

**TOWN OF MORINVILLE
PROVINCE OF ALBERTA
MUNICIPAL DEVELOPMENT PLAN
BYLAW 14/2025
PAGE 1**

A BYLAW OF THE TOWN OF MORINVILLE, IN THE PROVINCE OF ALBERTA, TO APPROVE THE MORINVILLE MUNICIPAL DEVELOPMENT PLAN.

WHEREAS, Section 632 of the *Municipal Government Act* requires that the municipality adopt a Municipal Development Plan;

AND WHEREAS, the purpose of the Municipal Development Plan, generally, is to describe the manner in which the future development of Morinville may best be undertaken;

AND WHEREAS, the Municipal Development Plan specifically provides policy direction in relation to future residential, commercial, industrial and other land uses, transportation, infrastructure, heritage preservation, recreation, open space, reserve lands, economic development, intermunicipal planning and plan implementation and review;

AND WHEREAS, notice of a public hearing for this Bylaw held on January 27, 2026, has been given in accordance with Section 692 of the *Municipal Government Act*, 2000 RSA, ch. M-26, as amended;

NOW THEREFORE, the Municipal Council of Morinville, Alberta, duly assembled, hereby enacts as follows:

- 1.0 This Bylaw may be cited as the Municipal Development Plan.
- 2.0 That the MyMorinville Municipal Development Plan attached hereto and forming part of this Bylaw is hereby adopted.
- 3.0 **SEVERABILITY**
 - 3.1 If any Section or parts of this Bylaw are found in any court of law to be illegal or beyond the power of Council to enact, such Sections or parts shall be deemed to be severable, and all other Sections or parts of this Bylaw shall be deemed to be separate and independent there from and to be enacted as such.

**TOWN OF MORINVILLE
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COMING INTO FORCE

That Bylaw 11/2012 and all amendments thereto, 9/2017 and 4/2021, are hereby repealed.

This Bylaw shall come into full force and effect when it receives third reading and is duly signed.

READ a first time this 26 day of August, 2025.

READ a second time this 27 day of January, 2026.

READ a third and finally passed the 27 day of January, 2026.

ORIGINAL SIGNED

Simon Boersma
Mayor

ORIGINAL SIGNED

Michelle Hay
Chief Administrative Officer

**TOWN OF MORINVILLE
PROVINCE OF ALBERTA
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SCHEDULE "A" (attached to and forming part of this Bylaw)



AUGUST 2025

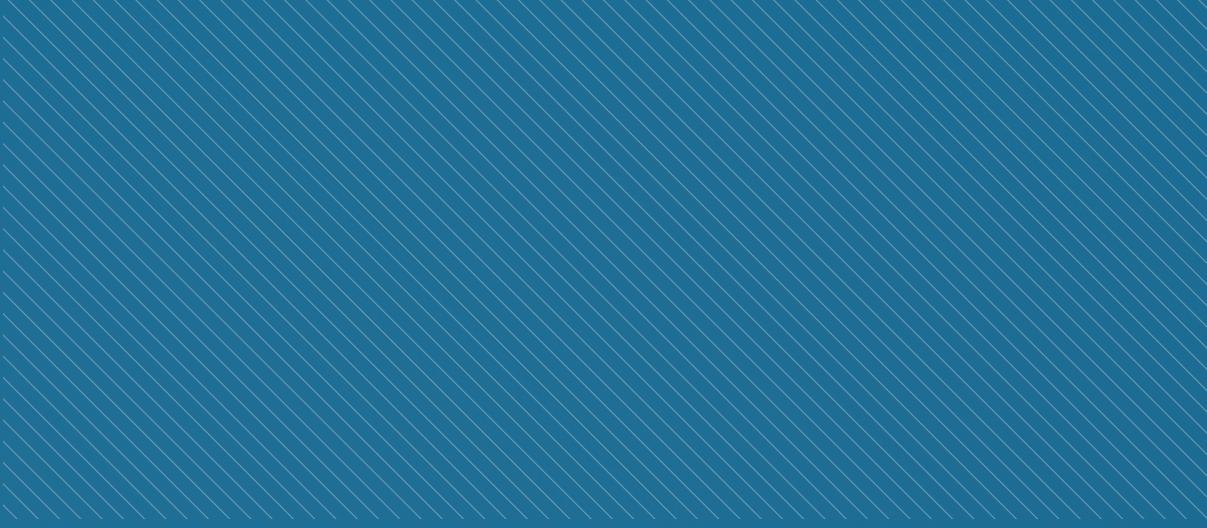
My **MORINVILLE**
Municipal Development Plan



