhance accessibility and vibrancy to retail services.
- Encourage commercial developments such that it facilitates pedestrian accessibility and contributes to a vibrant public realm and help create social gathering areas in the neighbourhood.
- Attract, retain, and sustain businesses, thereby growing Innisfail's economy and meeting the needs of residents and employers.
- Continue to use and evaluate programs and opportunities to support immigrants to fill vacant employment opportunities and grow Innisfail's population while increasing our diversity and culture.

Policies

3.5.1 Nature of Commercial Uses

- 3.5.1.1 Future commercial land use will be directed to areas shown as commercial on **Map 9**.
- 3.5.1.2 Ensure that future commercial areas accommodate a range of activities depending upon the location within the community
- 3.5.1.3 Encourage a wide mix of commercial, residential and institutional mix-use developments in commercial areas. Ensure these developments have sufficient water, sanitary sewer, and storm service capacity.
- 3.5.1.4 Ensure that when there is development or redevelopment of commercial properties in commercial corridors that buildings frame public and private streets thereby creating a street wall and improved pedestrian connectivity and experience.
- 3.5.1.5 Encourage changes to development regulations so that buildings within neighbourhood centers can be built to the street edge to create a street wall and continuous pedestrian movements within the public realm.
- 3.5.1.6 Encourage changes to development regulations so that parking and vehicle access is provided in the rear of buildings in neighbourhood centers away from active streets so that breaks in pedestrian movements are minimized and vehicle and pedestrian traffic is separated.
- 3.5.1.7 Encourage commercial developments, where feasible, to incorporate social gathering areas such as plazas into their design to enhance opportunities for community interaction and social engagement.

3.6 Industrial Land Use Policies

Innisfail has three industrial districts within its Land Use Bylaw: (1) Established Industrial District (I-ES), (2) Industrial Expansion District (I-EX), and (3) Privately Serviced Industrial District (I-PS). Within the first two districts are different types of industrial activities reflecting heavy, medium and light industrial uses. The third district reflects areas where there is a lack of municipal servicing thereby limiting the type of industrial activities that can be found within them.

This is an area where the municipality could benefit from having an additional land use district encompassing light industrial activities as shown in the industrial classification section.

Future industrial land use will be directed to the areas shown as industrial and privately serviced on **Map 9**.

Goal

To promote the preservation and expansion of existing industrial lands and introduce new industrial lands that align with both current and future land use plans identified in *imagineINNISFAIL* or area structure plans, while ensuring proper transition between adjacent land uses through classification of industrial development and locating them based on intensity of industrial use.

Objectives

- Encourage existing industries to maintain and expand their operations.
- Attract new industrial to appropriate locations that are compatible with adjacent uses.
- Create a balanced relationship between industrial land uses and adjacent land uses.
- Create a transition of mixed-use urban industrial on the edges adjacent to other urban zones.
- Locate heavy industrial zones away from the town center.

Policies

3.6.1 Industrial Classification

The town has classified industrial developments into 3 types, based on intensity of use and its impact to the surrounding area. This will help locate future industrial development or redevelopment of existing industrial areas to better transition between industrial and other land uses and that future industrial use does not negatively impact these uses.

- **Mixed-use Light Industrial**
Mixed-use light industrial zones are strategically located at the periphery of existing industrial zones and offer flexibility to blend land uses. This can include industrial-residential for employee housing, industrial-commercial for small-scale production and sales, etc., preserving the town's urban character and

bridging the gap between industries and other sectors of the community.

- **Medium Industrial**

The medium industrial zone serves as a transition area between mixed-use light industrial and heavy industrial zones. It permits industrial developments that engage in some outdoor operations or require large outdoor areas for storage space, alongside limited supporting commercial activities.

- **Heavy Industrial**

This zone will accommodate heavy industrial developments that have the potential to create nuisances extending beyond the site boundaries. Strategically positioned within the interior of industrial areas, it will ensure favorable conditions for the public, mitigating any adverse impacts.



Southwest Industrial Park looking south.

3.6.2 Locating and maintaining Industrial Land

- 3.6.2.1 Explore the possibility of adopting a new industrial district that encompasses light industrial activities and refine the existing districts to reflect light, medium, and heavy industrial uses.
- 3.6.2.2 Plan for strategically locating future industrial lands away from the town center.
- 3.6.2.3 Locate and regulate future industrial developments based on the industrial classification shown earlier in this section.
- 3.6.2.4 Work with landowners to maintain an approximate five-year supply of serviced, industrially focused lands to create a competitive land market and encourage industrially related business to locate or expand on these lands.
- 3.6.2.5 Endeavour to ensure industrial development addresses environmental impacts related to drainage, sewage discharge, airborne emissions, noise pollution and any other pertinent environmental issues.

3.6.3 Planning of Industrial lands and their relationship between adjacent land uses

- 3.6.3.1 Ensure industrial land uses are compatible with adjacent land uses while providing sufficient space for industrial growth.
- 3.6.3.2 Engage with industrial landowners to assess their plans in comparison to the town's vision and look at the possibility of adaptive reuse of underutilized buildings.
- 3.6.3.3 Encourage mixed-use industrial with commercial and/or residential/industrial be strategically located at the periphery of the industrial land use (particularly close to major corridors to ensure a proper transition between adjacent land uses and create people-centric industrial usage in these areas.

3.6.4 Appearance Requirements Near Major Gateway Roads

- 3.6.4.1 Require Industrial development in the area between QE2 and HWY 2A to be subject to additional landscaping and appearance requirements to ensure that the view of these areas from these highways is aesthetically pleasing. The highway-facing side of all buildings should be finished to the satisfaction of the Development Authority and all exterior finishes should complement other buildings on the lot and buildings on adjacent lots. Landscaping on all highway-facing sides of parcels should provide screening of outdoor storage areas and create visual interest.

3.7 Institutional Land Use Policies

Goal

To ensure that institutional land uses accommodate a wide variety of service-oriented activities encompassing educational, health, government and not-for-profit offices which provide services to the community.

Objectives

- Promote a secure, healthy, and diverse community by offering a range of public amenities, institutional support, and community services.
- Ensure public buildings and uses are strategically positioned throughout town and are conveniently within reach of residential neighbourhoods.

Policies

3.7.1 Locating Institutional Land Uses

- 3.7.1.1 Future institutional land uses will be directed to the areas shown as institutional on **Map 9**.

- 3.7.1.2 Institutional uses mixed with residential or commercial will also be encouraged in areas adjacent to key corridors where intensification is prioritized.

3.7.2 Nature of Institutional Uses

- 3.7.2.1 Plan for the following types of institutional uses in residential areas, places of worship, schools, community service facilities, emergency service facilities, public recreation facilities, and similar uses that are considered compatible within a residential setting.
- 3.7.2.2 Ensure that any proposed institutional development shall be compatible with neighbouring land uses and be supported by town services and infrastructure.
- 3.7.2.3 Work with local school boards to promote school-site planning that facilitates pedestrian and cyclist access and safety.
- 3.7.2.4 Continue to collaborate with school boards to enhance joint-use agreements for efficient shared use of school and town facilities thereby facilitating public access to school grounds after school hours.

3.7.3 Future School Site

- 3.7.3.1 A future school site is identified within the NE ¼ Sec. 29-35-28-W4M and SE ¼ Sec. 32-35-28-W4M and shown on **Map 9**. This site will be required to support the future number of students that residential development will generate. The school site will be dedicated as municipal reserve, school reserve or a combination of municipal and school reserve.
- 3.7.3.2 Continue to work with local school boards pursuant to provincial legislation and policy frameworks when undertaking statutory plan preparations or amendments to same to ensure the proposed school site in the NE ¼ Sec. 29-35-28-W4M and the SE ¼ Sec. 32-35-28-W4M is planned, serviced, and developed in an orderly and appropriate manner. The school site may be subdivided and serviced with utilities to the property line prior to subdivision of 30% of the gross residential land in the Hazelwood Outline Plan.

3.8 Growth Management

Goal

To manage future development and redevelopment in a manner that ensures the scale, location, and pattern will align with this document's vision of creating sustainable growth.

Objectives

- Oversee growth and development in a manner that is environmentally, socially, and fiscally responsible and sustainable thereby benefitting both current and future residents of Innisfail.
- Prioritize new growth and intensification in specified nodes and corridors that serve existing and new neighbourhood with walkable amenities and services to maintain sustainable growth in Innisfail – Town Center, Neighbourhood Center, Commercial Centre, Commercial Corridor and Neighbourhood Corridor.
- Preserve the small-town character while balancing growth pressures.

Policies

3.8.1 New Growth and Redevelopment Areas

- 3.8.1.1 Ensure that developing, planned and future development areas, along with corridors prioritized for revitalization and intensification will occur in those areas identified in **MAP 7**.
- 3.8.1.2 Ensure that new development will be contiguous to the existing built areas and maintain a competitive supply of developable land within corporate boundaries while protecting the surrounding farmland from the negative pressures associated with urban sprawl.
- 3.8.1.3 Encourage infill development to take advantage of existing municipal infrastructure.

3.8.2 Statutory Planning Framework Thresholds

- 3.8.2.1 Require Area Structure Plans (ASP) for development areas over 12.95 hectares (32 acres) where such planning framework does not exist.
- 3.8.2.2 Ensure that ASPs and Area Redevelopment Plans (ARPs) shall be prepared in accordance with the requirements of the Act, the policies of this document, and any other matter deemed necessary by Administration or Council.
- 3.8.2.3 Require an Outline Plan for new single use development areas under 12.94 ha (32 acres) or in circumstances where Council deems it is necessary.

3.8.3 Financial Responsibility for Servicing New Development

- 3.8.3.1 Require that all costs associated with servicing new developments be covered by the Developer in line with policies approved by Council and in accordance with the Act unless otherwise varied by Council.

3.8.4 Criteria for Reviewing Planning & Development Applications

- 3.8.4.1 Consider the following when reviewing proposals for land use amendments, subdivisions, or development permits:
- a. The nature and extent of the proposed use.
 - b. The appropriateness of the site for the intended use.
 - c. Compliance with relevant statutory plans and the Land Use Bylaw.
 - d. Site design considerations, including natural features such as topography, trees, landscapes, wetlands, and steep slopes.
 - e. Compatibility with surrounding current and future land uses.
 - f. Proposed access points, intersection treatments, and impacts on the road network.
 - g. Orientation of buildings to define street edge and clear access from sidewalk.
 - h. Availability of municipal infrastructure.
 - i. Provision of open space and public access areas.
 - j. Suitability of parcel sizes for the proposed use.
 - k. Design aesthetics and appearance of the proposed development.
 - l. Assessment of the development's necessity and its potential community benefits.
 - m. Any other pertinent factors as determined by the Approving Authority.

3.8.5 Oil and Gas Facilities

While there were no sour gas facilities when *imagineINNISFAIL* was proposed, it was deemed prudent to ensure there was policy direction in the future should this occur.

- 3.8.5.1 Consult with the provincial authority regarding the potential for new development in the vicinity of sour gas facilities and ensure applications for subdivision or development are referred to the provincial authority.
- 3.8.5.2 Monitor proposals for new sour gas and related facilities within or adjacent to the town's existing and future growth areas and determine on a case by case basis its position regarding such facilities.
- 3.8.5.3 Encourage oil and gas facilities and pipelines to be located beyond the identified future growth areas. Where it is not possible to avoid these areas, the town shall encourage the use of alignments and locations that are not conducive to future urban development.

3.8.6 Brownfield and Greyfield Redevelopment

- 3.8.6.1 Promote the environmental remediation and repurposing of brownfield and greyfield sites within the community. The intent is to make good use of lands that are already serviced and typically occupy a prominent location along arterial or major collector roadways. As part of this effort, consideration may be given to proposed tax incentives outlined in provincial legislation.







CHAPTER 4

Our Infrastructure



4.0 Introduction

Our infrastructure encompasses everything from potable water, sanitary sewer, storm sewer, roads, trails, parks, buildings, and shallow utilities. Municipalities own and maintain 60% of Alberta's public infrastructure¹³. These systems serve a fundamental and essential role in the health and safety of our community. Consideration should be given to the capacities and useful lifespan of our existing infrastructure components when lands are considered for development or redevelopment, or annexation.

Based on growth, capacities and useful lifespan, infrastructure needs to be provided as efficiently and cost-effectively as possible to provide for the maintenance, service, and support of our community without upward pressure on property taxes or the offsite levy.

Municipal infrastructure requires ongoing investment to sustain it, each one has a defined service life that must be efficiently managed. In other words, municipal infrastructure has monetary value, and its components will not last forever. Abandoning or eliminating an asset at the end of its life is not something that municipalities can consider for infrastructure. Having an asset management plan/policy is required to address the rising costs for, and competing priorities associated with, infrastructure renewal programs¹⁴.

Goal

To accommodate future growth while maintaining appropriate levels of service within existing developed areas of the community.

Objectives

- The town ensures that the road network and utility infrastructure and capacity are sufficient to accommodate the future growth of Innisfail as needed by updating master servicing studies in a timely manner.
- The town will work with the province and Red Deer County to ensure coordination in the planning and construction of connections within the provincial, county and town road networks.
- The town will work with its service providers for the distribution or collection of potable water and wastewater.

4.1 Transportation System

4.1.1 Location of Future Transportation Systems

- 4.1.1.1 The future transportation systems are identified in **Map 10 – Transportation Network**.

Highways – Alignment and Cross Section

- 4.1.1.2 The design and requirements for provincial highways in the Plan Area will be determined by the province.
- 4.1.1.3 The HWY 2 Corridor Improvement Study identified an additional 5 m of right-of-way on the west side of QE2 required for future six and eight-laning north of HWY 590. Lot owners near the QE2 and HWY 590 interchange may be required to provide greater right-of-way protection after a future interchange study is completed.
- 4.1.1.4 HWY 2A north of HWY 590 is identified as a multi-lane highway to the City of Red Deer. A Functional Planning Study is completed for the portion of HWY 2A multi-laning between HWY 42 and the City of Red Deer, but a planning study must still be completed for that portion between HWY 590 and HWY 42 (Innisfail to Penhold). Lot owners adjacent to HWY 2A may be required to provide greater right-of-way protection after this planning study is completed in the future.
- 4.1.1.5 Pursuant to the Act, the municipality will comply with any applicable items related to principal highways when planning is completed for the Red Deer Regional Plan (RDRP) under the Alberta Land Stewardship Act.
- 4.1.1.6 Pursuant to the Act, the town will mitigate impacts associated with traffic generated by development approved on the local road connections to the provincial highway network, in accordance with policies from the provincial Land Use Policies.

Hierarchy of Roads and Standards

- 4.1.1.7 The town will follow the hierarchy of roads and standards shown in the Design Guidelines Manual.

Rail Right-of-Way Corridor

- 4.1.1.8 The town will continue to work with CPKC, or its successor, to ensure the safety of train, vehicular, and pedestrian traffic within the rail right-of-way corridor.

Active Transportation Methods

- 4.1.1.9 Encourage new developments to prioritize active transportation methods.

4.2 Potable Water System

4.2.1 Location of Future Water System

- 4.2.1.1 The location of the future water system is shown in **Map 11 – Potable Water Network**.

¹³ Infrastructure | Alberta Municipalities (abmunis.ca)

¹⁴ Alan Phelps, November 2009, An Examination of the Relationship between Rationale, Practice and Outcomes in Municipal Property Asset Management – A Comparative Study of the UK and Russia, (Birmingham: University of Birmingham), 319 pps.

Water Supply Monitoring

- 4.2.1.2 As the town's population nears 11,830 or the equivalent water use of a population of 11,830, the town should evaluate the long-term water supply needs of the community and secure additional supply.

Water Storage

- 4.2.1.3 As the town's population nears 19,000 or the equivalent water use of 19,000, the town should evaluate the need to add water storage.

Water Main Distribution Network

- 4.2.1.4 Water mains will be extended into and through the town as shown in **Map 11**. The size of the mains will be designed as part of a detailed model analysis at the time of development and prior to subdivision of individual areas.

Water Pressure Zones

- 4.2.1.5 As defined in the 2013 Master Servicing Study, there will be pressure zones located throughout the town due to elevation changes. The town will require pressure reducing valves to control the pressure from different zones.

Dead End and Unlooped Mains

- 4.2.1.6 When considering the staging of development in future growth areas, the town should avoid the use of dead end and unlooped mains.

Design Requirements

- 4.2.1.7 The development of municipal water services will be in conformance to the most recent version of the town's Design Guidelines.



"Core infrastructure planning and maintenance. Water supply, sewage, roadway availability (maintenance, snow removal), plus the addition of new critical services (e.g. high speed internet access). Have a specific policy with the objective to ensure that all residents continue to have access to not only the bare minimum services but the best services available (latest e.g. no water restrictions), allowing for critical infrastructure improvements."

*Response to Phase 2: CREATE
Survey question*



4.3 Sanitary Sewer System

4.3.1 Locating Sanitary Sewer Trunk and Collection System

- 4.3.1.1 The location of the sanitary sewer trunk and collection system is shown in **Map 12 – Sanitary Sewer Network**.

Sanitary Sewer Regional Capacity

- 4.3.1.2 As the town's population nears 15,000 or the equivalent effluent generation of a population of 15,000, the town should evaluate the capacity of the regional system to receive additional effluent and work with its service provider to secure additional capacity.

Lift Station Options

- 4.3.1.3 The town will continue to monitor development areas to determine the optimum location and placement of lift stations for servicing areas that require their installation.

Design Requirements

- 4.3.1.4 The development of municipal sanitary services will be in conformance to the most recent version of the town's Design Guidelines.

