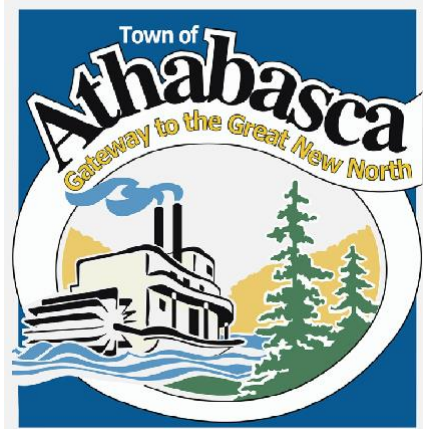


Town of Athabasca

MUNICIPAL DEVELOPMENT PLAN

AND LAND USE BYLAW UPDATE



Project Overview

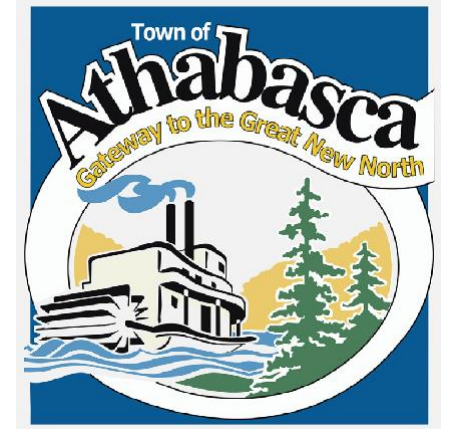
The Town of Athabasca has engaged ISL Engineering and Land Services Ltd. (ISL) to undertake a targeted review and update of the Town’s current Municipal Development Plan (MDP) and Land Use Bylaw (LUB). This work will reflect recent changes in provincial legislation and better meet community needs now and into the future.

What is the purpose of a Municipal Development Plan and Land Use Bylaw?

| The MDP: | The LUB: |
|--|---|
| <ul style="list-style-type: none">• Serves as a roadmap that guides community growth, development, and infrastructure needs.• Identifies goals, objectives, and policies to link the physical and social development of the community.• Contains general policies about future land use, development, sustainability, transportation, utilities, and municipal facilities.• Applies to the entire community. Policies are broad and aspirational. | <ul style="list-style-type: none">• Organizes the Town into land use districts (ex. commercial, residential, industrial, etc.) and identifies how land and buildings within each district may be used.<ul style="list-style-type: none">◦ Sets standards for lot size, setbacks, and building height.◦ Outlines requirements for parking, signage, and landscaping.• Establishes decision-making processes for land development applications.• Applies to the entire community. Regulations are site-specific. |