We respectfully acknowledge that we are on Treaty 6 Territory, traditional lands of the Cree, Dene, Stony Nakota Sioux, Saulteaux and Ojibwe First Nations and Métis people.

The Town of Morinville is dedicated to ensuring that the spirit of Treaty 6 is honoured and respected.





**Thank you to everyone who helped shaped
this MDP and the future of our community!**

- Morinville Council & Administration
- Community Services Advisory Committee
- MyMorinville Community Working Group
- Chamber of Commerce
- Rendez Vous Centre
- Development Industry Partners
- B&A Studios
- Soles & Company
- Gather Forward
- Zanetta Illustration

**And all our residents and neighbours that filled out surveys,
answered questions, and attended events.**

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MDP at a Glance

Morinville at 20,000

In 40 years, Morinville has grown to a vibrant community of more than 20,000 people, blending its rich heritage with thoughtful community development. The historic Cœur de Morinville is bustling, with a mix of historic and new buildings providing well-designed spaces for businesses to thrive. Residents enjoy diverse neighbourhoods with housing options for every stage of life, pedestrian-friendly streets, and green spaces that foster connection. People know their neighbors, stop for chats on their daily walks, and regularly attend community events that bring everyone together. Local businesses and job opportunities have expanded, with regional partnerships boosting the local economy. Residents create a supportive and inclusive atmosphere by participating in community gardening, organizing neighborhood events, and actively volunteering. Public spaces are lively hubs where people come together, reinforcing the sense of belonging that makes Morinville feel like home. The community is resilient and adaptable, with sustainable practices, efficient infrastructure, and a strong commitment to financial stability.



Morinville is more than just a place to live—it is a deeply connected community where residents are actively involved in shaping its future. As the community continues to grow, residents remain proud to call Morinville home, knowing they are part of a place that values connection, diversity, and a bright future for all.



A Municipal Development Plan is like a roadmap for our community. The Municipal Development Plan (MDP) builds on Morinville's vision for the future, setting out key policies and directions to guide how the community grows and evolves over time. Since Spring 2024, public engagement through meetings, surveys and pop-ups have been instrumental in shaping this foundational plan for Morinville's future.

Community Direction Statement

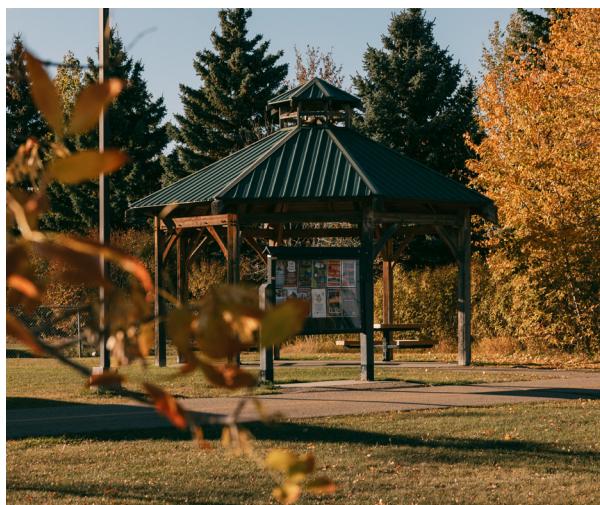
The Community Direction Statement is the vision of this plan, capturing the shared goals and values of Morinville's residents.