4.4 Storm Ponds and Drainage System

4.4.1 Location and Design of Storm Ponds and Drainage System

- 4.4.1.1 The areas shown on **Map 13 – Storm Water Network** as storm pond and drainage corridor are intended to accommodate storm water management facilities and critical surface drainage routes as part of the overall storm water management system through the town. These lands will be dedicated as public utility lots at the time of subdivision.

Size and Design of Facilities

- 4.4.1.2 Each of the areas shown on **Map 13** will accommodate storm water management ponds or drainage courses designed to meet provincial and town policies and/or design guidelines.

Pre-development Rate for Design

- 4.4.1.3 A rate of 2.5 liters/s/ha will be used as the pre-development rate when completing storm water designs for development proposals.

Detailed Storm Water Management Plan Required

- 4.4.1.4 A detailed storm water management plan will be required to confirm sizing, volumes, and outlet routes prior to development and/or subdivision approval. Outlet routes for all upstream lands and storm water management ponds must be considered.

Design Requirements

- 4.4.1.5 The development of municipal storm drainage services and storm water management facilities will be in conformance to the most recent version of the town's Design Guidelines.

Hydrologic Cycle of Wetlands to be Preserved

- 4.4.1.6 To maintain the hydrological cycle of each wetland, a pre-and post-development assessment of the hydro-periods for the wetland will be prepared and submitted to the town and the province. Maintaining the hydrological cycle of the wetlands will be a priority in determining the storm water management approach used for the surrounding lands intended for development.

Use of Highway Rights-of-Way

- 4.4.1.7 A storm water management plan that proposes to direct drainage into a provincial highway right-of-way must obtain approval from the responsible provincial authority. Drainage proposals must be managed in a manner acceptable to the provincial department and comply with the "Highway Geometric Design Guide – Chapter C". A storm water management plan, which includes proposals to direct drainage into a highway right-of-way, must maintain predevelopment drainage patterns, water quality and flow rates.



Stormwater drain located along 57 Street.

4.5 Shallow or Other Utilities

4.5.1 Extensions of Shallow Utilities into Undeveloped Areas

- 4.5.1.1 Shallow utilities (power, telecommunications, natural gas) may be extended into undeveloped areas of the town in accordance with the requirements of the individual utility provider and, where applicable, the franchise agreement with the town.
- 4.5.1.2 All shallow utilities will be installed underground in new growth areas.

4.6 Waste Management

4.6.1 Manage Solid Waste and Promote Reduction of Waste

- 4.6.1.1 The town should promote and manage solid waste management through its service provider and coordinate a mix of practices with it that include recycling, composting, source reduction and disposal.
- 4.6.1.2 The town should promote the reduction of waste in the construction process and encourage the use of recycled or eco-certified materials.

4.7 Energy Related Infrastructure

4.7.1 Support and Accommodate Renewable Energy Usage and Green Development Options

- 4.7.1.1 Encourage the use of renewable energy alternatives including solar that minimize the potential negative impacts of development.
- 4.7.1.2 Encourage the accommodation of renewable energy sources and energy distribution systems, including district energy, geothermal energy or solar energy in new and redeveloped neighbourhoods and on the town's public utility lots.
- 4.7.1.3 Encourage innovative energy and development solutions where the town can work with developers to evaluate new approaches and technologies related to servicing such development.

4.8 Asset Management

4.8.1 Updating and Implementing the Asset Management Plan

- 4.8.1.1 Update the Strategic Asset Management Plan and Asset Management Policy every three to five-years.
- 4.8.1.2 Explore implementing a fully detailed asset management plan during the planning horizon of *imagineINNISFAIL*.

4.9 Parks, Trails and Open Spaces

Parks, trails and open spaces offer residents places for recreation, relaxation and socialization, contributing to overall mental and physical well-being of the community. Trails connect different parts of town promoting active transportation, like walking or cycling, and reduces dependency on motor vehicles. The network of parks, trails and open spaces provides natural cooling areas and enhances the town's resilience against climate change. Investing in the development and maintenance of parks, trails and open space fosters a sense of community and enhances the quality of life for community members and tourists alike. Parks and open spaces contribute to the well-being of a community while enhancing community pride and spirit.¹⁵

4.9.1 Parks and Open Spaces

Goal

To create an integrated, accessible, and well-planned open space and parks system within an urban setting that provides easily accessible recreational and cultural experiences catering to diverse age groups, mobility and skill levels.

Objectives

- Preserve and enhance the quality of parks and open spaces by incorporating sustainable landscaping practices.
- Support ecosystem integrity and resiliency in the face of climate change.
- Expand and maintain the town's urban forest in all viable public spaces.
- Encourage sharing and multiple use of parks and open space areas among a variety of user groups and activities.

Policies

Location of Parks, Trails and Open Spaces

- 4.9.1.1 The location of parks, trails and open spaces are shown in **Map 14**.

Parks Planning

- 4.9.1.2 Ensure the development of flexible public spaces that enable a variety of programming to support greater activity throughout the day and year and cater to all ages.
- 4.9.1.3 Ensure that future open space planning is updated.
- 4.9.1.4 Leverage opportunities to replace outdated play grounds to update play equipment to modern standards.

- 4.9.1.5 Ensure that as new areas are planned and developed, the design of parks and open space system will provide linkages between major open spaces, connections between neighbourhoods and linear corridors.
- 4.9.1.6 Provide for a combination of active and passive parks in the community with a range of amenities for residents. The planning and design of parks will include consideration of the need for a variety of types of parks and the need to match park infrastructure and amenities with the needs of residents.
- 4.9.1.7 Require land dedications, in accordance with applicable provincial legislation and the Land Use Bylaw that supports setback requirements adjacent to Dodd's Lake, Napoleon Lake, Hazelwood Lake, Buffalo Creek, Waskasoo Creek, drainage courses or other water bodies or as determined through appropriate studies and plans.



"Add lighting to walking paths so they can be safe after dark."

*Response to Phase 2: CREATE
Survey question*



4.9.2 Trail Connections

Goal

To increase year-round walking and cycling trips and create a balanced multi-modal active transportation system that serves the public and is more efficient to build and maintain in the long-term.

Objectives

- Ensure future pedestrian and cycling infrastructure connects with existing trails, parks, and natural areas.
- Facilitate and enhance walking and cycling in all roadway designs.
- Incorporate end-of-the trip facilities for pedestrians and cyclists in new and existing developments, i.e., bicycle racks.

Policies

- 4.9.2.1 Continue to improve the quality and convenience to pedestrians and cyclists by connecting facilities that offer services and amenities that currently have no pedestrian alternative.

¹⁵ Town of Innisfail, January 2020, State of Recreation, Leisure and Culture Report, p. 1.

4.9.2.2 Ensure detailed planning and design of trails will be consistent with the 2010 Open Space Plan, the 2018 Trails & Pedestrian Master Plan, the Senior Needs Assessment, the 2021 Citizens Perspective Survey, the 2021 Community Report and the 2023 – 2025 Action Plan. This includes the incorporation of Crime Prevention Through Environmental Design (CPTED) considerations in the design and layout of trail systems.

4.9.2.3 Encourage and support pedestrian activity by providing amenities such as street furniture, pedestrian-scale lighting, and clearly marked and controlled pedestrian crossings.

4.9.2.4 Support the year-round use of sidewalks and trail networks through appropriate lighting, timely operational maintenance, and barrier-free designs.

4.9.2.5 Ensure that new trail wayfinding monuments are added at the time of improvements or extensions to the existing trail network system.



COMMUNITY FEEDBACK RECEIVED THROUGH SURVEYS:

“Trail extension on berm of Highway 54 and regroom the trail to the golf course. These trails could be joined in the future.”

Response to Phase 2: CREATE Survey question

“...Proper bike/pedestrian path alongside the golf course - would also be nice if this would clearly connect to the paths in centennial on the far west side...”

Response to Phase 2: CREATE Survey question

“A level and paved path along the east side of Lakewood Drive from G&B Fuels to the library and past the library to Sunset Glass for cyclists, scooters and walkers for safer, easier access to the library from 50th St./downtown area.”

Response to Phase 2: CREATE Survey question

“Having the ability to have a loop from the downtown core to the trails and around the lakes in town throughout the green spaces.”

Response to Phase 2: CREATE Survey question



Trans Canada Trail section located along the Dodd's Lake Boardwalk.





CHAPTER 5

Our Community Well-Being



5.0 Introduction

Innisfail has a strong sense of pride and desire to develop something special that the community can be known for while building a sense of belonging by celebrating what makes us special. Innisfail fosters a strong sense of community through existing social programs, cultural events and recreational activities that bring community members together to celebrate our diversity.

Community well-being is the combination of social, economic, and political conditions identified by individuals in their communities as essential for them to flourish and fulfill their potential.¹⁶ This includes our physical health, mental wellness, social cohesion, economic stability and urban form.

Communities must not only support their residents during emergencies and times of acute need, but also in their everyday activities through municipal operations to increase their overall well-being, health, and sense of inclusion. Doing so creates a resilient community that can adapt and thrive to new challenges including economic downturns, public health crises or environmental changes.

Fostering community well-being requires an awareness and acknowledgement of our history. One that recognizes the important relationship that First Nations and Metis people have with the land supports an increased understanding and restoration of respectful and positive relationships between us. In doing so, this enables us to celebrate the people, places, and stories that make Innisfail what it is today and what it will be in the future.

Goal

To build a sustainable community where community members have a sense of belonging, opportunities to participate, supportive social connections and where individuals and families can meet their needs for education, health care, food, housing, income, and social and cultural expressions.

Objectives

- Create programming so that individuals and families can meet their needs for education, health care, food, housing, and social and cultural expression.
- Create an environment where everyone feels safe, has a sense of belonging and opportunities to participate.
- Create facilities that provide accessible meeting and gathering space and support individual and community well-being

¹⁶ John Wiseman and Kathleen Brasher, October 2008, "Community Wellbeing in an Unwell World: Trends, Challenges, and Possibilities", *Journal of Public Health Policy*, 29(3), p. 358.



5.1 Social Connectivity and Inclusion

Objective

- Support cultural placemaking by creation of accessible and flexible social gathering areas in the town center and neighbourhood centers.
- Ensure public spaces create a safe, accessible and welcoming environment for people of all ages, background and abilities.
- Ensure growth of the community is supported by access to facilities and services in a walkable distance in planned nodes and corridors.

Policies

5.1.1 Support and Implement Cultural Placemaking

- 5.1.1.1 Explore outdoor and indoor social gathering spaces within the town center that can be connected to 50th Street that create opportunities for active programming, public art, people watching, gathering as a community and bridging social connections to build well-being.
- 5.1.1.2 Collaborate with businesses in the town center to create flexible social gathering spaces (patios, urban parks, pop up areas) in streets and lanes. Particular attention should be given to the green area on the Royal Canadian Legion #104's property and the 52nd Street corridor between 48A Avenue and 50th Avenue.
- 5.1.1.3 Explore the development of incentive programs or grants for use of vacant spaces in the town center to encourage place making efforts.
- 5.1.1.4 Explore the development and implementation of a public art masterplan with a focus on creating inclusive and flexible social gathering areas that welcome and celebrate culture and practices of people of different cultures.
- 5.1.1.5 Support the development of temporary and permanent art installations on public and private properties.



"I think there has been some work to main-street appeal. Can we please work on things for recreation and programs for our youth."

*Response to Phase 2: CREATE
Survey question*



5.1.2 Facilitate Community Participation and Learning

Goal

To create social connectivity and personal well-being through public facilities and gathering spaces that provide opportunities for community members to learn, socialize and gather in safe environments.

Policies

- 5.1.2.1 Continue to support being an age-friendly community and encourage youth engagement so that a holistic approach is fostered in the community.
- 5.1.2.2 Explore opportunities for partnerships with local education facilities to expand and enhance programming.
- 5.1.2.3 Explore ways in which youth can participate in the organization and delivery of special events within Innisfail thereby generating greater youth inclusion and intergenerational learning that can support a safe community with greater well-being.
- 5.1.2.4 Explore the feasibility of a centrally located community center or multi-use space that provides space for community activities like co-working, learning, mentorship, workshops, business and arts incubator, gallery, etc.
- 5.1.2.5 Encourage collaboration with businesses and co-operatives to create multi-use spaces and spaces for learning and workshop.
- 5.1.2.6 Explore the means to develop or improve existing community spaces within medium density neighbourhoods by engaging residents in the design and development process.

5.1.3 Supporting a Connected Community Social Service Network

Goal

To ensure that residents have access to a coordinated and connected community network of social services that responds to the broad needs of the community.

Policies

- 5.1.3.1 Commit to providing high quality services and work to ensure gaps are identified when addressing the social needs of different age groups in the community.
- 5.1.3.2 Commit to continuing to work with service providers by facilitating programs and initiatives that support the physical, mental, and social well-being of all residents.
- 5.1.3.3 Explore collaborative efforts with service providers on initiatives that highlight and address unmet social needs in the community and foster a more socially and culturally inclusive community.

- 5.1.3.4 Continue to strive to work with service providers to address homelessness in the community by ensuring such experiences are brief and non-recurring by addressing the underlying causes, including poverty, addiction, and mental illness.
- 5.1.3.5 Continue to work with the province and non-governmental organizations to facilitate the provision of social services and programming in the community.
- 5.1.3.6 Support initiatives that highlight and address unmet social needs in the community and foster a more socially and culturally inclusive community.
- 5.1.3.7 Support the ability to develop an adequate range of social gathering spaces and social service facilities to meet the needs of the community in appropriate and accessible locations.



“Exercise for everyone to maintain. I would like to see a walking track for walking in winter and inclement weather always.”

*Response to Phase 2: CREATE
Survey question*



5.2 Fostering Economic Sustainability

Goal

To continue fostering the cultivation of employment opportunities through the implementation of the Power of Place community economic development strategy or successor strategies thereby creating an environment for innovative businesses, supporting local enterprises and enhancing a sense of pride among residents.

Objectives

- To support local businesses to thrive in the community and attract new businesses to the town.

- To encourage appropriate increase in density of homes in town and neighbourhood centers to make services easily accessible to larger population and support local businesses.

5.2.1 Creating a Sustainable Local Economy

Goal

To foster a prosperous economy by expanding opportunities for employment and economic growth through new employment areas that accommodate a mix of industries and businesses.

Objectives

- Support initiatives from the Power of Place community economic development strategy or successor strategies to retain, expand or attract businesses.
- Foster a strong and balanced economic landscape to produce quality employment opportunities that creates a thriving environment for innovation and entrepreneurship.
- Ensure that employment areas are planned and developed in ways that support the local and regional economic development objectives.

Policies

- 5.2.1.1 Facilitate, where feasible, the availability of easily serviceable and developable, or re-developable, land for employment purposes.
- 5.2.1.2 Support initiatives and incentives that retain and attract new businesses to the town center.
- 5.2.1.3 Explore and consider opportunities for the advancement of servicing infrastructure that facilitates new development.
- 5.2.1.4 Support individual landowners interested in optimizing development opportunities around railway infrastructure to maximize this potential, i.e., additional rail spur lines.
- 5.2.1.5 Develop and maintain a tourism strategy that supports the broader economic development strategy by leveraging its unique tourism assets, attractions and events that contribute to the tourism economy and fosters commercial opportunities.
- 5.2.1.6 Support innovation and entrepreneurship in collaboration with regional stakeholders.
- 5.2.1.7 Encourage and incentivize developments that foster local entrepreneurialism by providing a range of ownership, rental and sublet options.
- 5.2.1.8 Encourage building of non-standard workspace such as home-occupation, live-work units, co-workspaces, shared facilities, and/or a “coffice” (work friendly coffee shop).

- 5.2.1.9 Plan for and encourage developments that support innovation and productivity by contributing to an infrastructure that maximizes density and clustering of related economic activities.

5.2.2 Enhance Processes to Cultivate Commercial Development

- 5.2.2.1 Explore opportunities within the Land Use Bylaw, its policy framework, or through incentivization to make it a choice destination for retail and wholesale brand outlets.
- 5.2.2.2 Ensure a robust community economic strategy that grows with the community and reflects changes in the local and regional economies.

5.2.3 Develop Business Incubators to Enhance Commercial Development

- 5.2.3.1 Encourage the development of business incubators, shared workspace, and other low-cost spaces that facilitate and accelerate the establishment and growth of local business start-ups.
- 5.2.3.2 Incentivize the entrepreneur immigration stream to attract highly qualified entrepreneurs to the community to help build its economy and create new commercial opportunities and diversify its population and demographics.

5.2.4 Leverage Community Assets & Relationships

- 5.2.4.1 The town should explore the leveraging of community assets to develop competitive advantages in key sectors including renewable and non-renewable sources of energy, agri-business, manufacturing, and retail.
- 5.2.4.2 The town should enhance its existing relationships, or develop new ones, to increase business opportunities with the Innisfail & District Chamber of Commerce, Red Deer Polytechnic, Olds College, and other central Alberta municipalities.



“Need to encourage growth. Jobs and careers equals growth. Provide facilities that make young families move here rather than away from here.”

*Response to Phase 2: CREATE
Survey question*



5.3 Building a Safe and Healthy Community

Goal

To build a safe, healthy, and inclusive community through the provision of a variety of protective and community services.

Objectives

- Adopt and implement a “Community Well-being Plan.”
- Ensure opportunities are available for all residents to enjoy a high quality of life and participate in the community.
- Support the planning and delivery of social programs that support and enhance individuals, families, neighbourhoods, and the community.
- Provide residents with a safe living environment through the effective provision of protective and emergency services.

Policies

5.3.1 Planning for a Complete Community

- 5.3.1.1 Encourage mixed use commercial and residential development in neighbourhood centres to create opportunities for local amenities and activities that serves the local neighbourhood.
- 5.3.1.2 Encourage new masterplans and developments that provide space for live, work and play within walking distance, and serving existing neighborhoods.
- 5.3.1.3 Encourage new developments to prioritise active transportation methods.