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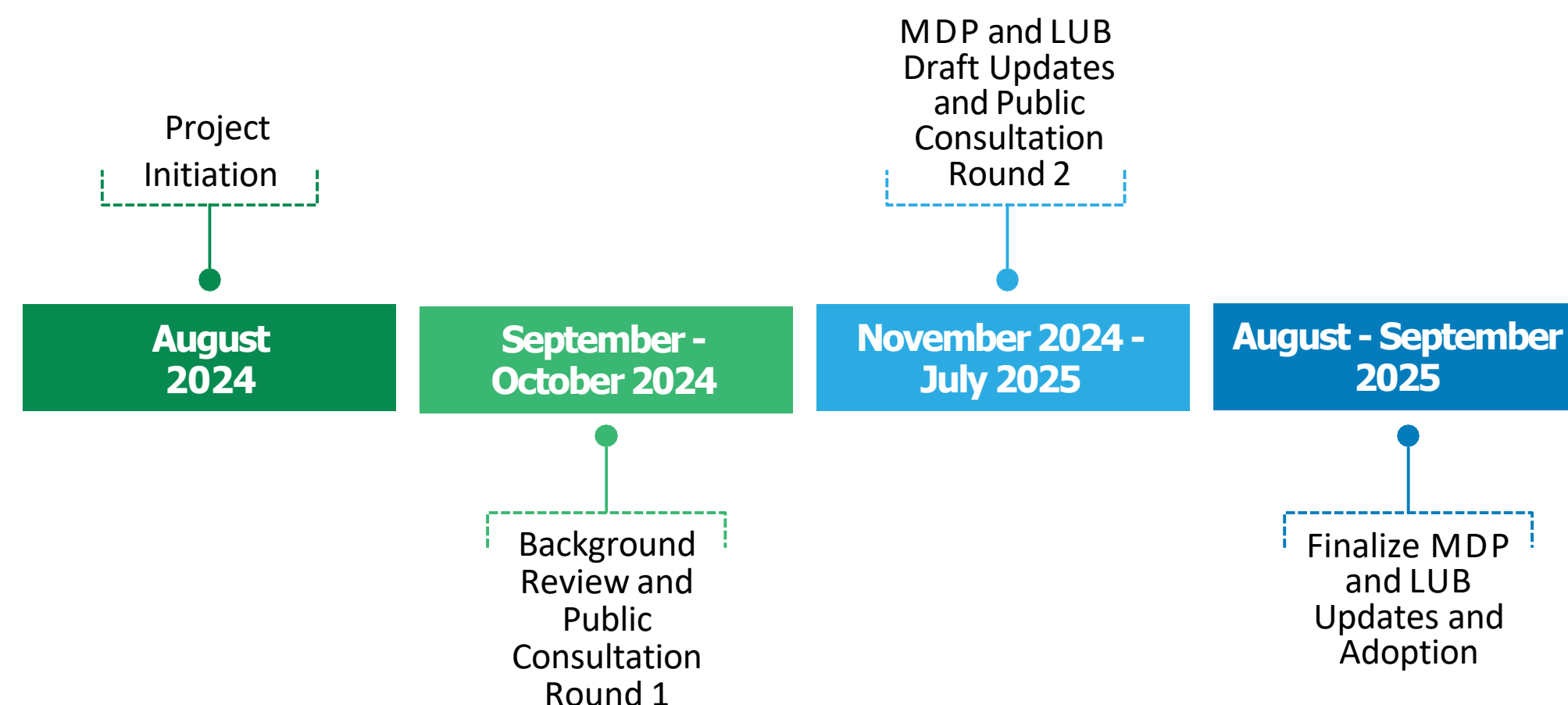


Why is the Town Updating the MDP and LUB?

The current MDP and LUB were adopted in 2010, and updates to some sections are needed to make sure they address community needs, reflect changes in the community and development trends, and align with recent changes in provincial legislation.

Project Schedule

The project kicked off in August 2024 and is expected to be completed by September 2025.



Round 2 Engagement

We want to hear from you!

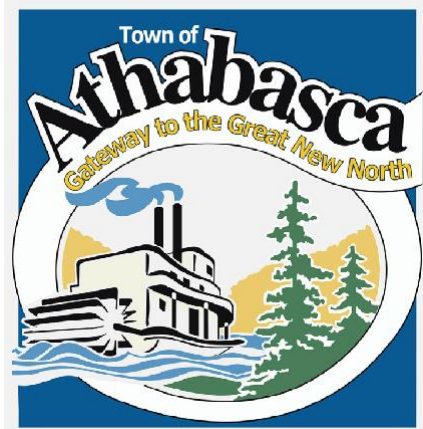
- Provide your feedback on the following display boards
- Complete the online survey between June 30 and July 25, 2025.



Visit the project website to learn more and complete the survey:
athabasca.ca/p/mdp-lub
or scan this QR code

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Draft Vision Statement

The Town of Athabasca is a thriving riverside community that celebrates its natural beauty and rich history. Fostering a friendly, inclusive atmosphere for all ages and abilities, the Town retains and attracts diverse businesses and economic prospects, while prioritizing infrastructure that is required for responsible growth. Athabasca is committed to providing unique cultural and recreational amenities that enrich residents’ quality of life and sustaining the health of the environment for future generations.

Do you feel the vision statement captures the essence of Athabasca and what you want the community to be like in the future?