Morinville is growing with purpose.

With a proud heritage and a shared vision for the future, we are shaping a community where thoughtful growth and intentional development create lasting value. We invest in infrastructure, public spaces, and facilities that reflect our character, bring people together, and support economic opportunity—building a stronger, more connected Morinville. Our vibrant core supports local business and reflects our identity, while our neighbourhoods offer diverse housing and amenities that meet the needs of our residents. These are places where people build strong relationships, feel supported, and are proud to call home. We're building an inclusive, resilient community. One where current and future generations can thrive.

Community Expectations

We asked the community to consider what they loved about Morinville, what was missing, and what would help keep Morinville a great place to live in the future. This input was gathered and analyzed to answer one big question: **What do you want in your Morinville?**





I want more close to home.

What it means: Having what you need close to home — from groceries and schools to parks, shops, and restaurants. It's being able to walk or bike around, and having housing options for every stage of life and needs, so people can stay in the community they love.

Priorities & Polices: Diversity of land uses and residential built forms.



I want to be active in my community.

What it means: Feeling connected through recreation, social spaces, and community events that bring people together. It's access to parks, trails, and programs that support health, belonging, and mutual support—so you always feel part of a community that's there for you.

Priorities & Polices: Providing community services and programs, parks, and recreation facilities.



I want our built environment to reflect what makes us unique.

What it means: Celebrating our heritage by preserving landmarks and telling our story through distinct spaces, streets, and buildings. It's about making downtown vibrant and welcoming, with gathering places and design that reflect who we are and strengthen our community identity.

Priorities & Polices: Design of buildings and spaces, with a focus on Coeur de Morinville.



I want to feel safe and connected.

What it means: Having safe, accessible streets that prioritize walking, biking, and opportunities for transit, for people of all ages and abilities. It's about offering transportation options that connect you to everything you need—work, errands, and community life.

Priorities & Polices: Street design, transportation networks, and public accessibility.



I want to work and shop locally.

What it means: Supporting local businesses, creating jobs close to home, and attracting investment that benefits residents. It's about having shops, services, and events that make Morinville a destination—boosting the local economy and creating new opportunities.

Priorities & Polices: Growing the local economy by supporting local businesses, attracting investment, regional collaboration and tourism.



I want a community that is adaptable and ready for the future.