5.3.2 Increase Access to Natural Environment and Systems

- 5.3.2.1 Expand where possible and maintain the town’s urban forest in all viable public spaces.
- 5.3.2.2 Plan for connectivity and easy accessibility to green and open public spaces from the town center into residential neighbourhoods.
- 5.3.2.3 As new areas are planned and developed, the town should ensure the design of the parks and open space system provides linkages between major open spaces, connections between neighbourhoods and linear corridors.
- 5.3.2.4 Explore methods to increase the number of trees and naturalized landscaping in streets and public spaces.
- 5.3.2.5 Encourage planting trees and naturalized landscaping in public and private lands through regulations within the Land Use Bylaw.

5.3.3 A Safe Community Through Design and Engaged Neighbourhoods.

- 5.3.3.1 Require statutory plans and outline plans to include ‘Crime Prevention Through Environmental Design’ (CPTED) principles in planning an area.

- 5.3.3.2 Explore opportunities to activate community spaces to increase pedestrian traffic to create natural barriers to unsafe environments.
- 5.3.3.3 Explore opportunities to incentivize homes and/or businesses within older areas of the community to enhance their curb appeal.
- 5.3.3.4 Ensure that neighbourhood design includes multiple opportunities for access and egress to facilitate safe and efficient evacuation when emergencies occur.
- 5.3.3.5 Ensure that neighbourhood designs enable efficient emergency response from municipal protective services network in emergencies.
- 5.3.3.6 Continue to facilitate and support programs and initiatives that support the physical and mental health and social well-being of community members with specific consideration given to children, youth, seniors, persons with disabilities, low-income individuals, immigrants, and single-parent families.
- 5.3.3.7 Support Protective Services and the RCMP, and other social, health, services and agencies so that Innisfail remains a safe place for its community members.
- 5.3.3.8 Ensure safety by strengthening town initiatives and incentivizing community-based programs that make Innisfail safer.



RCMP officers completing foot patrols downtown Innisfail.

5.4 Food Security, Agriculture and Rural Lands

Urban agriculture involves the production of food within an urban area for a wide variety of reasons, including personal consumption, education, community building, sale, or donation. Community gardens provide an opportunity to increase food security while increasing the public's awareness of the link between community well-being and food equity.¹⁷

Although agricultural lands are limited within Innisfail, there are various existing agricultural uses occurring on lands reserved by the town for long-term growth purposes. It is the intent of the town to allow such uses to continue until such time that the lands are required for urban development.

Goal

To support food security, community building, and cultural awareness through food production.

Objectives

- To ensure that the sustainability and economic viability of community gardening continues as an important and sustaining element of Innisfail.
- To increase local food production on a wide range of land types and sites.
- To maintain rural lands within Innisfail for rural uses until growth transforms these lands to an urban form.

Policies

5.4.1 Access to Urban Agriculture and Local Food Production

- 5.4.1.1 Encourage community-led food initiatives that support local food security, environmental objectives, community well-being, economic opportunities and community gathering.
- 5.4.1.2 Support collaboration with community organizations and residents to cultivate sustainable food ecosystem that prioritizes local and regional food production and creates meaningful connections within the community.
- 5.4.1.3 Encourage the use of privately owned land for food production, with limitations and mitigation measures that reflect the surrounding context.
- 5.4.1.4 Explore the use of municipal reserve land for opportunities to increase awareness of food security and encourage opportunities for neighbourhoods to grow their own food.
- 5.4.1.5 Encourage developers to set aside lands within municipal reserves in greenfield developments to foster an awareness of food security by encouraging neighbourhoods to grow their own food.
- 5.4.1.6 Work with community organizations to enable town owned land to be used for community gardens and edible landscapes.
- 5.4.1.7 Explore opportunities and/or partnerships to create programming and workshops oriented to showcasing Metis and First Nations traditional foods available to be harvested in the natural areas within Innisfail.
- 5.4.1.8 Support the on-going use of agricultural lands for productive farming activities until their conversion to an urban standard is required.
- 5.4.1.9 Prevent the premature fragmentation and subdivision of agricultural land, thereby maintaining viable agricultural operations and reducing development challenges when urbanized.

¹⁷ Lisa Manzanete, July 2021, "Community Gardens: An Effective Approach to Food Equity", (California: Loma Linda University Health – Institute for Health Policy and Leadership), np

5.5 Cultural Vitality

5.5.1 Enriching Art and Culture

Goal

To build on existing art and culture opportunities to create distinctive events that enhance our sense of community, inspires viewers and participants, and challenges the way we explore our world.

Policies

- 5.5.1.1 Facilitate opportunities to provide arts and cultural programming related to the community's social diversity.
- 5.5.1.2 Promote Innisfail's sense of place by placing artwork from community members within prominent public spaces throughout the community.
- 5.5.1.3 Support programming that inspires artists and crafts people to create, display and sell their work.
- 5.5.1.4 Continue to support initiatives to showcase local musicians and performance artists in parks and public spaces throughout the community.
- 5.5.1.5 Incorporate art in public spaces to reinforce a distinct and memorable sense of place and enhance the quality of life for community members.
- 5.5.1.6 Support Innisfail's artistic, cultural, and creative entities as a tactic for growing economic development opportunities.

5.5.2 Recognizing Our Heritage

Goal

To recognize the valuable contribution that historical and archaeological resources make to the community's tapestry through their physical, social and cultural fabric and to conserve, and protect them from the potential impacts of new development or redevelopment.



"Like to see a commitment to heritage and culture initiatives. Strong support for museums and heritage sites as well as visual and performing arts organizations."

*Response to Phase 2: CREATE
Survey question*



Policies

- 5.5.2.1 Identify, conserve, and celebrate significant historic and archaeological resources including, but not limited to historic buildings, public spaces, landscapes and streetscapes.
- 5.5.2.2 Create a Heritage Management Plan or Policy, to ensure that built and cultural heritage resources are designated and protected and support all policies therein.
- 5.5.2.3 Encourage the adaptive reuse of historical buildings as well as promote heritage conservation through a variety of methods.
- 5.5.2.4 Investigate appropriate changes to the Land Use Bylaw that encourage the retention, conservation, and adaptive reuse of historic resources.

5.5.3 Recognizing and Reconciling Our Past

Goal

To support our ongoing journey towards recognizing and reconciling our past through acknowledging the Truth and Reconciliation Commission's calls to action, in particular, the 47th and 54th Calls for Action.¹⁸

Policies

- 5.5.3.1 Support opportunities to contribute to reconciliation efforts through the community and land use policies, processes, and decisions.
- 5.5.3.2 Explore how to acknowledge and promote the Metis and First Nations cultures within the context of the history of this community and Treaty 7 territory.
- 5.5.3.3 Explore how to incorporate Indigenous place names and cultural and historic interpretive elements throughout the community and actively involve Metis and First Nations representatives in the process.
- 5.5.3.4 Explore best practices on recognizing and celebrating traditional and contemporary Indigenous art and culture in the community.



Mural on the west side of the Century Theatre building.

¹⁸ Truth and Reconciliation Commission of Canada, 2012, Calls to Action, Manitoba: Truth and Reconciliation Commission of Canada, 20 pps.



CHAPTER 6

Our Environment



6.0 Introduction

Conserving and enhancing the natural environment, parks, and open spaces in Innisfail underscores the importance of integrating and protecting these areas within the community.

The policies herein emphasize the importance of safeguarding the environment but also recognize its importance in active and passive recreation activities found within our community.

Protection of the environment encompasses environmentally sensitive areas, which are areas that provide habitats for a wide variety of species, containing rare landforms or serve as stop over locations or concentration points for migratory wildlife.

Goal

To safeguard critical ecosystems by restricting development that could harm riparian areas and wetlands while providing opportunities for passive recreational activities and park development in certain instances.

Objectives

- Conserve natural spaces and establish appealing, pristine, and environmentally conscious built environments.
- Preserve and integrate natural elements as essential components of the community's open space network.
- Encourage the application of environmental sustainability principles in land use planning decisions and development practices.

6.1 Environmental Policies

6.1.1 Location of Open Space and Environmentally Sensitive Lands

6.1.1.1 The open space or environmentally sensitive lands shown on **Map 14 - Parks, Trails and Open Spaces** and **Map 15 - Environmentally Sensitive Lands** consists of areas where development is not appropriate and lands that are set aside for planned parks. This includes:

- Lands that may be claimed for ownership by the Crown (Province) under provincial legislation or policy.
- Lands that may be considered environmental reserve under provincial legislation.
- Lands that are to be dedicated as municipal reserve at the time of subdivision to provide public lands for parks and community recreation facilities.
- Lands that are to be dedicated as school reserve to provide a school site serving the area and broader community.

6.1.2 Environmental Reserve Dedication

6.1.2.1 When land adjacent to Hazelwood Lake, Dodd's Lake, Waskasoo Creek, Napoleon Lake, and Buffalo Creek is subdivided, environmental reserve will be dedicated, or an environmental reserve easement will be obtained. The following factors will be considered when establishing the width of the environmental reserve dedication or easement area:

- Land subject to flooding by a 1:100 year storm event.
- Protection of existing riparian vegetation along the shoreline to preserve wildlife and waterfowl habitat areas.
- Public access to and around the water body or water course.
- The minimum requirement of a 6 m wide corridor per provincial legislation or policy.

6.1.3 Provincial Ownership of Wetlands

6.1.3.1 Wetlands are identified within **Map 15**. Some of the wetlands have been claimed by the province while others have not been assessed by it. Those wetlands which are not subject to a provincial claim, may be so when subdivision occurs.

6.1.3.2 Where the province claims ownership of wetland classified as permanent or semi-permanent under provincial policy, the wetland will be treated as a water body. Environmental reserve dedication will be provided abutting the water body in accordance with *imagineINNISFAIL*.

6.1.4 Dedication of Wetlands as Environmental Reserve

- 6.1.4.1 Require any wetlands by the province having a wetland value of A or equivalent under the provincial policy to be dedicated as environmental reserve at the time of subdivision.
- 6.1.4.2 Require all wetlands that are given a wetland value of B or equivalent under provincial policy to be dedicated as environmental reserve at the time of subdivision.
- 6.1.4.3 Do not seek dedication as environmental reserve or preservation of wetlands that are given a wetland value of C or D or equivalent under provincial policy.

6.1.5 Use of Environmental Reserve Parcels

6.1.5.1 Environmental reserve parcels and areas subject to environmental reserve easements may be used for any of the following purposes:

- Preservation of existing vegetation along the shoreline or water's edge to preserve wildlife and waterfowl habitat areas.
- Parks and/or trail systems.
- Storm water management facilities.

6.1.6 Municipal Reserve Dedication

- 6.1.6.1 The amount of municipal reserve dedication will be at least ten (10) percent of the gross developable area contained within the proposed subdivision. The gross developable area includes all lands less that area to be dedicated as environmental reserve.
- 6.1.6.2 Municipal reserve dedication of more than ten (10) percent of the gross developable area will be accepted as a voluntary over-dedication.

6.1.7 Municipal Reserve in the Form of Land

- 6.1.7.1 Municipal reserve will be dedicated as land within the residential areas shown on **Map 9**. All municipal reserve parcels created through subdivision shall be landscaped by the developer to the satisfaction of the town and at no cost to it. Municipal reserve dedication will be allocated and designed to achieve an inter-connected park and open space system that links future residential areas to major community facilities and recreational areas within the town.
- 6.1.7.2 Require the maximum percentage of reserve land in accordance with provincial legislation either in the form of land in residential subdivisions or a combination of cash-in-lieu in non-residential areas.

6.1.8 ER versus MR and additional MR Lands

- 6.1.8.1 The open space locations shown on **Map 14** are subject to confirmation of those portions that are deemed to be municipal reserve at the time an outline plan is prepared, or subdivision occurs. The location and amounts shown are conceptual and their size may change. Additional municipal reserve land may be added to provide the full ten percent dedication.

Municipal Reserve as Cash-in-Lieu

- 6.1.8.2 Municipal reserve will be dedicated as cash-in-lieu when subdivision occurs in the non-residential areas shown in **Map 9**. Alternatively, municipal reserve dedications from these areas may be deferred to other lands owned by the same developer within the town. Proposals for deferral of municipal reserve may be submitted to the town for their consideration at the time of subdivision application.

6.1.9 Holistic Landscaping

- 6.1.9.1 Explore implementing landscaping requirements that promote native plantings, drought-resistant vegetation, and low-impact development techniques to enhance biodiversity, soil health, and water quality in built environments.

Enhancing Connectivity and Accessibility in Open Spaces

- 6.1.9.2 Explore the enhancement of connectivity and accessibility within the open space network by creating multi-use trails, pedestrian pathways, and green corridors that link neighbourhoods, parks, schools, and community amenities, promoting active transportation and recreation opportunities for residents of all ages and abilities.

Preserving Significant Natural Features

- 6.1.9.3 Preserve and include significant natural features in the open space system, aiming for public use and/or environmental protection where feasible.

6.2 Recreation Use Policies

Goal

To support social connectivity and personal well-being through community facilities and gathering spaces that respond to community needs.

Objectives

- Enhance access to diverse recreational facilities and programs for all age groups, abilities, and income.
- Provide a range of recreation and culture facilities that reflects the variety of recreational and cultural pursuits and interests of residents.



"Just need more facilities for young families to have activities, Be nice to have more pool time for families and adult only time."

*Response to Phase 2: CREATE
Survey question*



Policies

6.2.1 Location of Recreation Uses

- 6.2.1.1 Recreation uses will be directed to the areas shown as Recreational on **Map 9** and **Map 14**.

6.2.2 Nature of Recreation Uses

- 6.2.2.1 Privately owned, commercial recreation facilities such as the Innisfail Golf course, Discovery Wildlife Park, and the Innisfail Ski Hill are the types of uses intended for recreation areas shown on **Map 9**.
- Publicly owned facilities such as the town campground may also be in the recreation area.
 - Other recreation uses may take the form of facilities provided by the town within the open spaces shown on **Map 14**.
- 6.2.2.2 Continue to provide high-quality and age-appropriate recreation, leisure and culture opportunities for seniors to ensure healthy lifestyles, the ability to age in place and overall inclusiveness. By doing so, this may act as a pull-factor for retirees in other communities to settle in Innisfail.
- 6.2.2.3 Continue to work with Chinook's Edge School Division and Red Deer Catholic Regional Schools Division to enhance community recreation opportunities.
- 6.2.2.4 Design new or upgraded town recreation facilities to encourage active participation, accessible recreation, and inclusive programming for a diverse population. Opportunities for adaptive and flexible design of recreation facilities should be explored.
- 6.2.2.5 Locate future community facilities in highly visible and accessible locations that are designed to accommodate pedestrians and cyclists, mobility ranges, and income levels.
- 6.2.2.6 Design and provide programming for inclusive community facilities that accommodates a range of social, cultural, and recreational needs and income levels.
- 6.2.2.7 Identify community needs through regular updates to complementary plans and strategies that provide guidance on new community facilities and improvements to existing ones.



- 6.2.2.8 Focus on facilities that build community versatility to host regional sporting events in support of Innisfail becoming a sport destination community.
- 6.2.2.9 Emphasize the need of family friendly facilities that meet the needs of the community while offering non-recreational programming that focuses on wellness at all ages.

6.3 Quality and Accessibility of the Public Realm

Goal

To improve the quality, functionality and accessibility of the public realm to support active pedestrian movements for people of all abilities and ages.

Policies

6.3.1 Increase quality and accessibility of streets, sidewalks and open spaces

- 6.3.1.1 Enhance the quality of the public realm by creating and implementing corridor and main street master plans where applicable or functionally desirable.
- 6.3.1.2 Encourage pedestrian movement and activity in the historic downtown (town center) by application of traffic calming measures, provision of street amenities and prioritize accessibility within the public realm for people of all abilities and age.
- 6.3.1.3 Explore in statutory planning exercises the reduction of car dependency and encourage active mobility options by encouraging the planning and construction of pathways that benefit pedestrians, bicyclists and scooters connecting the historic downtown area to natural areas such as Napoleon Lake or Dodd's Lake, including the placement of street amenities such as wayfinding signage, seating, shelters and bike racks.
- 6.3.1.4 Continue to develop community trail system through the 2019 Trails & Pedestrian Master Plan.



"I think the town needs to be more accessible to handicap and wheelchair bound as well as lower income families and seniors"

*Response to Phase 2: CREATE
Survey question*



6.4 Action on Climate Change

Over the years, the town has acted on climate change through policy formulation and implementation, partnerships with energy providers, physical facility improvements, fleet substitutions or leadership in addressing clean energy transition through its participation with the Energy Futures Lab and creation of the Innisfail Energy Hub. The effects of a changing climate have been increasingly felt in Innisfail in the form of unseasonal storm events during summer or winter as well as environmental alerts related to those who have health limitations.

The idea that the entire world will pull back on the realities of modern life is not an effective or fair strategy to address climate change, but it is important for the town to play a role in preparing for and taking advantage of innovative opportunities arising from climate change. Eliminating historic CO₂ emissions that have accumulated since the dawn of the industrial period is crucial to addressing climate change. The town alone can't do it, but it can be a model for others in the actions it takes to reduce its carbon footprint.

6.4.1 Policies

- 6.4.1.1 Work with stakeholders in identifying, researching, and developing alternative and renewable energy sources as part of its commitment to act on climate change.
- 6.4.1.2 Explore initiatives that implement renewable energy throughout central Alberta, acting as an advocate and supporter for these initiatives to senior government, regulators, where appropriate.

