

TOWN OF LEGAL

MUNICIPAL DEVELOPMENT PLAN

1998

INTRODUCTION

The Town of Legal Municipal Development Plan is a broad policy document to guide both public and private planning to achieve the Town's development objectives. Because it will be necessary for the Town to respond to changing circumstances, sufficient flexibility has been incorporated into the policy statements to permit variation in the methods for achieving Town objectives, without altering their intent.

The Municipal Development Plan describes the land uses proposed and the standards for future development in the municipality. All lands within the corporate boundaries of the Town are included in the Plan and all undeveloped areas are considered potentially suitable for the preparation of area structure plans.

The Municipal Development Plan replaces the 1983 General Municipal Plan, an overly-ambitious and overly-complex document.

Amendments will be made at any time Council deems appropriate. When a major development proposal or land use issue comes before Council, members must study the Municipal Development Plan policies that apply to the issue and review the rationale for the policies. If the policies are reaffirmed, no change to the Municipal Development Plan is necessary, but if they are changed, then the Municipal Development Plan should be amended.

The Municipal Development Plan program developed objectives and policies to:

- (a) STRENGTHEN AND DIVERSIFY THE TOWN'S COMMERCIAL STRUCTURE.
- (b) IMPROVE THE QUALITY OF EXISTING PARKS AND RECREATIONAL FACILITIES AND PROVIDE FACILITIES GEARED TO A VARIETY OF USER GROUPS.
- (c) ACCOMMODATE POPULATION GROWTH WHILE MAINTAINING THE SMALL COMMUNITY ATMOSPHERE.
- (d) ENCOURAGE APPROPRIATE INDUSTRIAL DEVELOPMENT AND EMPLOYMENT OPPORTUNITIES.
- (e) PROVIDE A HIGH QUALITY OF HOUSING AND A HIGH STANDARD OF SITE AND RESIDENTIAL DESIGN.
- (f) PROVIDE AN EFFICIENT TRANSPORTATION SYSTEM.
- (g) PROVIDE THE NECESSARY UTILITY SYSTEMS TO ACCOMMODATE GROWTH.

POPULATION

The 1983 General Municipal Plan anticipated a population between 1,820 and 2,650 persons for Legal by the year 2006, with the projection of 2,100 persons being favoured. The population did not grow substantially until two to three years ago. It is estimated that the current population is approximately 1200 persons, a growth rate of over 10% per year.

Rather than assuming a certain population, this Municipal Development Plan provides that the Town would have a certain form if it were fully developed. In this way, rational land development decisions can still be made.

Policies

1. *To actively promote the benefits of the Town as a good place in which to live.*

ECONOMIC DEVELOPMENT

Commercial Sector

Legal's commercial sector is the main generator of economic activity in the Town.

Legal will encourage diverse commercial business to benefit from the Town's location and attributes.

Legal's role as a retail service centre for the surrounding agricultural district will strengthen over the period of the Municipal Development Plan.

Industrial Sector

The Town of Legal has not benefited directly from the industrial activity which has taken place in the Edmonton Region in recent years.

Legal will actively promote the Town as a location for small and medium scale industrial development.

Policies

1. *To strengthen the overall commercial and industrial structure of the Town to meet the needs of the Town and the surrounding community.*
2. *To cooperate with local business groups in promoting the municipality as a good place to live and establish a business.*

EXISTING URBAN DEVELOPMENT

Natural Features

The land within and surrounding the Town of Legal is gently rolling. Drainage is generally eastward to Legal Creek, in the eastern portion of the Town, or westward to a small tributary of Legal Creek.

The undeveloped area within the municipal boundaries and the immediate surrounding area is Class 1 and Class 2 agricultural land. To the north, there is some slight limitation to agriculture due to adverse topography and soil conditions, however, the area is suitable for general agriculture and is now being farmed.

Transportation

The Town of Legal is located 3 km east of Highway 2 on Secondary Highway 651, which runs through the centre of the Town. Highway 2 provides direct access to Morinville, St. Albert and Edmonton. Secondary Highways 651 and 803, and Primary Highway 28 provide an alternate route to Edmonton and Fort Saskatchewan. All these roads provide direct paved access to Canadian Forces Base Edmonton and the City of Edmonton.

Utilities

Legal has developed its own independent sewage treatment facility and relies on lagoons, with effluent discharge into Legal Creek.

The existing sewage treatment facilities have a capacity population of approximately 2,050 persons.