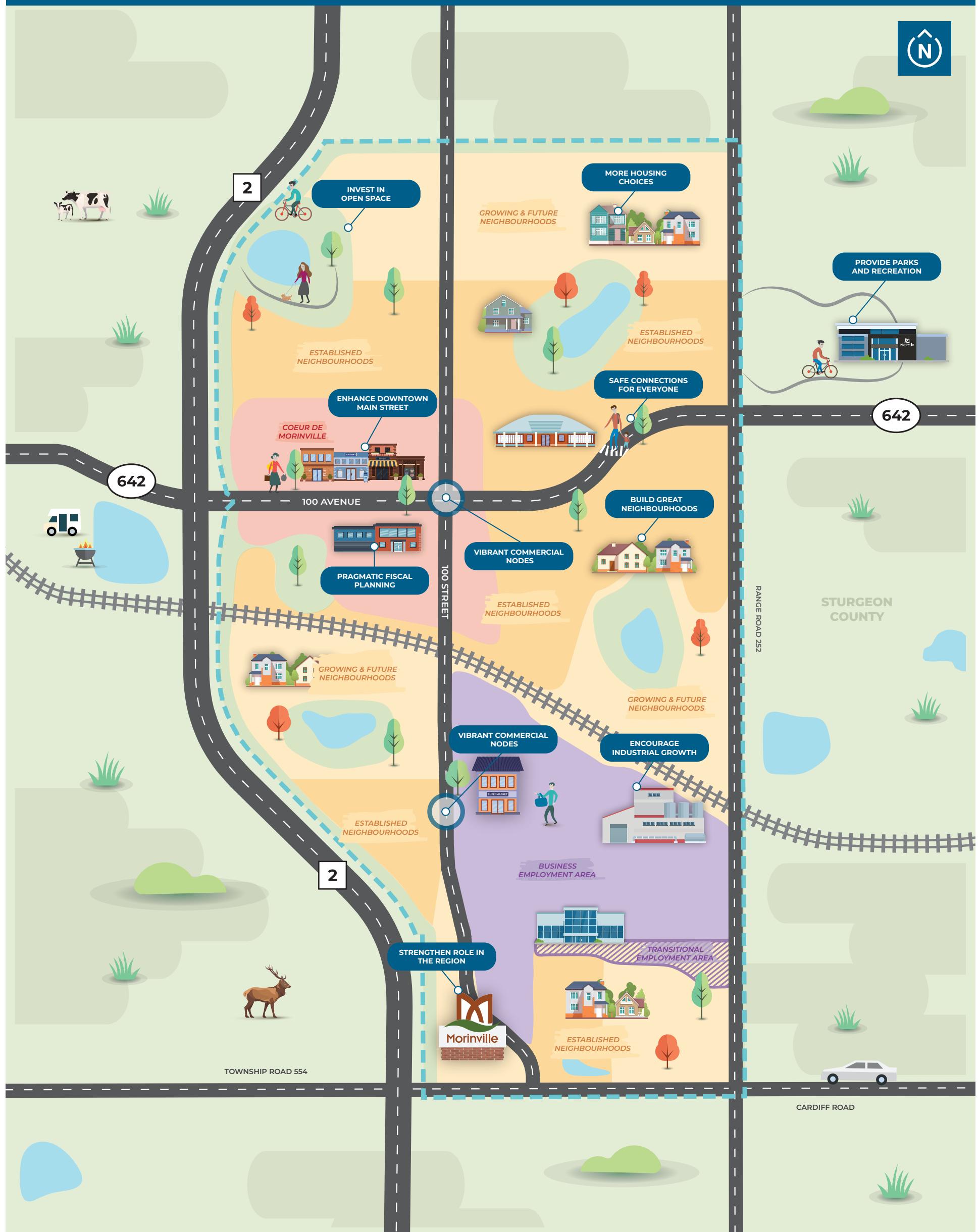
What it means: Being ready for change through sustainable practices, efficient infrastructure, and strong emergency plans. It's about resilient municipal services, local food production, and actions that help our community thrive no matter what comes our way.

Priorities & Polices: Creating a future-ready, financially resilient, & ecologically conscious community





GROWTH CONCEPT MAP





Vision for Main Street



Vision for Vibrant Community Nodes

1.0

SECTION 1.0

Introduction

1.1 How to Use the Plan

The MDP is a high-level policy document and statutory plan that considers the current and future context for Morinville to establish policies and directions for growth and development. This plan is intended to be a tool for the people of Morinville, Council, and Administration, and so it was created from the ground-up with community-driven planning. By putting the community first, this plan confirms what Morinville is to the people who choose to live here, as well as what it can be. As a plan, this MDP is intended to guide growth and investment, both public and private, in alignment with this community's values, expectations, and priorities.

1.2 Legislative Requirements

The Municipal Government Act, R.S.A 2000, c. M-26 (MGA) requires that every municipality must adopt an MDP to guide long-range planning and land use. The MGA also identifies the required and optional contents of an MDP. All other statutory plans and related bylaws of the municipality must be consistent with the MDP and the MDP provides direction for the development and maintenance of policy documents and planning tools.

This MDP is intended to support thoughtful development in Morinville that aligns with the unique identity and values of this community. The growth concept (Map 2) considers approximately 30 years of development potential.