- 6.4.1.3 Continue to work on baseline data for current energy consumption by municipal operations that could lead to options to reduce and optimize its consumption while exploring opportunities to increase the utilization of renewable energy options to the greatest extent possible.
- 6.4.1.4 Encourage larger sized developments to include renewable energy sources such as solar energy, geothermal energy, geo-heat exchange, district heating, and heat recovery systems to the greatest extent possible.
- 6.4.1.5 Encourage measures to reduce green-house gas emissions in the community by the following:
 - i. Promoting renewable energy alternatives to traditional sources of energy as aging infrastructure is replaced and new infrastructure is constructed.
 - ii. Encouraging energy-efficient design and construction practices into new and existing municipal buildings.
 - iii. Encouraging the attraction, retention and expansion of businesses that reliably demonstrate a commitment to water and energy efficiency, reduced emissions and water and environmental protection or enhancement.
- 6.4.1.6 Ensure that climate change impacts are included when locating and designing public infrastructure.





CHAPTER 7

Our Relationships



7.0 Introduction

We are all better when we work together to solve problems, build relationships, or to build our future. Since it is imperative that we do work together, it is the intent of this document to recognize Innisfail within its regional context and to determine those issues that require intermunicipal cooperation.

Collaborating and cooperating with others is fundamental to the success of *imagineINNISFAIL*. This includes Red Deer County as our neighbour, other communities within central Alberta, other levels of government, indigenous communities, organizations and agencies, developers, business owners, community organizations like the Innisfail & District Chamber of Commerce or the Legion as examples, and, most importantly, our community members. Policies that emphasize the importance of collaboration have been integrated throughout *imagineINNISFAIL*, reinforcing the importance of working together.

7.1 Engaging Our Community

The town has striven to create a culture of active engagement with its community members and fostering this culture is an important part of ensuring *imagineINNISFAIL* is a living document. The town recognizes that an informed and engaged community is part of the relationship it wants with community members to help it in decision making. Promoting sustainable decisions by recognizing there are various interests within the community and providing community members with the appropriate information and tools to engage in meaningful participation is important to reinforcing this culture. The commitment to community involvement strengthens the democratic process and leads to a more effective, inclusive and representative decision-making framework that reflects the varied interests found within our community.

7.1.1 Participatory Engagement

- 7.1.1.1 Periodically review the Public Participation Policy to ensure that it provides for inclusive and diverse participation and promotes actively seeking input from a diverse range of the community, including youth, marginalized and underrepresented groups.
- 7.1.1.2 Promote regular public consultations to seek feedback on significant municipal matters.
- 7.1.1.3 Support community-led initiatives that contribute to the social, environmental and economic well-being of Innisfail. This includes providing resources, guidance and platforms for community groups to collaborate with municipal officials.
- 7.1.1.4 Promote collaboration with community organizations to coordinate on grant applications and capitalize on potential funding opportunities from other levels of government.



7.1.2 Transparency in Decision Making

- 7.1.2.1 Ensure a high level of transparency in the municipal decision and planning processes.
- 7.1.2.2 Encourage the distribution of information in plain English in an easy to access format, while offering various channels for feedback and communication.
- 7.1.2.3 Utilize digital platforms and social media as much as possible and feasible to engage with community members, ensuring wider reach and convenience for community engagement.

7.2 Indigenous Engagement

Our community is located on the traditional territory of the Blackfoot Confederacy, sometimes referred to as the Blackfoot Nation or Siksikaitsitapi, comprised of three indigenous nations, the Kainai, Piikani and Siksika. The people of the Blackfoot Nation refer to themselves as Niitsitapi, meaning, “the real people”, a generic term for all indigenous people, or Siksikanitsitapi, meaning “Blackfoot-speaking real people”.

In the 2021 Census, only 5% of Innisfail’s population identified as Indigenous. Of those, 43% identified as First Nations and 56% identified as Metis.¹⁹ Even though there are no First Nations in proximity to Innisfail, it is still important to build respectful and meaningful relationships with those within our community. It is important to engage others in a spirit of collaboration and reconciliation. Creating an atmosphere where open dialogue, shared learning experiences and partnership opportunities are encouraged are ways to bridge gaps, celebrate cultural diversity, and promote a deeper sense of community unity.

It is important that in looking forward, we also remember our sense of place and who came before us. Celebrating and commemorating our rich history serves to create a place for all, a place where people help and support one another, with compassion at the heart of every community member.

7.2.1 Respectful Partnerships

- 7.2.1.1 Provide opportunities for staff and community learning and capacity building related to Truth & Reconciliation.
- 7.2.1.2 Acknowledge the continued cultural and spiritual connection that First Nations and Metis people have to the land and possibly explore opportunities to recognize Indigenous heritage through public art, monuments, and support for community cultural activities.

7.3 Intermunicipal & Other Relationships

The world is a global community built on relationships and connectivity. Challenges and opportunities transcend municipal boundaries thereby making cooperative approaches essential. Part of that approach is to foster strong, mutually beneficial relationships not only with our neighbour, Red Deer County, but also with other municipalities in central Alberta, regional authorities and other governmental entities. Working together on shared interests such as economic development, land-use planning, infrastructure and environmental stewardship makes for a stronger region.

Our aim is to achieve goals that are beneficial to all. Intermunicipal collaboration is key to addressing regional challenges effectively, promoting sustainable growth and ensuring a high quality of life for all those who call Innisfail and central Alberta home.

Goal

To support the region through collaboration with our neighbour Red Deer County, other levels of governments, Metis and First Nation organizations and regional partners, agencies, and organizations.

Objectives

- Endeavour to work with Red Deer County and others to address any matters of mutual interest or concern related to implementing *imagineINNISFAIL*.

Policies

7.3.1 Working with Others

- 7.3.1.1 Cooperate and communicate with Red Deer County to ensure the best possible outcomes to issues of mutual interest, including maintaining and regularly updating the Intermunicipal Development Plan and the Intermunicipal Collaboration Framework.
- 7.3.1.2 Continue to work with Red Deer County in the atmosphere of cooperation and communication in reference to utilize existing and develop future cost-sharing and operations agreements.
- 7.3.1.3 Promote partnerships with businesses, government, school boards and non-profit sectors to develop and operate recreational, cultural and community facilities.
- 7.3.1.4 Explore partnerships with Red Deer Polytechnic, Olds College, and other public or private entities/agencies/organizations to determine synergies available between these parties that could benefit all of them.

¹⁹ www12.statcan.gc.ca/census/Innisfail.

- 7.3.1.5 Work with federal, provincial and regional utility providers to protect existing and future regional infrastructure corridors like highways, railways and major utility corridors, such as regional water lines, wastewater lines and other utility corridors, through a collaborative planning approach to support development.
- 7.3.1.6 Support the efforts of other jurisdictions, levels of government, awareness and community stewardship to protect, monitor and enhance awareness of the natural environment and promote climate change initiatives.
- 7.3.1.7 Support collaboration with Mountain View Regional Water Commission and South Red Deer Regional Wastewater Commission and the Alberta provincial regulator to monitor and protect the water quality of the Red Deer River.



“The primary way to prepare for the unknown is to attend to the quality of our relationships, to how well we know and trust one another. It is possible to prepare for the future without knowing what it will be.”

Margaret Wheatley, “When Change is Out of our Control”



STARS landing at the Innisfail Heliport located west of the Innisfail Health Centre.





CHAPTER 8

Implementing Our Plan



8.0 Introduction

The policies from *imagineINNISFAIL* apply to the town's strategies, programs, and services, and their implementation. This is primarily a policy document that can be utilized as a framework within which both public and private sector decision making can occur. *imagineINNISFAIL* is intended to be general in nature and long range in outlook.

imagineINNISFAIL provides a means whereby Council and administration may evaluate immediate situations or proposals in the context of a long range plan for the community.

imagineINNISFAIL is intended to manage growth to 2054.

The future described in *imagineINNISFAIL* cannot be achieved all at once. Over its life, growth may occur slowly at times, more rapidly at times, and in somewhat different patterns and sequences than is contemplated. An effective plan must be flexible enough to succeed within a range of likely conditions and be adjusted as those conditions are monitored and evaluated, while maintaining steady aim at its ultimate goals.

The town intends *imagineINNISFAIL* to be implemented, reviewed, and from time to time amended, in accordance with the provisions and procedures set out in legislation and this Plan.

Goal

To effectively administer *imagineINNISFAIL* by allowing for timely and responsive amendments, ensuring the plan remains a living document and meets the evolving needs of residents.

Objectives

- Continuously assess the performance of *imagineINNISFAIL* against set goals and community feedback, including regular updates and revisions to reflect new insights, challenges and opportunities.

8.1 Implementing Our Plan Policies

8.1.1 Boundaries between Land Uses

- 8.1.1.1 Boundaries between the land uses shown on maps are not to be rigidly interpreted and the specific boundaries shall be determined through land use districts of the Land Use Bylaw.

8.1.2 Maps as information Only

- 8.1.2.1 Except for **Map 9 – FUTURE LAND USE**, other maps in *imagineINNISFAIL* are intended as information only and changes to them shall not require a formal amendment of it.

8.1.3 Relationship to Other Statutory Plans and the Land Use Bylaw

- 8.1.3.1 The goals and policies of *imagineINNISFAIL* will be refined and implemented through the development, adoption, and day-to-day application of statutory

plans (area structure plans and area redevelopment plans), non-statutory plans (outline plans, design schemes, etc.) and the Land Use Bylaw.

8.1.4 Flexibility

- 8.1.4.1 *imagineINNISFAIL* should be interpreted with flexibility having regard to the purpose, concepts, and the direction of policy.

8.1.5 Ruling on Interpretation

- 8.1.5.1 Where questions of interpretation of *imagineINNISFAIL* arise, the matter will be put before Council for a decision.

8.1.6 General Pattern of Development

- 8.1.6.1 No set phasing plan has been set out for the development of *imagineINNISFAIL*. Landowner interest in development, preparation of required detailed studies and arrangements to overcome servicing constraints or to put in place temporary arrangements will determine the sequence of future development.
- 8.1.6.2 Subdivision and development will be allowed to proceed even where the proposed development area is not contiguous to an existing, developed area.

8.1.7 Land Use Bylaw

- 8.1.7.1 The Land Use Bylaw will implement the land use policies of *imagineINNISFAIL* by prescribing and establishing zoning districts for residential uses, commercial, industrial, institutional, open space and reserved for future development or their equivalencies.

8.1.8 Day-to-Day Application of Plan

- 8.1.8.1 The goals and policies of *imagineINNISFAIL* should be further refined and implemented through the development, adoption, and day-to-day application of statutory plans (area structure plans and area redevelopment plans), non-statutory plans (outline plans, design schemes, etc.) and the Land Use Bylaw.
- 8.1.8.2 Where a statutory plan is required, its contents shall meet the requirements of provincial legislation.
- 8.1.8.3 Where a non-statutory plan is required, its contents may be at the town's discretion.

8.1.9 Preparing an Outline Plan for Future Development

- 8.1.9.1 May require the preparation of an outline plan to guide future development or subdivision of Plan 7146KS, Block A and the remainder of the NE ¼ Sec. 21-35-28-W4M.

8.2 Amending Our Plan

8.2.1 Amending *imagineINNISFAIL*

- 8.2.1.1 An amendment to *imagineINNISFAIL* shall follow the appropriate procedures as outlined in provincial legislation.
- 8.2.1.2 All statutory and non-statutory plans shall be consistent with *imagineINNISFAIL* and may require amendments to ensure their compliance with it.
- 8.2.1.3 May require a developer or landowner proposing a non-statutory plan to provide community engagement opportunities for input in a manner that is satisfactory to the town. Such plans may require a public hearing before a council resolution to adopt them.

8.2.1.4 The following types of amendments in response to more detailed design will not require a formal amendment:

- a. Minor adjustments in land use boundaries, road alignments and features, and the use of discretion by the Approving Authority, as described in a specific policy in *imagineINNISFAIL*; or,
- b. Addition or relocation of public utility lots needed to implement a detailed servicing design.

8.3 Review

- 8.3.1.1 To ensure that *imagineINNISFAIL* is current, it should be reviewed approximately every five years but no later than ten years from its adoption date.



GLOSSARY

Accessible means buildings that are designed in such a manner that allows ease of reach or ability to participate in activity or opportunities.

Active Transportation includes any form of human-powered transportation such as walking, cycling, as well as other pedestrian powered transportation.

Affordable Housing is when dwelling units with a market price or rent that are affordable to households earning 65% or less of the median household income in Innisfail, without spending more than 30% of their gross income on housing costs.

Aging in Place refers to one's ability to remain within a community or neighbourhood as aging occurs and housing and mobility needs change.

Alternative Transportation includes transportation modes for the movement of people, or methods for reducing the need to travel, that provide alternatives to travel by single-occupancy vehicles (SOV). Travel modes may include walking, cycling, transit, carpooling, telecommuting and other electronic means of meeting or conducting business.

Approving Authority may be decision makers at the municipal level who ensure that proposed development on subdivision applications comply with relevant legislation and local bylaws. Examples of decision makers include Development Officers, the Municipal Planning Commission, Council or the Subdivision and Development Appeal Board, where applicable.

Area Redevelopment Plan (ARP) is a statutory plan, adopted by a municipality by bylaw in accordance with the *Municipal Government Act*, that provides a framework for the future redevelopment of a defined area of land. An example is the Innisfail Downtown Area Redevelopment Plan.

Area Structure plan (ASP) is a statutory plan, adopted by a municipality by bylaw in accordance with the *Municipal Government Act*, that directs the future land use patterns, densities, transportation, servicing and utility networks, and staging of development in new communities. Examples include the North Area Structure Plan and the Woodlands Area Structure Plan.

Architectural Design Guidelines may be prepared by the town or developers for residential subdivisions to provide direction on building orientation, design and appearance.

Arterial and Collector Roads provide the main transportation network through the town. Specifications for these roads can be found in the Design Guidelines.

Asset Management Plan means a tool or plan for managing existing and new municipal assets to maximize benefits, reduce risks and provide satisfactory levels of service to a community in a sustainable manner.

Best Practices includes methods or techniques that have consistently shown results superior to those achieved with other means and is often used as a benchmark.

Biodiversity means the variety of species and ecosystems on earth and the ecological processes of which they are a part, including natural ecosystems, living species and other components that provide genetic diversity.

Boulevard refers to the area between the edge of a roadway and the legal property line of the immediately adjacent property, except the area covered by a public sidewalk.

Brownfield Site means a site that is the result of industrial activities has experienced contamination through long-term use that requires remediation before redevelopment can occur.

Built Form refers to the layout of buildings on a site, and considers density, height massing and appearance (materials and details) or development.

Climate Change means changes in the long-term trends in average climate, such as changes in average temperatures. According to the United Nations Framework Convention on Climate Change (UNFCCC), climate change is the change in climate that is attributable directly or indirectly to human activity that alters atmospheric composition.

Complete Community is one where residents of all ages have a variety of options to conveniently access the necessities for daily living – to live, work and play.

Complete Streets refers to a street that is designed and operated to enable safe access and travel for all users, including pedestrians, cyclists, motorists and bus riders. The degree which any one street supports different modes of transportation or public space carries depending on the surrounding context and function of the street.

Conservation Easement means a device registered on a land title whereby a landowner gives up certain rights or opportunities to protect the conservation values of all or part of their land. That "interest in the land" is granted to an eligible conservation organization or a government agency. The conservation easement is typically negotiated in perpetuity. The landowner retains title and continues using the land subject to the restrictions in the easement.

Contiguous means immediately adjacent and sharing a substantial common boundary, with no intervening vacant land, and with an existing or potential substantial physical interface of road connections, parks and land uses.

Council refers to the council of the Town of Innisfail.

Crime Prevention Through Environmental Design (CPTED) strategies rely upon the ability to influence offender decisions that precede criminal acts by affecting the built, social, and administrative environments.

Density means the number of persons, households or dwelling units per unit of land (hectares). The more people living on a hectare of land, the higher the density.

Design Guidelines provide the development industry with construction, inspections, and general requirements for development in Innisfail. The document is a living document which allows for any future guideline revisions and to ensure best practices are adhered to.

Development Authority means the person or entity responsible for rendering decisions on development permits. This may mean the Development Officer, the Municipal Planning Commission or Council.

Environmental Reserve is land dedicated (given) to a municipality during the subdivision process because it is considered undevelopable for environmental reasons in accordance with the *Municipal Government Act* and may include areas such as wetlands, ravines, drainage courses and steep slopes.

FireSmart is an initiative that is Canada wide and is intended to educate people on how to lessen the risk of wildfires.

Greyfield Site means an older, economically obsolete commercial or industrial site, often characterized by a large expanse dedicated to surface parking.

Goal means a visionary or idealized state towards which planned action is directed, and which provides an indication of what is to be achieved.

Gross Developable Area refers to the total area of a parcel of land, less the land required to be provided as environmental reserve, and any land made subject to an environmental reserve easement.

Growth Management refers to the process of directing or guiding development in a manner that is consistent with the vision, guiding principles, goals, objectives and policies contained in this Plan.

Hectare refers to a unit of area recognized as 10,000 m² or approximately 2.47 acres.

Heritage Site means a structure, natural site or other area of historical, cultural and/or architectural significance.

Heritage Conservation means actions or processes that are aimed at safeguarding the character-defining elements of a cultural resource to retain its heritage value and extend its physical life. This may include preservation, restoration, or a combination of these actions or processes.

High Density Residential means housing that includes mid-rise apartments over five stories and high-rise housing developments.

Home Occupation refers to a secondary use of a principal dwelling in a residential neighbourhood to conduct a business activity.

Hydrology refers to the distribution and effects of water on the earth's surface.