The main sanitary sewer outfall runs on the east side of the creek north to the sewage lagoon. Development of the northwest area, which does not slope toward Legal Creek, would require the construction of a lift station for sanitary sewage collection.

Legal receives potable water from Edmonton. This water is then pumped into the distribution system which consists of a half million gallon underground storage reservoir, water feeder mains, and small lines to distribute water throughout the Town.

Stormwater runoff drains by surface to Legal Creek or its tributary. However, development of new residential areas may require the implementation of stormwater management techniques.

With the exception of the slope of the northwest area away from Legal Creek and the presence of a natural gas pipeline in the northeast, natural features, transportation and utilities do not pose any difficult problems to future development.

Land Use Features

Residential Development

Residential development is primarily adjacent to and southeast and northwest of 50 Avenue with more recent development to the southeast and northwest. There are about 23 ha (57 ac.) used for residential purposes.

Four apartment buildings exist, providing twenty-two dwelling units.

The single family detached house is the predominant housing type, developed on fairly large lots.

The remaining type of residential accommodation are the Chateau Sturgeon Senior Citizens' Home and self-contained seniors' housing.

Commercial Development

The majority of the business establishments have developed on both sides of 50 Avenue between 46 Street and 50 Street, and are therefore centrally located in relation to the Town. Expansion of the Town into the Urban Reserve land use district will not affect this relationship.

Industrial Development

Industrial development has been limited up to now to a few light industrial firms located mainly on the west side of the Town south of 50 Avenue.

Community Facilities

The majority of the community oriented facilities are located in the northeast section of Town. These include two schools, an arena for all winter sports activities, and a major recreation ground (Citadel Park). A newly developed day-use park including a stocked fish pond is located in the southeast section of Town adjacent to a new recreation vehicle park. Ball diamonds, playgrounds and a soccer field are situated in the Town.

Policies

To ensure development occurs in an orderly, efficient manner in locations which are best suited to such land uses and which provide a high quality environment for the residents of Legal:

- 1. The Town will reserve Legal Creek for open space uses and should ensure dedication of the area as environmental reserve land when subdivision occurs in the vicinity of the creek.*

2. *The Town will seek to accommodate future population growth and economic activities by ensuring a sufficient supply of suitably located and serviced land to meet anticipated needs.*
3. *The Town will encourage the development of currently vacant residential lots.*
4. *The Town will accommodate commercial sector growth to within the existing central business area and to selected locations along Secondary Highway #651.*
5. *The Town will encourage the development of appropriate community facilities within new residential areas.*
6. *The Town will encourage industrial development to locate in the industrial areas.*
7. *The Town may encourage the gradual relocation of industries and commercial uses requiring extensive storage areas to the industrial area as suitable sites become available.*
8. *The timing of all future development will be based on the orderly extension of water and sewer lines, utilities, roadways and park systems.*
9. *The Town will ensure that all amenities, such as parks, landscaping or recreation facilities, be developed concurrent with the construction of dwellings.*
10. *The Town will encourage the provision of a comprehensive pedestrian walkway system throughout each neighbourhood to stimulate social interaction and to promote a sense of community belonging.*
11. *All new building and site design within the Town shall have regard for the scale and character of the surrounding area.*
12. *All new developments shall make the best use of any unique natural features present on the site. On sites with limited natural features, the developer should introduce berms and trees to contribute to the identity and visual quality of the neighbourhood.*
13. *The Town will adopt the neighbourhood as the basic planning unit.*
14. *The Town may require the preparation of an outline plan or area structure plan prior to major subdivision.*
15. *The Town shall continue to use the Town of Legal Land Use Bylaw to promote orderly development and extensively revise this document to ensure that it meets the current and changing needs of the Town.*

RESIDENTIAL DEVELOPMENT

Policies

To ensure the development of suitable types of housing to meet the needs of existing and prospective residents, and to provide a variety of high quality housing and a high standard of site and residential design for all future development and redevelopment:

1. *The Town, in cooperation with private developers and/or other government agencies, will endeavour to:*
 - (a) *provide a variety of housing types, and a range of dwelling and lot sizes so as to meet the socio-economic needs of existing and prospective residents;*
 - (b) *ensure that there is an adequate supply of rental accommodation; and*
 - (c) *continue to provide senior citizen housing according to local requirements, and encourage the location of senior citizen housing on sites which best meet the special needs of the elderly.*
2. *Single detached dwellings should be the predominant housing type in new residential areas, however alternative housing forms could also be provided.*
 - (a) *The exact proportion of housing types can best be determined by the specific site design and market demand existing at the time of subdivision.*
3. *The Town will ensure compatible relationships between different housing types and densities in new residential areas by:*
 - (a) *avoiding significant differences in density by ensuring a gradual transition in housing form or through the use of buffering;*
 - (b) *creating homogeneous sub-neighbourhood units;*
 - (c) *limiting the size of parcels and length of street frontage used for multiple unit residential development; and*
 - (d) *encouraging apartment developments to locate at the periphery of neighbourhoods, and in appropriate locations as stated in subsequent policies.*
4. *The following guidelines are intended to be used as a basis for multiple family housing development:*

- (a) *multiple family dwellings should be located in convenient proximity to major community facilities, transportation routes, public transit, schools, recreation areas and/or commercial areas;*
 - (b) *innovative multiple family housing schemes will be encouraged where it has been illustrated that they will be attractive enough in design and price to warrant the relaxation of conventional standards;*
 - (c) *each multiple family site must contain an adequate amenity area of a type needed to serve the specific density, location and type of development;*
 - (d) *multiple family sites should be served by a separate residential and/or collector road with direct access to the major road system; and*
 - (e) *the site requirements and other provisions relating to multiple family developments established in the Land Use Bylaw should be strictly enforced and considered to be the minimum acceptable standards.*
5. *In the review of plans and subdivision proposals, the Town should give consideration to:*
- (a) *the design of more energy efficient subdivisions using such techniques as increased use of south oriented dwelling units to maximize exposure to the sun and careful siting of landscaping to maximize winter sunlight and summer shade;*
 - (b) *the use of architectural control on major developments; and*
 - (c) *the development of various focal points in residential areas in order to encourage community cohesion and interaction.*
6. *The areas designated for future residential development, are intended for residential use but have not undergone any formal subdivision application. Therefore, the following regulations shall apply to these area:*
- (a) *It is intended that these lands shall remain in agricultural use, subject to:*
 - (i) *no intensive livestock operations being permitted in these areas, and*
 - (ii) *no more than one single-family dwelling being allowed on each parcel of land.*
7. *Areas designated for future development or redevelopment may be subdivided and developed for future residential use provided the Town is satisfied that this expansion:*
- (a) *would be a logical and contiguous extension of existing developed land;*

- (b) *would not force the Town or the developer into premature extensions of roadways and utilities or require future residents to travel long distances to schools, parks or community facilities; and*
- (c) *is necessary to meet projected residential demands as demonstrated by the developer, based on an analysis of historical and predicated residential lot absorption figures.*

COMMERCIAL DEVELOPMENT

Policies

To ensure the development of the downtown as a strong and aesthetically pleasing commercial area, and to encourage the continuing development of a full range of commercial activities:

1. *The Town will encourage the infilling of the 50 Avenue Central Business Area with new retail and service commercial development.*
2. *The Town should reaffirm its commitment to the preservation of the present downtown as the primary commercial and business area of the municipality.*
3. *The Town should ensure that there is a sufficient amount of potentially developable land for new commercial development, especially in selected locations along Secondary Highway #651.*
4. *The Town should encourage and support programs to improve the visual image of the downtown.*
5. *The Town will encourage higher density housing within the downtown area, in conjunction with commercial and office development, where adequate parking facilities can be provided.*

INDUSTRIAL DEVELOPMENT

Policies

To promote future industrial development for the purposes of increasing local employment opportunities and strengthening the Town's tax base:

1. *The Town will continue to seek assistance from local industries, business groups and the Provincial Government to determine which potential industrial enterprises could successfully locate in Legal and to promote the industrial development advantages of the Town.*

2. *The Town will encourage the development of high quality industrial uses with good standards of subdivision and site design.*
3. *The Town should not permit noxious and unaesthetic industrial uses to locate in close proximity to residential and open space area.*
4. *The Town should ensure that industrial development in the industrial area adjacent to the west entrance of the municipality is of the highest quality.*

COMMUNITY FACILITIES

Policies

To ensure the provision of parks and open space development to meet the recreation needs of the different age groups comprising Legal's population:

- 1. The Town shall require that 10% of lands within subdivisions be provided as Municipal Reserve. If the amount of Municipal Reserve land owing would be too small to be suitable, or if the location of the subdivision would not provide a suitable Municipal Reserve site, the Town may accept money in place of the Municipal Reserve, in accordance with the requirements of the Municipal Government Act.*
- 2. The Town should monitor the changing recreational needs of the community and provide facilities in keeping with its population level.*
- 3. The Town should continue to encourage joint use of school and municipal open space and facilities.*
- 4. The Town should provide proper maintenance and repair of parks and recreational facilities.*
- 5. The Town should ensure that all parks are easily accessible to the population they are intended to serve and that this access is clearly defined and visible to the public.*
- 6. The Town should endeavour to preserve existing trees in parks and areas designated as park reserve.*

TRANSPORTATION

Policies

To provide an efficient transportation system and to ensure all roadways provide easy access and egress throughout the Town:

- 1. New streets and subdivisions should be planned to minimize through traffic in residential areas and no residential frontage should be permitted on arterial roads unless a service roadway, adequate setbacks and/or buffering are provided.*
- 2. The Town should ensure that parking facilities are distributed throughout the downtown area and that on and off-site parking is well maintained on an ongoing basis.*
- 3. Traffic and pedestrian control shall be provided as required through signals, lane markings, crosswalk signage and/or other appropriate control devices.*

4. *In order to facilitate the movement of through traffic into and out of the Town as efficiently as possible, and the safe and unimpeded movement of people and goods between land use areas, a road classification system is established, based on the differing in function, volume of traffic and access allowed from the roadway. The system includes the following types of roads:*
 - (a) *Arterial Roads - designed to carry medium to high levels of traffic volume. These roads should be considered truck routes.*
 - (b) *Collector Roads - designed to carry medium levels of traffic volume between arterial roads and local roads and to serve secondary traffic generators such as schools and parks.*
 - (c) *Local Roads - designed to carry low levels of traffic volume and to provide access to individual parcels of lands.*

UTILITY SERVICING

Policies

To provide the necessary utility system to accommodate growth, and to regulate the installation and development of municipal servicing to conform with the Town's land development:

1. *The utility systems shall be upgraded and expanded in accordance with long term utility servicing plans and as needs dictate.*
2. *The Town shall not permit premature installation of municipal services that would adversely affect the desired sequence of development.*

INTERMUNICIPAL PLANNING

Policies

To provide for intermunicipal co-operation and consultation in planning endeavours:

1. *The Town shall advise Sturgeon County of any planning proposals which may affect the County, and will expect the County to advise the Town of the same.*

IMPLEMENTATION

The Town of Legal Municipal Development Plan provides general direction to the public and private sectors in their efforts to improve the Town. However, the policies and plans which have

been adopted as the Municipal Development Plan Bylaw do not complete the Town's planning efforts.

As indicated in this Plan, considerable effort is required to ensure the development of a viable commercial sector, to encourage additional industrial development, to provide necessary public services and develop suitable residential areas.

The Town's Land Use Bylaw is the legislative tool by which the use and development of land and/or buildings will be regulated. It is therefore the principal instrument for implementing many of the Municipal Development plan policies. It is recognized, however, that changes to the existing land use pattern will not be immediate.

Annexation of additional land to the Town may be required in order to accommodate future growth. However, the Municipal Development plan does not indicate a desirable expansion direction. The Town should review annexation proposals in terms of the policies contained within the Municipal Development plan and such other matters as the Council considers appropriate.

TOWN OF LEGAL

BYLAW #06-98

BEING A BYLAW TO ADOPT THE TOWN OF LEGAL MUNICIPAL DEVELOPMENT PLAN

WHEREAS the Municipa Government Act, 1994, as amended provides that the Council of a Municipality having a population of 3500 or less may adopt a Municipal Development Plan.

WHEREAS the Council of the Town of Legal has caused to be prepared a Municipal Development Plan.

NOW THEREFORE, the Council of the Town of Legal, pursuant to the provisions of the Municipal Government Act, 1994, as amended, HEREBY ENACTS AS FOLLOWS:

1. This Bylaw and attached Schedule A, together with the "Future Land Use Plan" map may be cited as the Town of Legal Municipal Development Plan Bylaw #06-98.
2. Bylaw #458, as amended, is hereby repealed.
3. This Bylaw comes into full force and effect upon the final passing thereof.

READ a first time this 6th day of April A.D. 1998.

READ a second time this 19th day of May A.D. 1998.

READ a third time this 19th day of May A.D. 1998.

“Richard St. Jean”
MAYOR

“Wilma Weiss”
ADMINISTRATOR