1.3 MDP Interpretation

Language

In this MDP:

- Require, must, and shall are to be construed as a compulsory obligation;
- Policies beginning with a verb are to be construed as stating the municipality shall perform the action identified;
- Encourage and should are to be construed as permissive and empowering, and is to be the recommended course of action;
- Allow, consider, and may are to be construed as potentially required, optional, or not permitted depending on each individual and unique situation and is to be interpreted at the discretion of Administration; and,
- When used in a policy, support means that the policy is in alignment with the Community Direction Statement and is a desirable outcome, and as such the municipality will utilize tools and tactics with community building partners to enable conditions that achieve the desired outcome.

Maps & Figures

Maps and conceptual figures have been provided as part of this MDP to show the general location of proposed land uses, future transportation networks, and utility corridors, as well as visually detail the intent of certain policies. Locations will be refined through subsequent stages of planning including Area Structure Plans, Area Redevelopment Plans, Conceptual Schemes, Subdivisions, and Permits. Mapping is intended to be conceptual in nature and it is anticipated that minor changes to alignments or locations of map features may be undertaken as part of subsequent planning processes without amendment to this Plan. Should there be a discrepancy between the written policy and maps and figures, the written policy shall prevail.

1.4 Hierarchy of Plans



Higher-Order Plans and Policies

All provincial and federal policies and regulations in effect shall apply and shall prevail over the policies contained within this MDP. This MDP does not assume or bear any jurisdictional authority over:

- Federally or provincially owned lands,
- Lands under another municipal jurisdiction, or
- First Nation reserves.

If a development is proposed within the MDP boundary with requirements established by a higher-order statutory plan (i.e. North Saskatchewan Regional Plan), the development must conform to the policies of the higher-order statutory plan. If there is a conflict with a policy or regulation within a higher-order plan and the policies of this MDP, the higher-order plan shall prevail. The MyMorinville MDP supports the Alberta Land Stewardship Act and Alberta Land Use Framework, and recognizes the future North Saskatchewan Regional Plan as a governing, higher-order plan.

Local Plans and Policies

The MDP provides direction to achieve the community's vision for the future of Morinville. The implementation of this plan will include the development or update of numerous strategies and plans, such as:

• Commercial Growth & Expansion Strategy	• Municipal Modernization Strategy
• Downtown Area Redevelopment Plan	• Neighbourhood Infrastructure Renewal & Asset Management Plan
• Heritage and Culture Plan	• Parks and Open Space Asset Management & Renewal Plan
• Housing Study	• Parks and Open Space Plan
• Indigenous Framework for Morinville	• Tourism Strategy
• Industrial Growth & Expansion Strategy	• Transportation Master Plan
• Land Use Bylaw	• Utility Master Plan
• Municipal Financial Resiliency Strategy	
• Municipal Design Standards	

Statutory plans such as Area Structure Plans and Area Redevelopment Plans are required to align with the policies and objectives of this MDP. Non-statutory plans, including Conceptual Schemes, are also directed by this MDP to provide more detailed guidance on how Morinville grows and adapts in the future. These non-statutory plans can take on many forms and are at the discretion of Council and Administration to develop and utilize.

While the MDP broadly defines land uses, the Land Use Bylaw regulates the use of land, detailing exactly how the land may be used, where buildings and other structures can be located, lot sizes and dimensions, parking requirements, and more.

The MDP is intended to guide the development of plans and policies for Morinville, and work in tandem with the existing and future plans to guide the growth of this community.

1.5 Plan Structure

The structure of this plan is designed to ensure that Morinville's vision is achieved in a clear, actionable way. This structure was developed through iterative community engagement, where residents were given the opportunity to contribute their ideas, refine the vision, and validate the plan components at each stage. Through this collaborative process, the community's values and aspirations have been formalized into a clear, shared vision for Morinville's future. Each component plays a key role in translating the community's desires into a strategic path forward:

+ **Community Direction Statement**

This is the unifying vision that communicates what Morinville aims to be now and in the future. It reflects the values and aspirations of the community, serving as a guide for all decisions and actions taken under the plan.