Infill is the use of land within a built-up area for further construction especially as part of a community re-development or growth management program.

Infrastructure refers to all the physical improvements, systems and facilities that are required to provide roads, boulevards, pathways, sanitary sewer, potable water, storm water and telecommunications.

Intensification refers to an increase in the density of neighbourhoods, transportation corridors, commercial areas or mixed use areas. This is often achieved through development of vacant or underutilized lots or through infill development in previously developed areas.

Intensification Corridor means areas of street-oriented uses which incorporate a mix of retail, employment and residential uses, developed at overall greater densities, located along arterial roads or major collector roads.

Intermunicipal Collaboration Framework is an agreement required under the *Municipal Government Act* between municipalities that share a common boundary to:

- Provide for integrated and strategic planning, delivery, and funding of intermunicipal services.
- Allocate scarce resources efficiently when providing local services.
- Ensure municipalities contribute funding to services that benefit their residents.

An example of such an agreement is the one between the Town of Innisfail and Red Deer County.

Intermunicipal Development Plan (IDP) is a mutually agreed statutory plan, adopted by bylaw in accordance with the *Municipal Government Act*, envisioned to guide future communication and collaboration between the two or more municipalities around their shared boundaries. An example includes the Town of Innisfail and Red Deer County IDP.

Land Use Amendment refers to a change of land use designation, to allow for future development that is currently not allowed on a property.

Land Use Bylaw is a bylaw that regulates development within a municipality and is legislatively required by all municipalities.

Land Use Concept is a map providing direction with respect to predominant land uses within a municipality's boundary.

LEED refers to the Leadership in Energy and Environmental Design (LEED) Green building rating system. This is a nationally accepted building rating systems for the design, construction and operation of high performance green buildings.

Linear Park means a park in an urban or suburban setting that is substantially longer than it is wide.

Livability refers to the environmental and social quality of an area perceived by residents. This includes safety and health (traffic, safety, personal security and public health), local environmental conditions (cleanliness, noise, dust, air quality and water quality), the quality of social interactions (neighbourliness, community identity and community pride), opportunities for recreation and entertainment, and quality of the natural environment.

Low-Density Residential refers to single detached, semi-detached and duplex dwelling units.

Low Impact Development refers to a comprehensive planning and engineering design approach to stormwater with a goal of maintaining and enhancing the pre-development hydrologic regime of urban and developing watersheds. This approach uses various design practices and technologies for simultaneously conserving and protecting natural resources systems and reducing infrastructure costs.

Manufactured Homes means a residential building containing one or more dwelling units constructed off site in one or more sections and intended to be occupied in a place other than where it was manufactured.

Median Household Income refers to a value for which half of the units in a population have lower incomes and half have higher incomes as reported in the Statistics Canada Census.

Medium-Density Residential refers to buildings containing three or more attached units. This type of development includes, but is not limited to, various forms of row housing, stacked row housing as well as four-plexes.

Mixed Use refers to a compatible combination of land uses, such as homes, shops and services contained within a single building. A mixed-use district refers to an area within a community where a variety of different living activities (live, work, shop and play) are in proximity (walking distance to most residents).

Multi-Modal Transportation refers to a type of travel or travel choice. Most goods and people movements involve more than one mode of transportation. Main modes include walking, cycling, transit, vehicular (single-occupant and high-occupant) and trucks and rail for goods movement.

Municipal Development Plan is a statutory document intended to guide the long-term growth and development of a municipality over a 25- to 30-year time frame, required by the Province of Alberta, and specified by the *Municipal Government Act*.

Municipal Government Act is the governing legislation regulating municipal activities.

Municipal Planning Commission refers to a body enabled by the *Municipal Government Act* to make decisions on development permits and recommendations on other planning matters.

Municipal Reserve refers to land provided in accordance with the *Municipal Government Act* as part of subdivision, by the developer without compensation for park and school purposes in accordance with the provisions of this legislation. This includes lands dedicated as Municipal Reserve (MR), School Reserve (SR) and Municipal and School Reserve (MSR).

Natural Areas refers to areas with significant vegetation and wildlife habitat that have not been subject to development or cultivation. Natural areas may include ravines, stream corridors, treed areas, natural grasslands, wetlands and coulees.

Neighbourhood means a predominately residential area designed as a comprehensively planned area containing a variety of housing types, with compatible community services, recreation and culture amenities and parks necessary to meet the needs of residents within the neighbourhood.

Neighbourhood Node (or centre) refers to a concentrated mixed-use area containing retail services, offices, institutional and high and medium density residential uses, arranged in a walkable, pedestrian and transit-supportive manner. Neighbourhood nodes should be designed to support the day-to-day needs of the neighbourhood for shops, services and facilities. In general, a neighbourhood node would serve a quarter-section sized residential development.

Node means a place in a community where people and transportation routes congregate and converge, i.e., transit-oriented, pedestrian-friendly areas where high concentrations and a wide-variety of residential, employment, retail and other uses are located.

Non-Statutory Plan refers to plans that provide detailed guidance and technical considerations for development but are not binding on a Subdivision and Development Appeal Board or the Land and Property Rights Tribunal. Examples include the Dodds Lake Outline Plan or the Woodlands Outline Plan.

Objective means broad statements that are used as the basis for policies.

Off-site Levy Bylaw means a bylaw of the Town of Innisfail specifying the sharing of costs between the town and developers respecting the provision of infrastructure required to support additional development as specified in provincial legislation.

Outline Plans guide development at a neighbourhood level, ensuring the efficient and orderly development of land.

Open Space includes space owned and maintained by the municipality and dedicated for the community use and enjoyment of the public. This could include open green spaces, parks, or public squares, and may include stormwater ponds or systems.

Park means any land acquired, developed or used by the town as a public park, sports field, playground, recreational area or cemetery, title to which is vested in the name of the town. This includes lands acquired by the town through subdivision as Municipal Reserve.

Pedestrian-Oriented or Pedestrian-Friendly means an environment designed to make travel on foot safe, convenient, attractive and comfortable for various ages and abilities. Considerations include landscaping, safety considerations, adequate sidewalks, protection from the wind and snow, buildings oriented to frame the street, adequate street furniture, barrier-free access consideration.

Placemaking means designing a building or space to make it more attractive to the people who use it and compatible with its surrounding geographic and cultural context.

Primary Growth Areas as depicted in Map 9 provide the land use concept to achieve the vision for the Town of Innisfail.

Public Realm means spaces within communities to which the public has access. The public realm includes streets, parks, public facilities and a significant amount of “quasi-public” space, which is private property to which the public has access through legal agreements or permission of the owner. Elements include, but are not limited to streets, sidewalks and pathways, bridges, plazas and public squares, parks, view corridors, landmarks and boulevards.

Redevelopment means the creation of new units, uses or lots on previously developed land in existing neighbourhoods.

Right-of-way means the following: (1) The right to pass over property owned by another, usually based upon an easement; (2) A path or thoroughfare over which passage is made; or (3) A strip of land over which facilities such as linear infrastructure are built.

Riparian Area means areas adjacent to water courses or water bodies in a watershed that are composed of moist to saturated soils, water-loving plant species and their associated ecosystems.

School Reserve (SR) means land a developer gives, at the time of subdivision, for school purposes, and makes up a portion of the ten percent (10%) municipal reserve.

Secondary Suite means a planning term for an additional separate dwelling unit on a property that would normally accommodate only one dwelling unit. A secondary suite is considered “secondary” or “accessory” to the primary residence on the parcel.

Sensitive Environment Area means a natural area site that has been inventoried prior to potential development and which, because of its features or characteristics, is significant to Innisfail from an environmental perspective. Such areas may contain rare flora, wildlife habitat, riparian areas and wetlands.

Smart Growth means a collection of land use and development principles that minimize sprawl and promote enhanced quality of life, efficient use of land to preserve the natural environment to the extent possible, and that result in healthy, sustainable communities that are fiscally responsible.

Statutory Plan is a plan adopted by a municipality by bylaw in accordance with the *Municipal Government Act*, including the hierarchy of plans like the Intermunicipal Development Plan, Municipal Development Plan, Area Structure Plan, and Area Redevelopment Plan.

Streetscape means all the elements that make up the physical environment of street and define its character. This includes such elements as paving, trees and vegetation, lighting, building type and style, street furniture, pedestrian and transit amenities.

Subdivision and Development Appeal Board (SDAB) means a body appointed by Council to hear appeals against decisions of a Municipal Planning Commission, a Development Authority, or a municipal enforcement officer.

Sustainability means improving the quality of human life while living within the carrying capacity of supporting ecosystems. More generally, sustainability refers to practices that would ensure the continued viability of a product or practice well into the future.

Sustainable Development means development that meets the needs of today without compromising the ability of future generations to meet their own needs. This means the community needs to sustain its quality of life and accommodate growth and change by harmonizing long-term economic, environmental and social needs.

Town refers to the Town of Innisfail.

Traffic Calming means changes in street alignments, installation of barriers and other physical measures to reduce traffic speeds and/or cut-through volumes to improve street safety and livability.

Transportation Master Plan refers to the Town of Innisfail Transportation Master Plan.

Utility Master Plan is a document used by the town to identify existing infrastructure improvements required to maintain levels of service as well as infrastructure required to support future growth.

Wayfinding Features means a system designed to facilitate people navigating a space or orienting themselves within a physical environment.

Wetland means those areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas.

Xeriscaping means landscaping and gardening in ways that reduce or eliminate the need for supplemental water for irrigation.



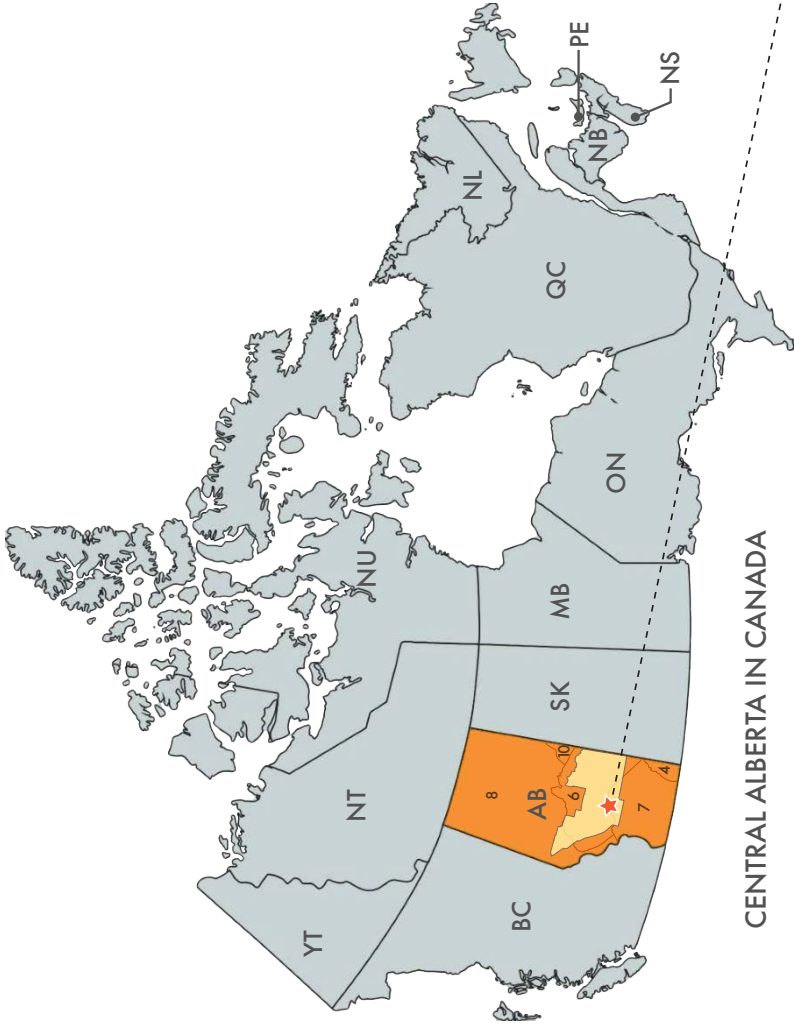


MAPPING INDEX

- MAP 1 - Location
- MAP 2 - Annexation History
- MAP 3 - Existing Land Use
- MAP 4 - Development Plan Areas
- MAP 5 - Neighbourhood Characterization
- MAP 6 - Nodes and Corridors
- MAP 7 - Growth Management Plan
- MAP 8 - Gateway Commercial Overlay Plan
- MAP 9 - Future Land Use Plan
- MAP 10 - Transportation Network
- MAP 11 - Potable Water Network
- MAP 12 - Sanitary Sewer Network
- MAP 13 - Storm-Water Network
- MAP 14 - Parks, Trails and Open Spaces
- MAP 15 - Environmentally Sensitive Lands

LOCATION

MAP 1



TREATY AREAS

- | | | | |
|---|-----------------|----|------------------|
| 4 | Treaty 4 (1874) | 8 | Treaty 8 (1899) |
| 6 | Treaty 6 (1876) | 10 | Treaty 10 (1906) |
| 7 | Treaty 7 (1877) | | |



LOCATION OF INNISFAIL



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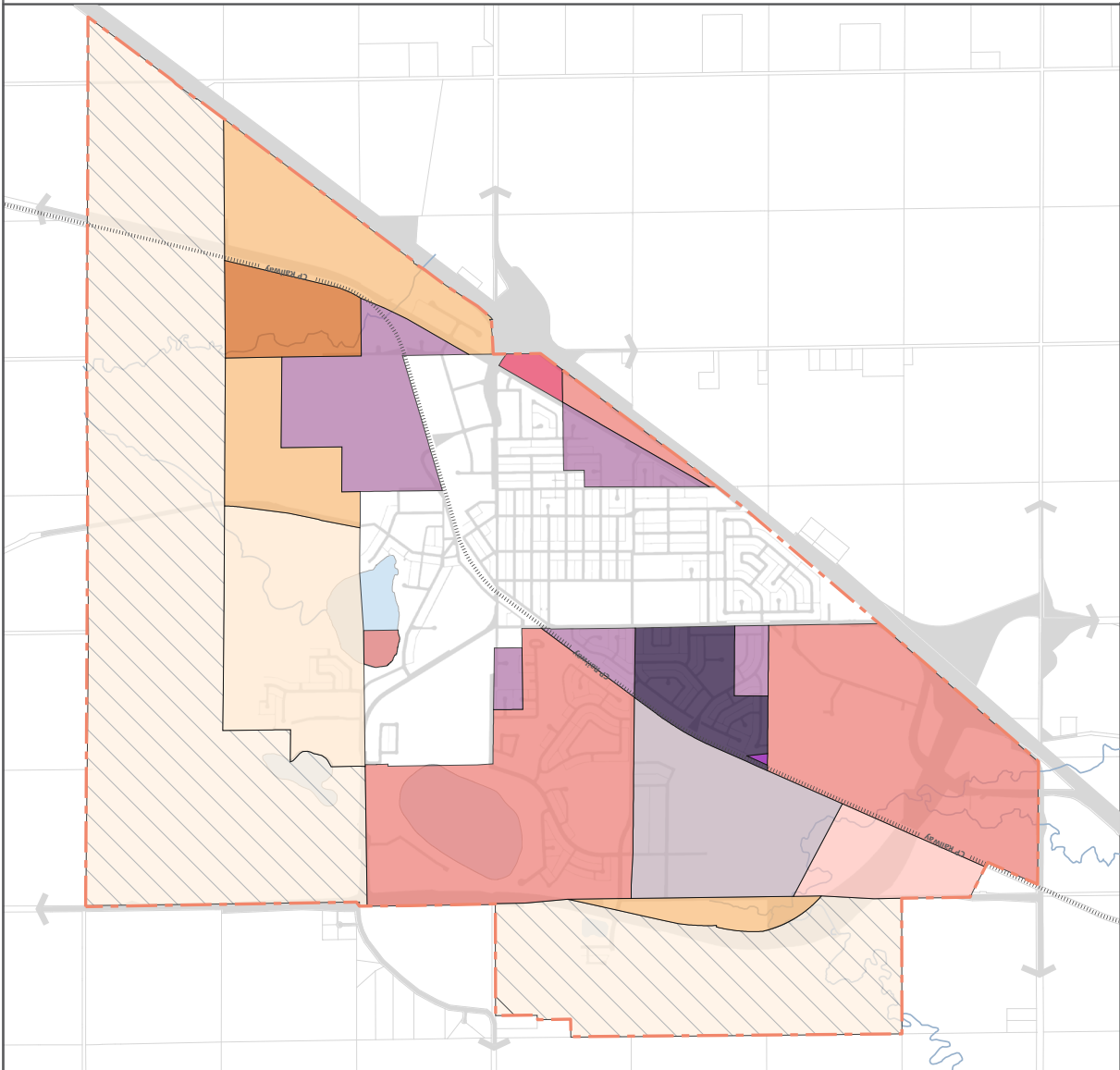
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MAP 2

Date Annexed	Order Number	Area (Hectare)
Jan 1967	3026	43.706
Jan 1967	3039	0.404
Jan 1976	8195	115.808
Jan 1978	9607	96.396
Jan 1978	10306	5.989
Jan 1979	10770	348.984
Jan 1981	13392	38.687
Jan 1995	87796	38.299
Jan 2001	359/2001	144.877
Jan 2002	328/2002	112.963
Jan 2008	344/2008	655.485
Current Town Boundary		