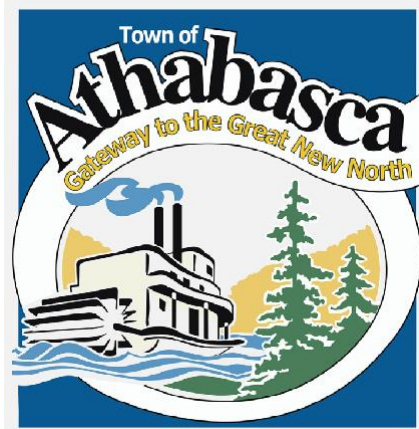
| Yes | No | I Don't Know |
|-----|----|--------------|
| | | |

Is there anything you would like to see added, changed, or removed from the vision statement?

Place sticky-note here

Town of Athabasca

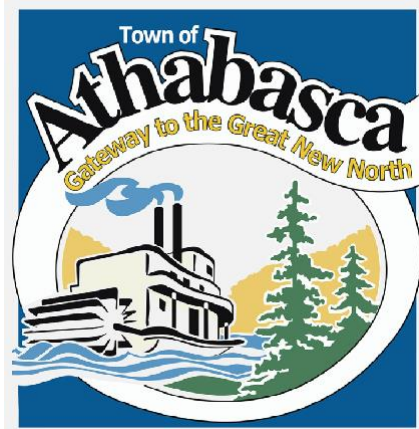
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| Proposed MDP Changes: | Proposed LUB Changes: |
|---|--|
| <ul style="list-style-type: none">• Introduced a draft vision statement.• Captured data and statistics from the most recent Federal Census (2021).• Restructured policy areas to reduce the overall number of categories and subcategories.• Reordered objectives and policies to align with restructured policy areas.• Consolidated policies and objectives to improve clarity and remove redundancies.• Made minor text edits to increase readability and understanding of policies and objectives.• Introduced several new policies to align with legislative requirements and address requests from the Town.• Created a new document template. | <ul style="list-style-type: none">• Introduced regulations for relevant topic areas (ex. tented structures, sea can/shipping containers, solar panels, etc.).• Reduced the overall number of land uses and definitions, while introducing new ones to address new topic areas (ex. Multiplex Dwelling, Short Term Rental, Lodging, Care Facility, Campground, Sollar Collector).• Consolidated a few land use districts to remove duplication and enhance interpretation.• Confirmed alignment with legislative requirements.• Updated the Zoning Map to align with land use district consolidations.• Created a new document template and reorganized content for easy navigation. |
| In summary, the new MDP and LUB look different, but the intent and integrity of the content remains, with only a few targeted additions to reflect current community values and priorities. | |

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Proposed MDP Policy Areas

| Policy Area | Subcategories | Description |
|------------------------------|---|--|
| Land Use | General, Residential, Commercial, Industrial, Institutional, Parks and Open Space, Downtown | Policies in this section are designed to allocate sufficient land for future residential, commercial, industrial, institutional, and parks and open space uses, and preserve and celebrate heritage and historic resources |
| Community Development | General, Municipal Services | Policies in this section are designed to maintain a current understanding of growth, development, and land use needs and adequately maintain, upgrade, and expand municipal services |
| Environment | General, Development Constraints, Energy | Policies in this section are designed to preserve significant ecological sites and environmental features, prohibit development in areas with critical development constraints, discourage fragmentation of working landscapes and facilitate sustainable design and development practices |
| Infrastructure and Servicing | General, Transportation and Mobility, Water, Wastewater, and Stormwater | Policies in this section are designed to provide for the safe, orderly, and efficient development of infrastructure and utilities, support regional collaboration in the provision, operation, and maintenance of critical infrastructure services, and complete necessary upgrades and extensions to support future growth and development. |
| Leadership and Governance | Advocacy, Monitoring and Review | Policies in this section are designed to support collaborative communication with municipal, regional, and provincial partners, and complete regular monitoring and review of plans and documents to remain consistent and current |

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