+ **Themes and Expectations**

Each of the six themes reflects an overarching goal identified by the community, based on the input gathered through extensive engagement. The Community Expectations are the residents' vision for each theme, capturing what they want to see in their neighbourhoods and their community life.

+ **Priorities**

The Priorities translate the personal statements of the Community Expectations into a framework that guides policy-making and planning. They bridge the gap between high-level community desires and the specific actions outlined in the policies, providing clear, actionable focus areas that support thoughtful growth and development.

• Policies

The policies provide direction and guidance for growth, development, redevelopment, and investment in Morinville. Operating under the municipality's authority from the MGA, they guide both municipal and private actions, as well as future projects, plans, and strategies. The policies ensure that the Priorities are implemented effectively, shaping how the community evolves over the next 30 years.

• Implementation and Monitoring

The Action Plan sets out the concrete projects, plans, and processes that will bring the vision to life. It details how Morinville will evolve over the next 30 years, ensuring the community's goals are met through sustained efforts, ongoing monitoring, and adaptability to future needs. This section is critical for ensuring accountability and delivering on the community's vision.



Vision for Residential Infill in Established Neighbourhoods



2.0

SECTION 2.0

Location & Context

Morinville is a vibrant and growing community located at the northern edge of the Edmonton Metropolitan Region, 34 km north of downtown Edmonton. Strategically positioned at the intersection of Highway 2 and Highway 642 and connected by CN rail lines, Morinville serves as a key gateway for northern Alberta.

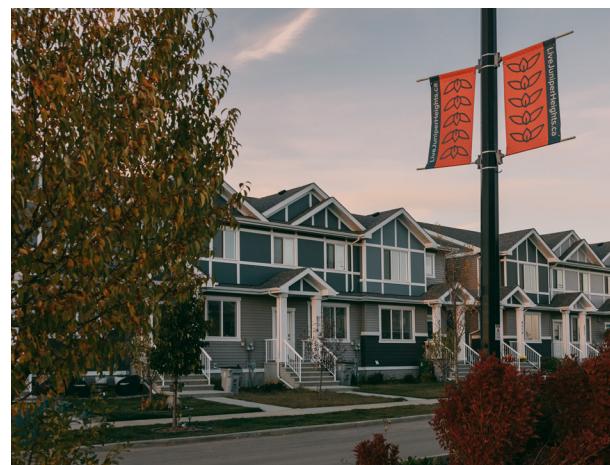
With strong connections to surrounding rural areas, Morinville plays a vital role as an urban service centre and economic hub for surrounding rural residents, neighbouring hamlets, and employment centres.

Rooted in Treaty 6 Territory, Morinville's history is shaped by Indigenous peoples and early French-Canadian settlement beginning in the 1890s. Its evolution from hamlet to town reflects a long-standing spirit of growth, resilience, and community connection. Today, Morinville has a population of over 11,000, with steady growth projected to continue. A strong family presence, a high proportion of owner-occupied homes, and a growing diversity in housing types reflect Morinville's appeal as a safe, welcoming, and family-friendly community.