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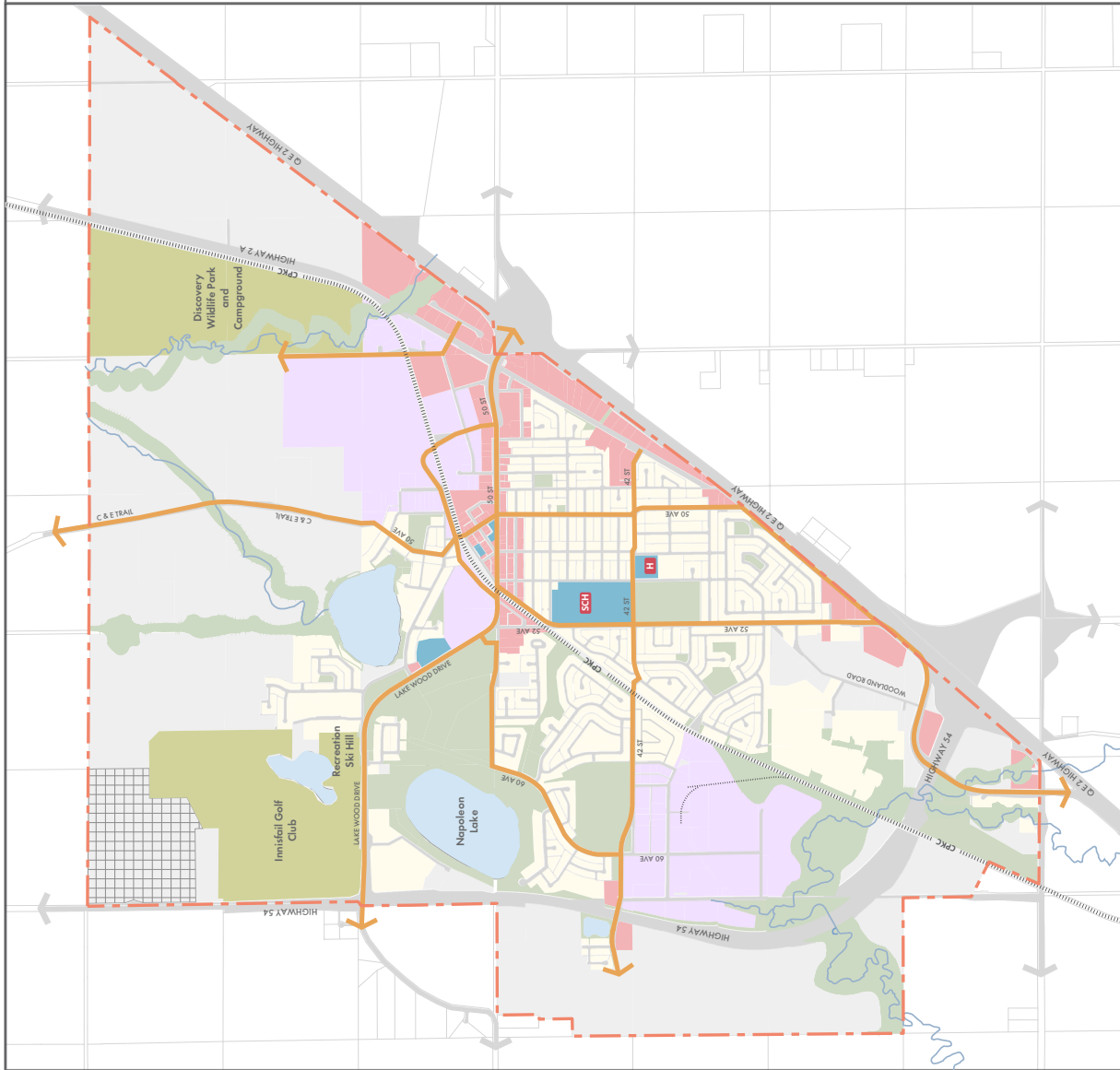
ANNEXATION HISTORY

MAP 3

- Open Space/ Municipal/ Environmental Reserve
- Recreational
- Residential
- Commercial
- Industrial
- Institutional
- Reserved for Future Development
- Solar Generation
- Highway/Freeway
- Major Corridors
- Roads
- Municipal Boundary
- Railway
- Innisfail Health Centre
- School



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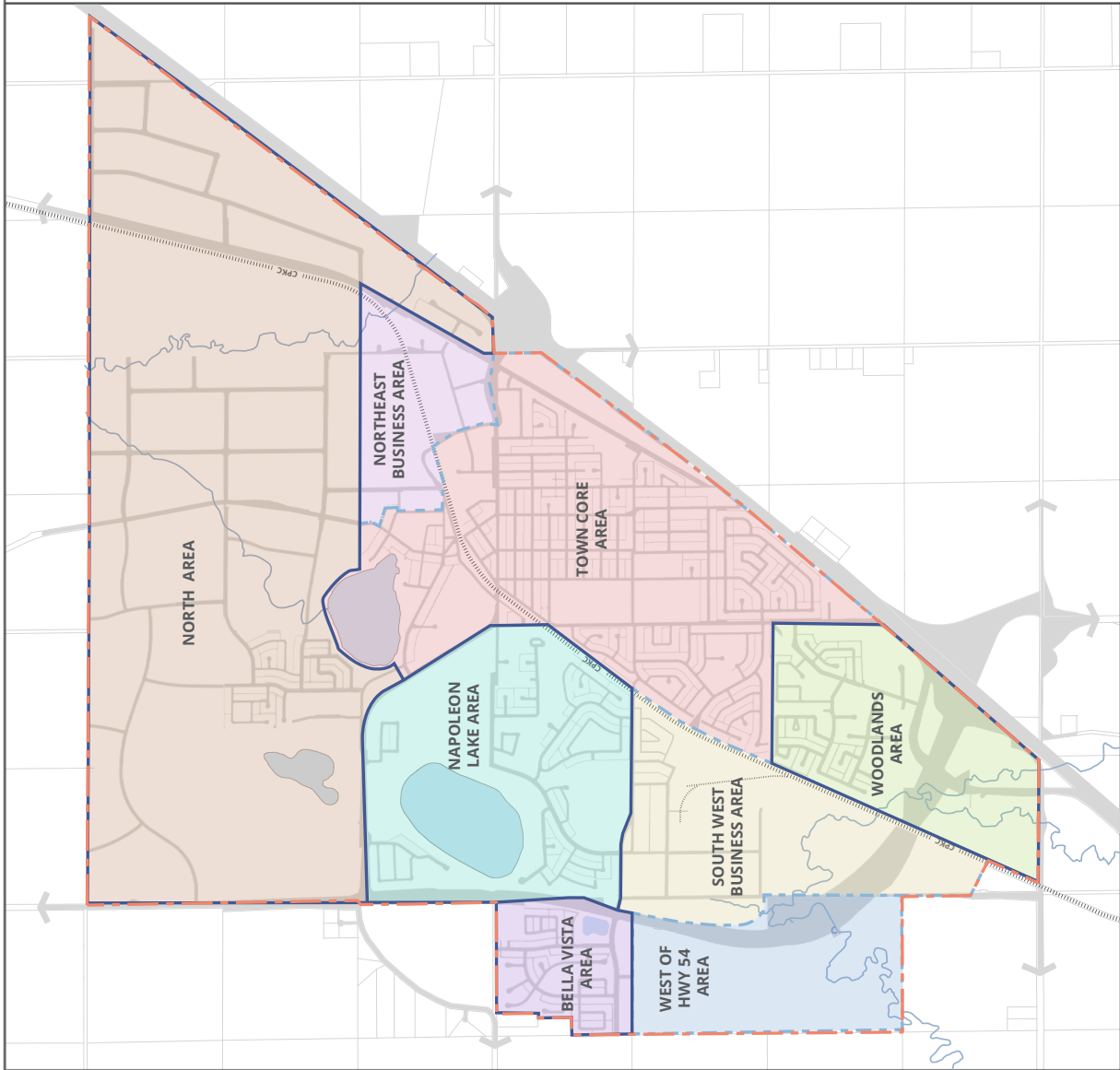
EXISTING LAND USE

MAP 4

- Area Structure Plan Boundaries
- Roads
- Municipal Boundary
- Railway



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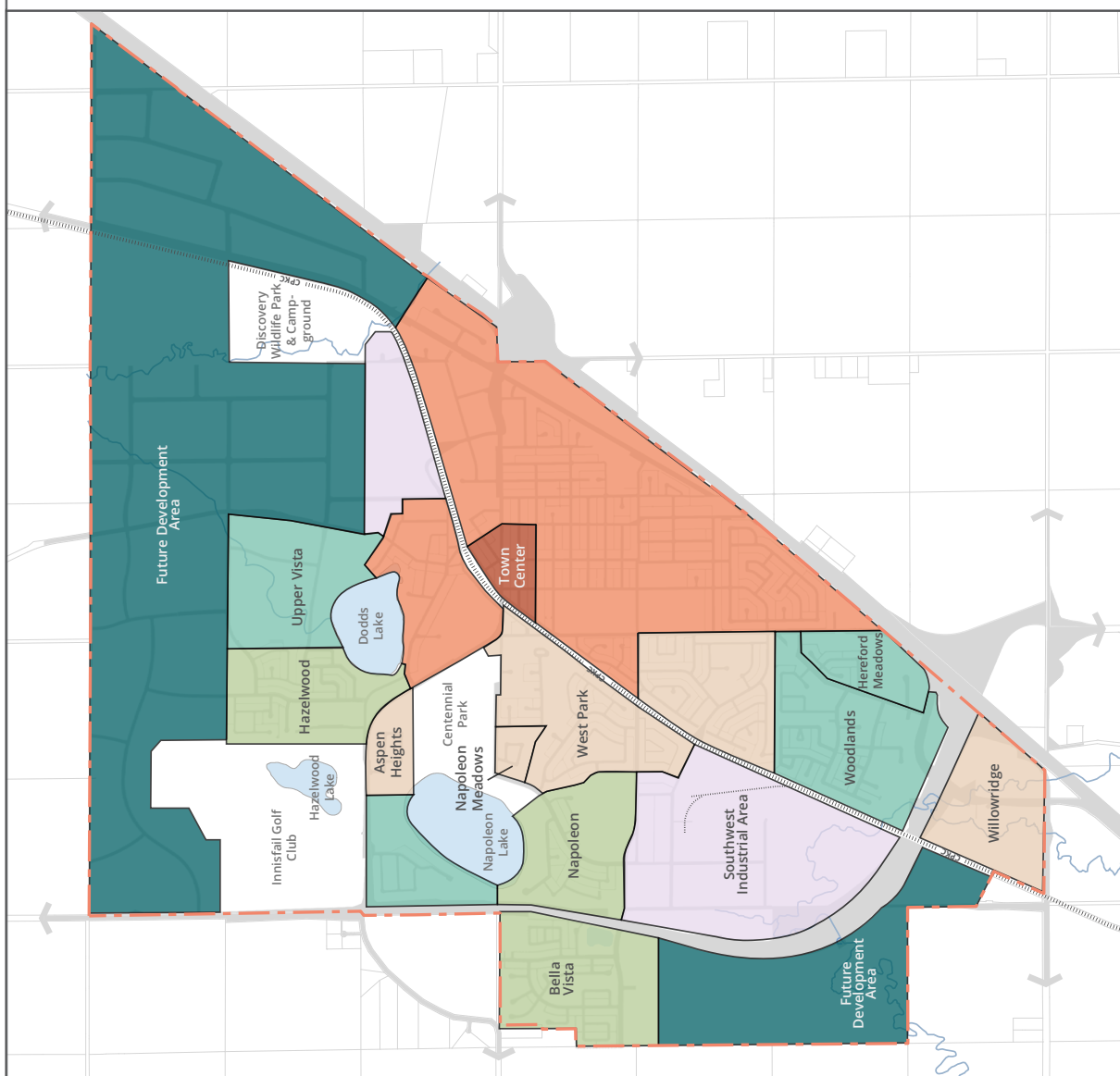


DEVELOPMENT PLAN AREAS

NEIGHBOURHOOD CHARACTERIZATION

MAP 5

- Downtown Core
- Mature Neighbourhood
- Established Neighbourhood
- Developing Neighbourhood
- Planned Neighbourhood
- Future Development Area
- Industrial Area



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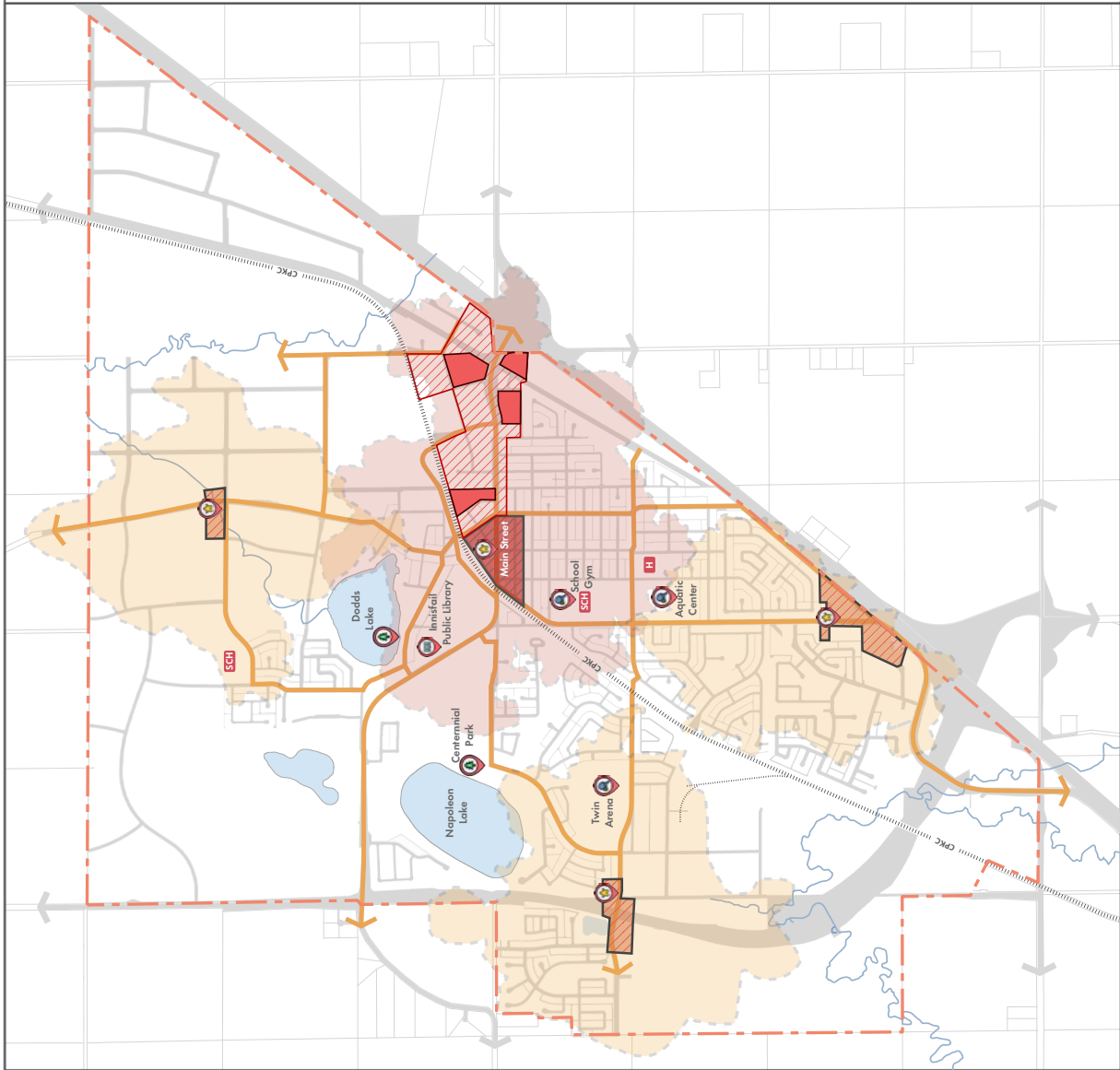
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MAP 6

- Town Centre/ Node
- Neighbourhood Centre/ Node
- Commercial Centre
- Commercial Corridor
- 1.2km Walking Shed (Existing)
- 1.2km Walking Shed (Future)
- Recreational Facility
- Park Area
- Library
- School/ Future School
- Innisfail Health Centre
- Major Corridors
- Roads
- Municipal Boundary
- Railway