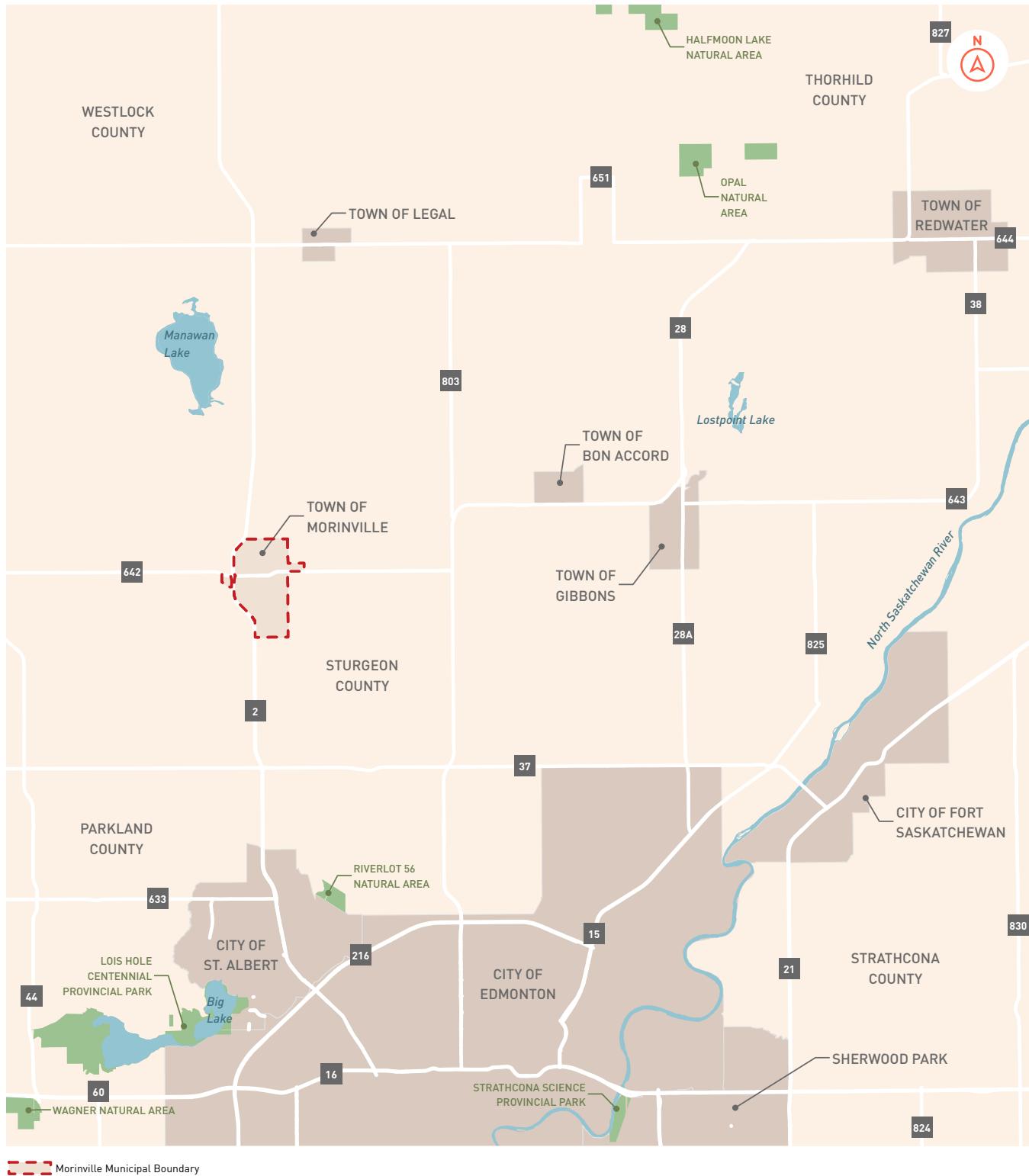
Morinville's character is closely tied to its neighbourhoods, parks, and historical features. Its legacy is visible in older districts and landmarks, while new Area Structure Plans are guiding modern development in emerging residential and commercial areas. Amenities like the Morinville Leisure Centre, a network of parks and open spaces, and heritage landmarks such as the historic downtown (Cœur de Morinville) contribute to a strong sense of place.

As Morinville continues to grow, many residents still commute to nearby centres for work. To foster a more complete and balanced community, supporting the local economy remains a key priority. Strategic planning, infrastructure improvements, and the availability of non-residential land present opportunities to attract jobs and services closer to home.

For more information about what shapes our community, see **Appendix B Community Profile**.