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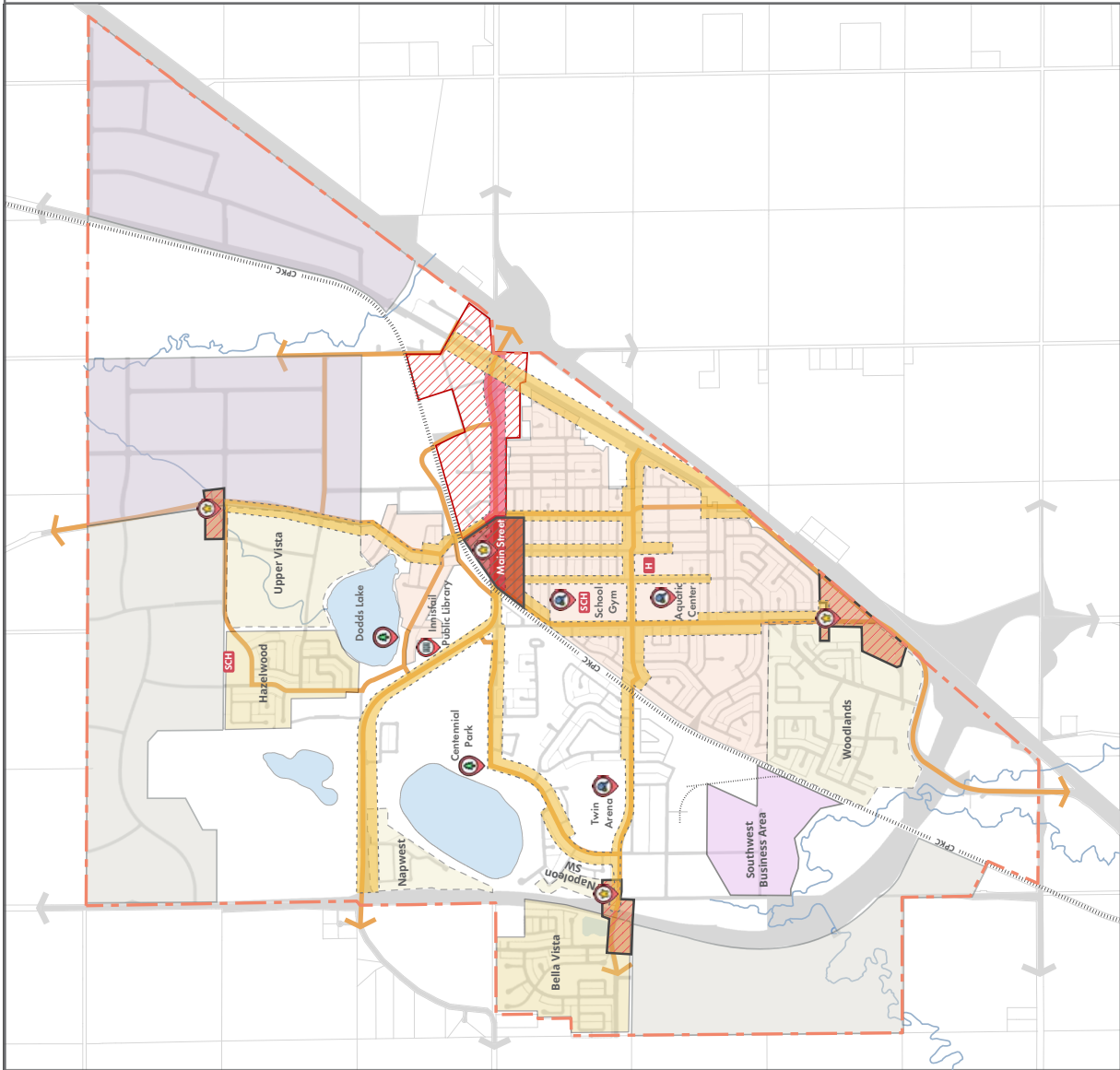
NODES AND CORRIDORS

MAP 7

- Town Centre/ Node
- Neighbourhood Centre/ Node
- Commercial Corridor
- Mainstreet Revitalization
- Corridor Revitalization and Intensification
- Strategic Infill
- Developing Residential
- Planned Residential Development
- Future Residential Development
- Developing Industrial
- Future Industrial Development
- Major Corridors
- Roads
- Municipal Boundary
- Railway



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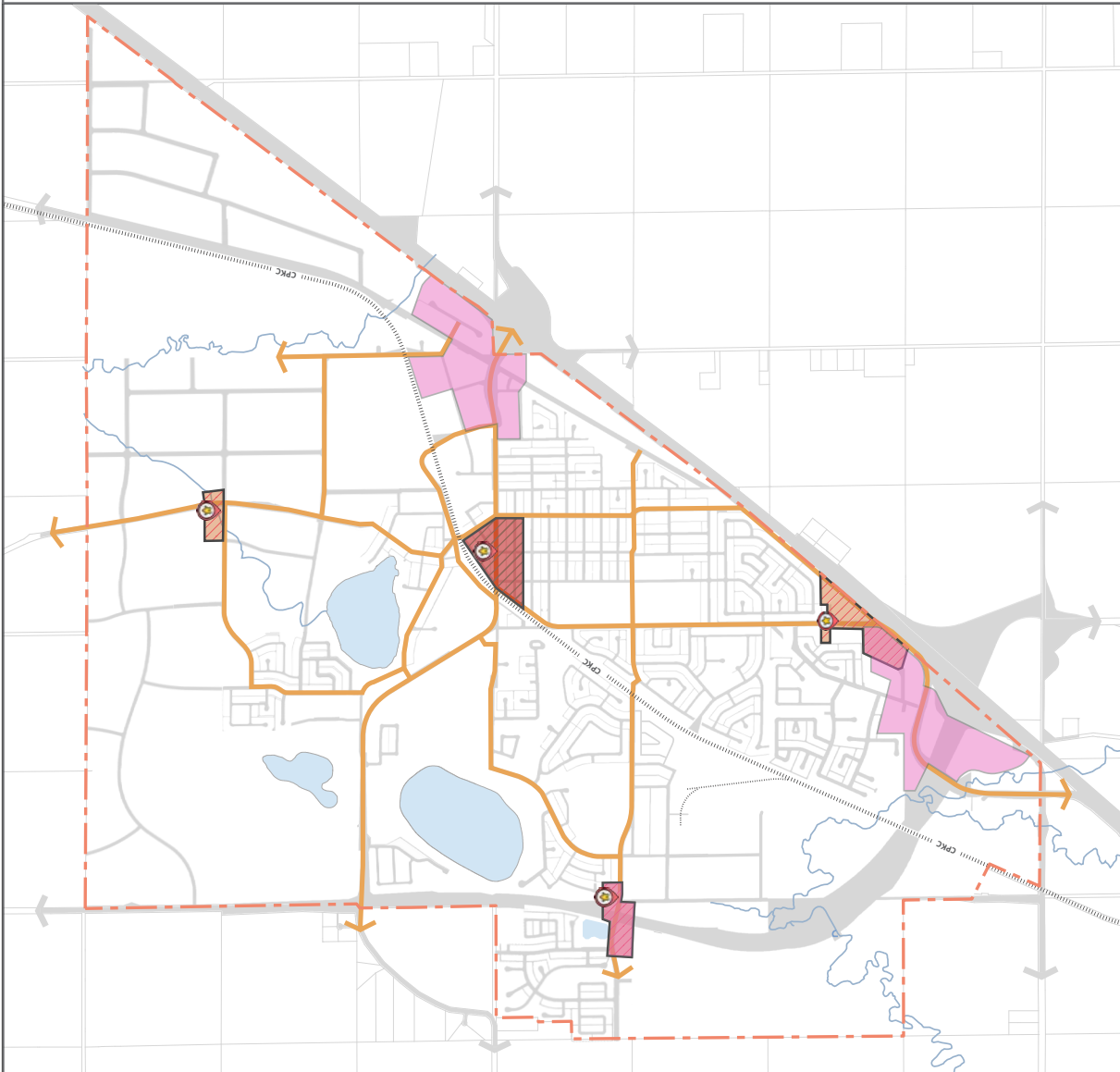
GROWTH MANAGEMENT PLAN

MAP 8

- Gateway Commercial Overlay
- Town Centre
- Neighbourhood Node/ Centre
- Highways
- Major Corridors
- Roads
- Municipal Boundary
- Railway



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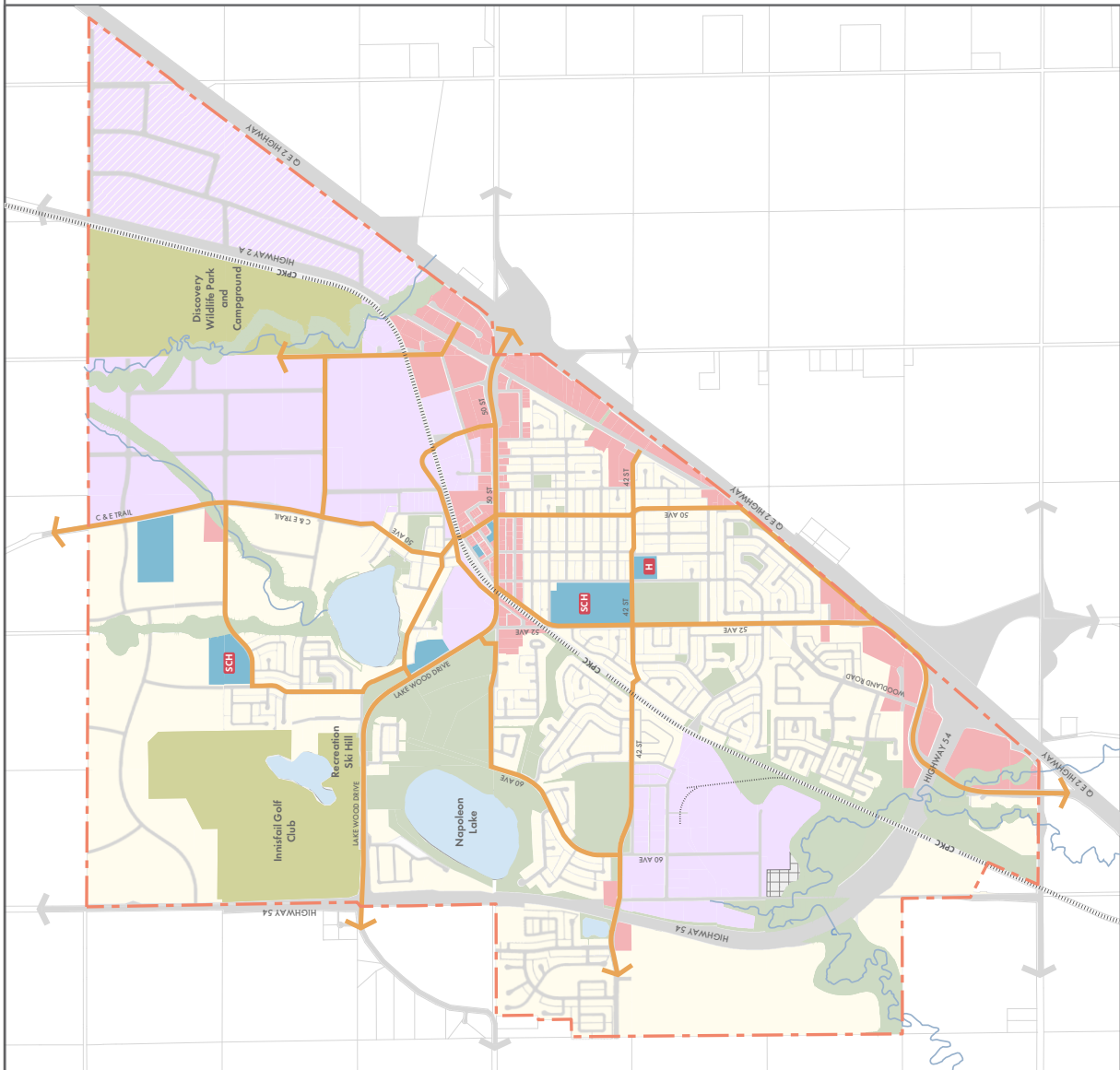
GATEWAY COMMERCIAL OVERLAY PLAN

MAP 9

- Open Space/ Municipal/ Environmental Reserve
- Recreational
- Residential
- Commercial
- Industrial
- Industrial-Private Water and Wastewater Services
- Institutional
- Solar Generation
- Highway/Freeway
- Major Corridors
- Roads
- Municipal Boundary
- Railway
- Innisfail Health Centre
- School/ Future School



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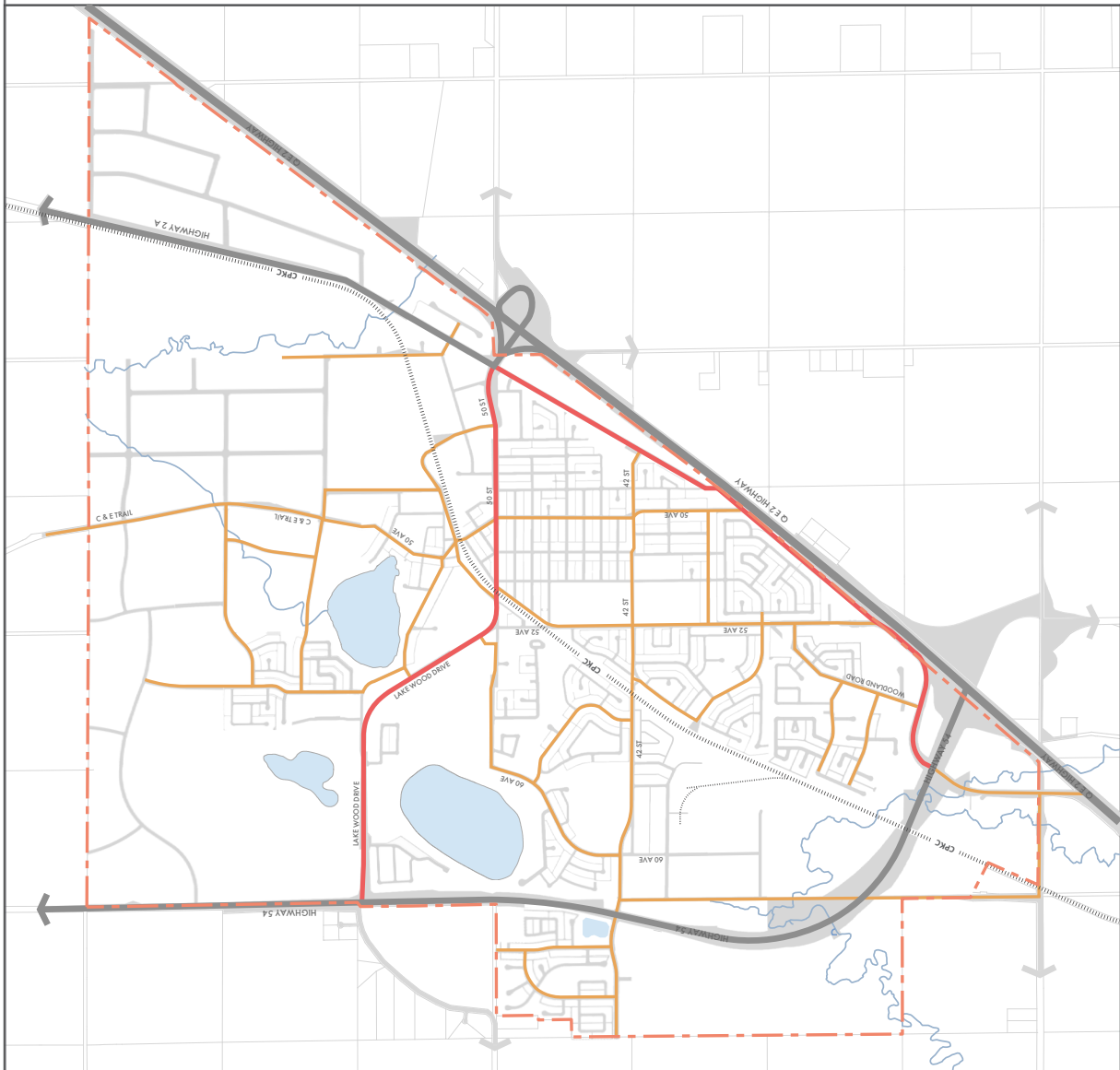
FUTURE LAND USE PLAN

MAP 10

- Roads
- Highway
- Arterial Roads
- Collector Roads
- Local Roads
- Railway
- Municipal Boundary



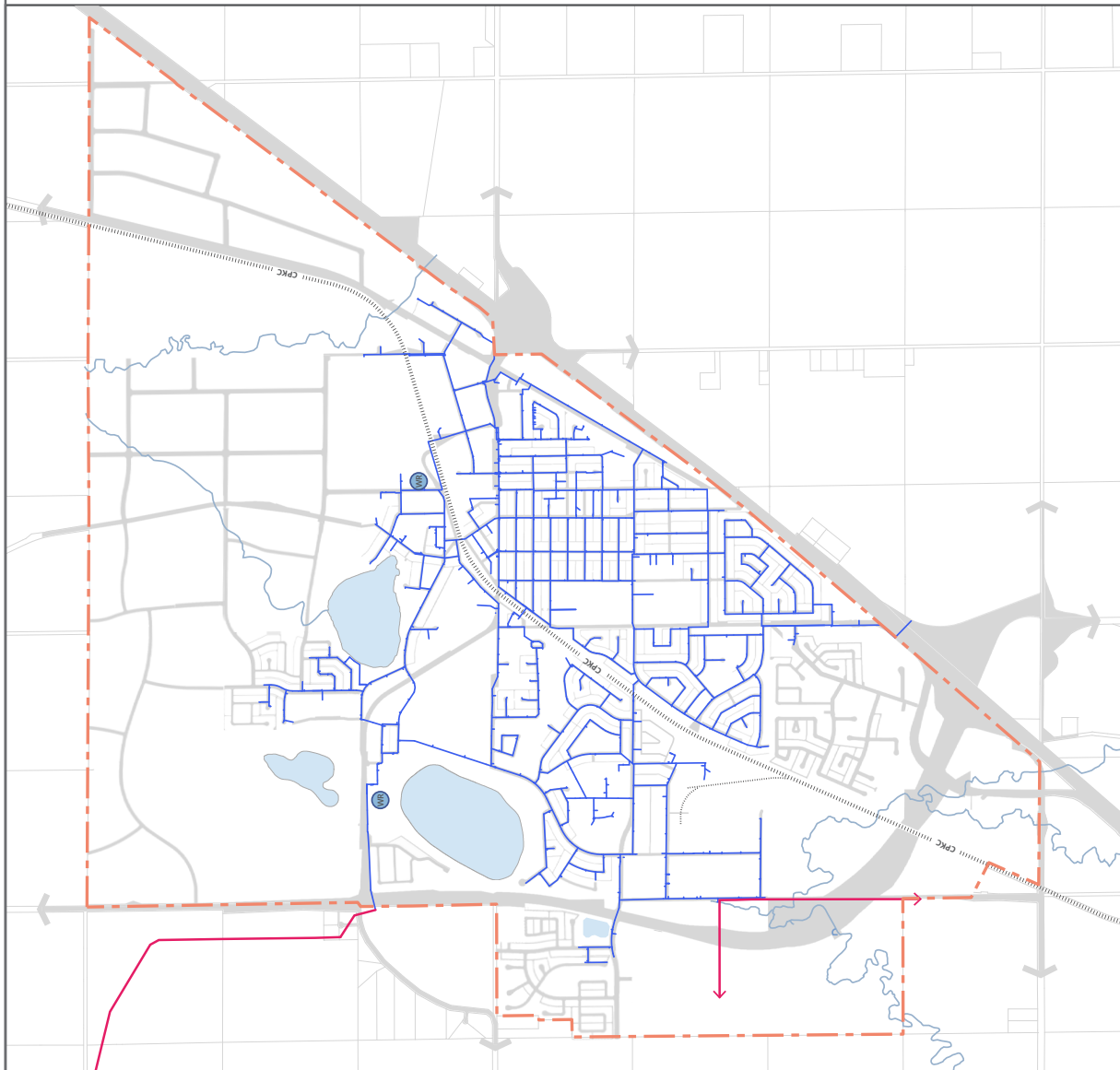
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TRANSPORTATION NETWORK

MAP 11

- Roads
- Railway
- Municipal Boundary
- Main Water Line
- Mountain View Regional Water Line
- Water Reservoir



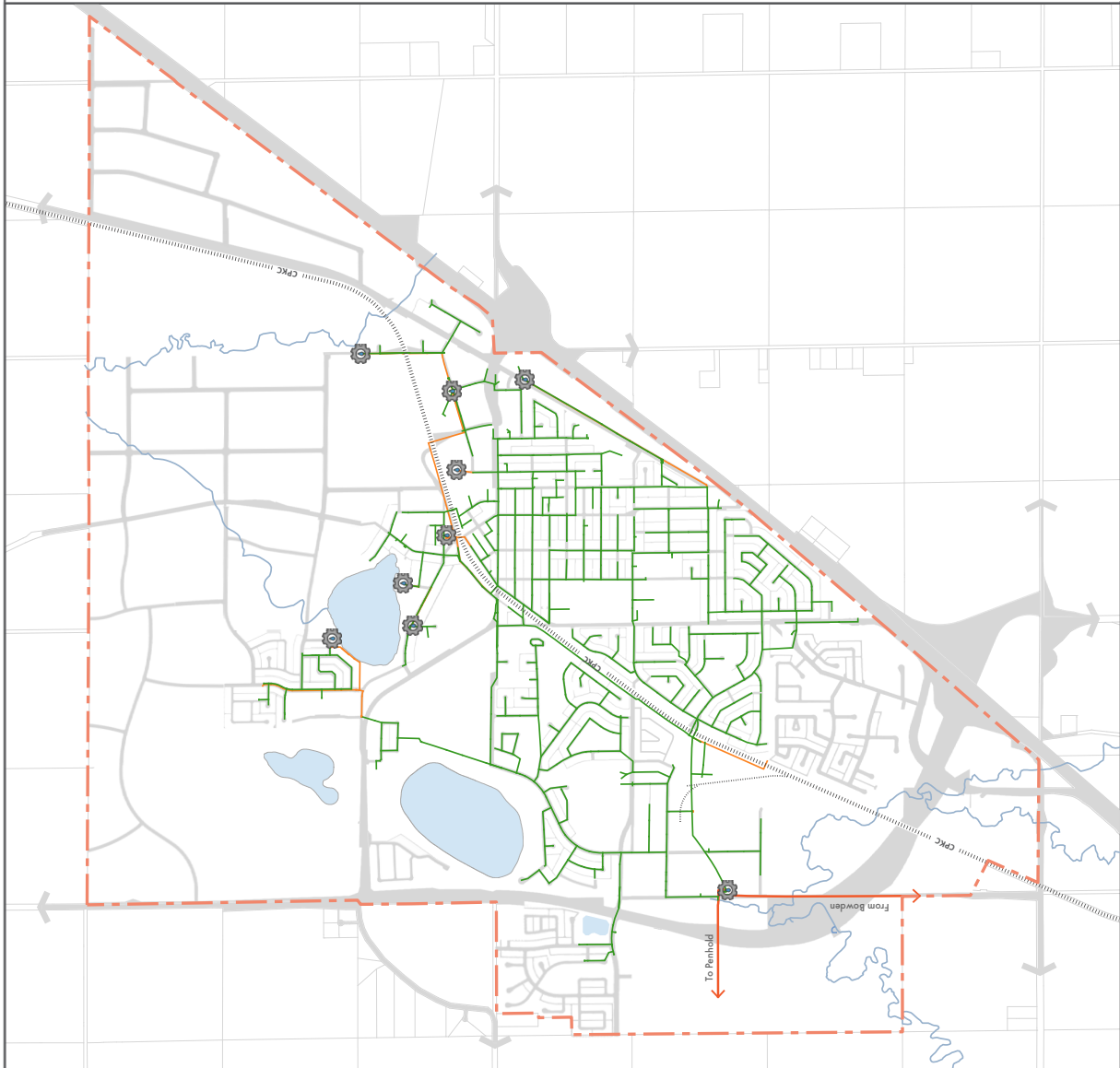
POTABLE WATER NETWORK

MAP 12

- Roads
- Railway
- Municipal Boundary
- Sewer Gravity Main Line
- Sewer Forcemain
- South Red Deer Wastewater Commission
- Lift Station



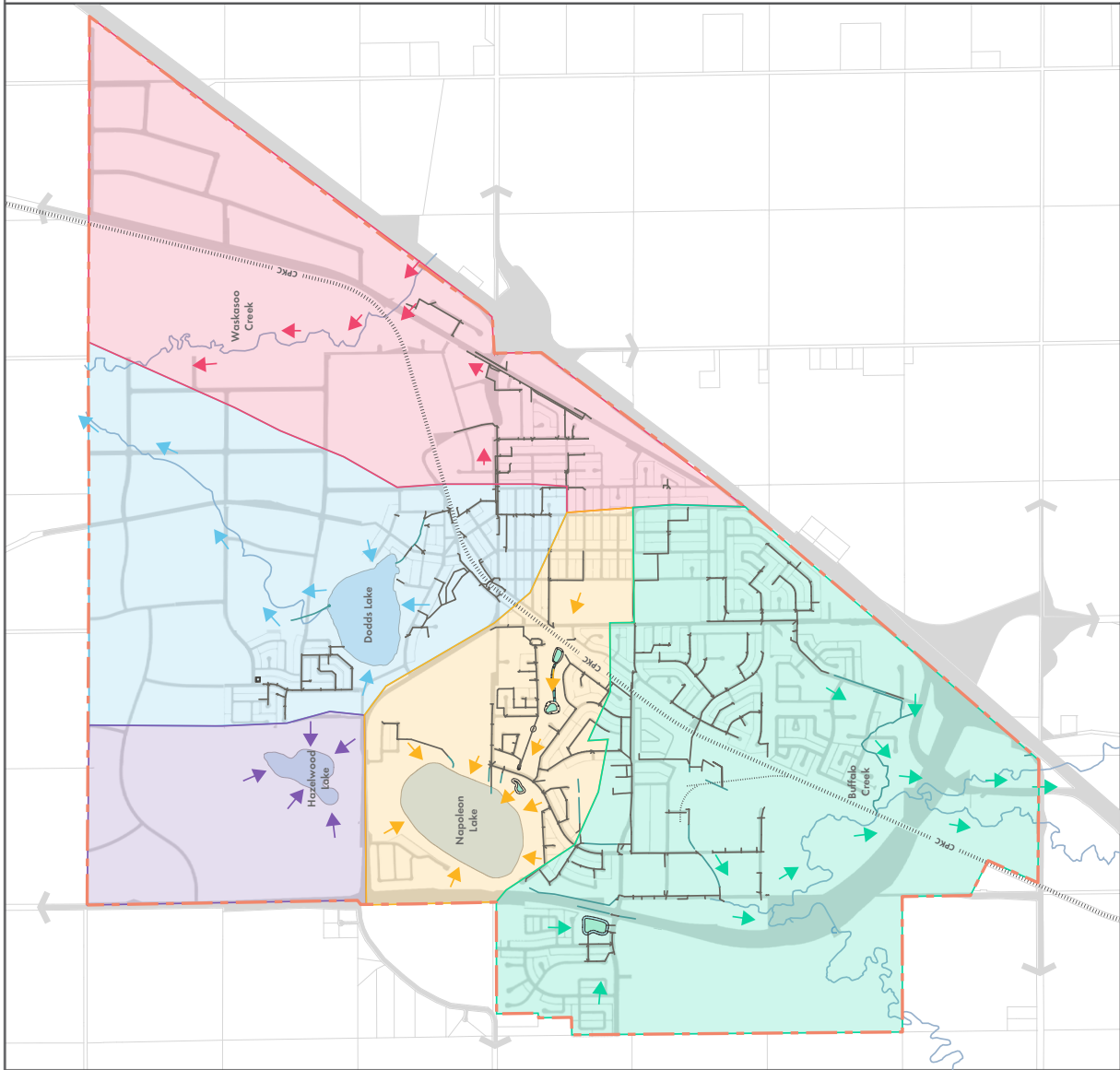
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SANITARY SEWER NETWORK

MAP 13

- Roads
- Railway
- Municipal Boundary
- Storm Water Line
- Storm Water Ditch
- Storm Pond
- Buffalo Creek Drainage Basin and Direction
- Napoleon Lake Drainage Basin and Direction
- Dodds Lake Drainage Basin and Direction
- Hazelwood Lake Drainage Basin and Direction
- Waskasoo Drainage Basin and Direction



STORM WATER NETWORK

MAP 14

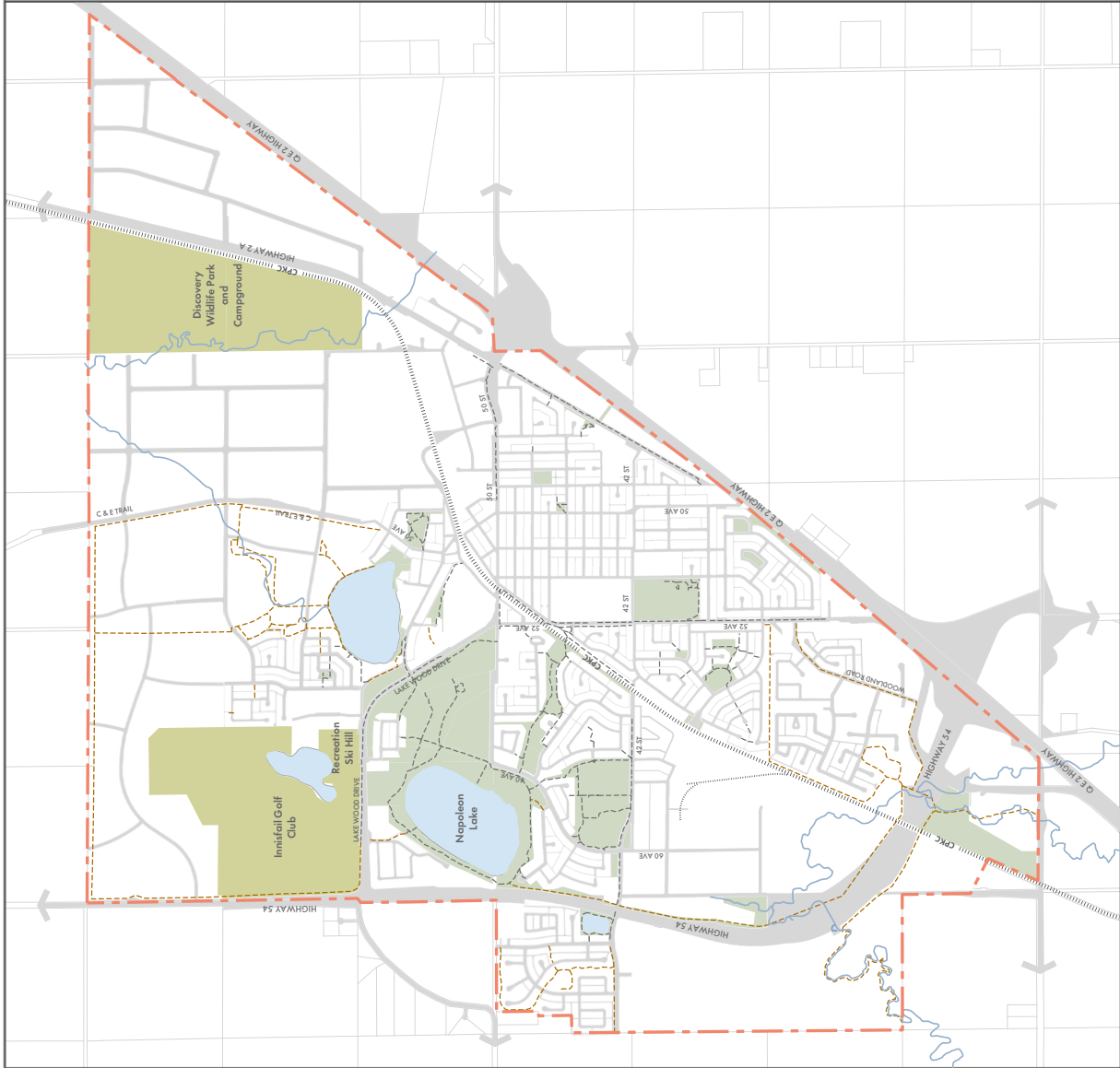
- Open Space/ Municipal/ Environmental Reserve
- Recreational
- Existing Trails
- Proposed Trails
- Roads
- Railway
- Municipal Boundary

Note: Final alignment of trail network in proximity to the provincial highway network is subject to confirmation with the provincial authority. Alignments shown in this map are conceptual only and subject to change pending this confirmation.



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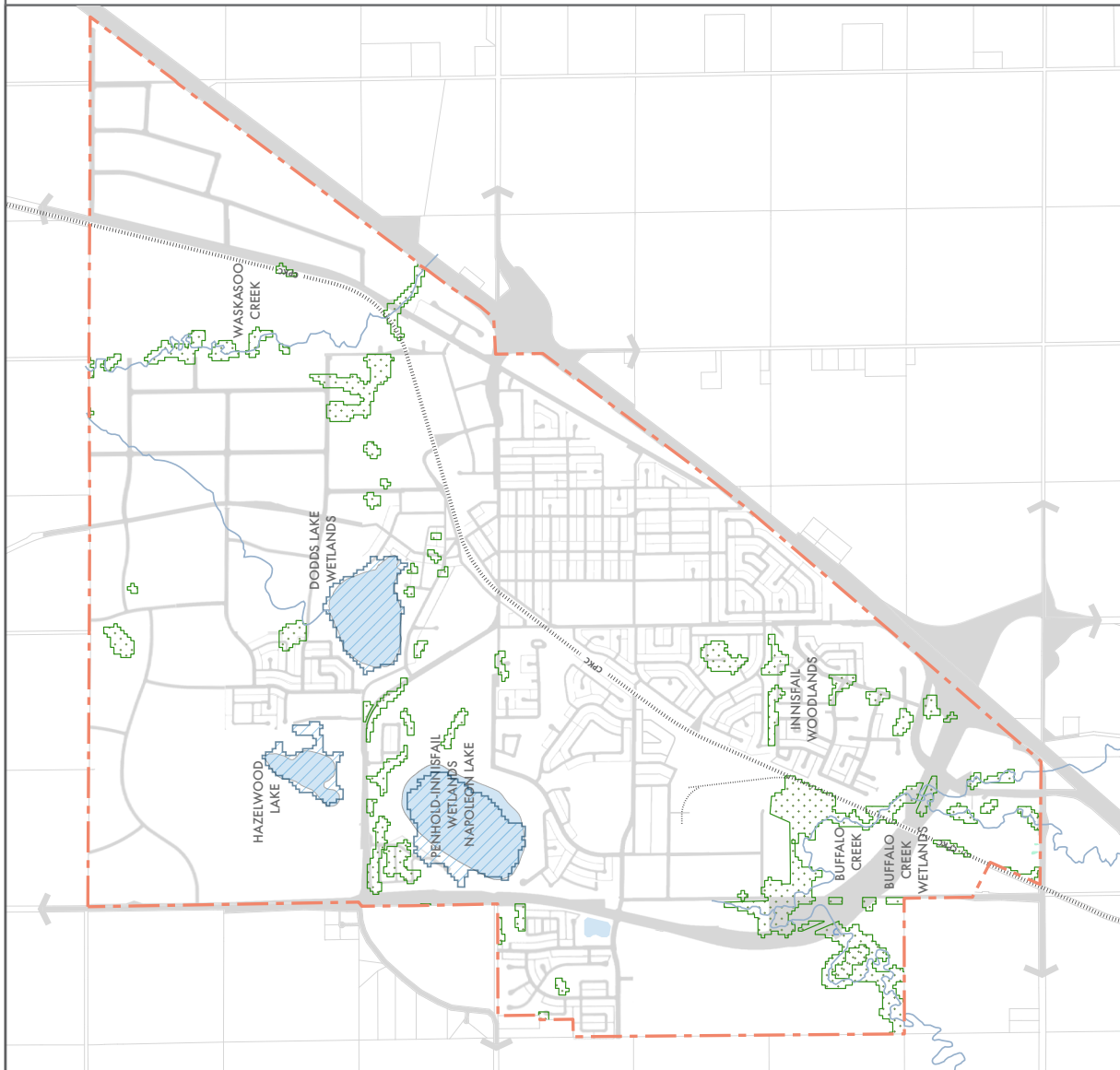
PARKS, TRAILS AND OPEN SPACES

MAP 15

- Marsh
- Open Water
- Streams
- Roads
- Municipal Boundary
- Railway



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ENVIRONMENTALLY SENSITIVE LANDS