 **Map 1 - Location**



 Morinville Municipal Boundary





3.0

SECTION 3.0

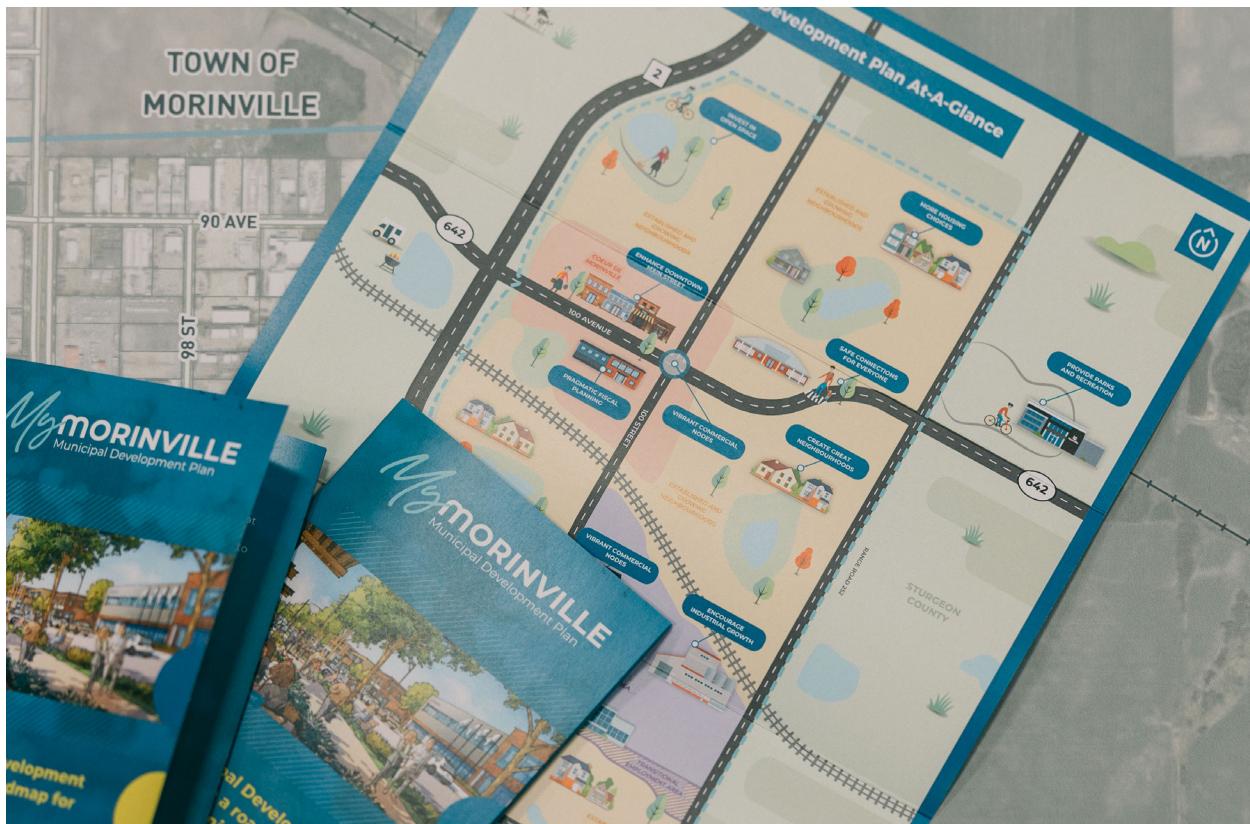
Community Input

The MDP will form a major backbone for the community as it determines its future.

3.1 Approach and Summary

Public engagement for the MyMorinville MDP was guided by a commitment to transparency, accessibility, and responsiveness. The process was designed to gather meaningful input from a broad cross-section of the community and to ensure the feedback directly informed the direction and content of the plan. Engagement focused on listening to what people value about Morinville today, identifying areas for improvement, and exploring aspirations for the future. Input was collected at key stages of the plan's development and helped shape the framework of the MDP.

The engagement program combined broad public outreach with focused discussions and emphasized flexibility in how people could participate—whether through casual conversations at community events or more formal input at workshops and advisory meetings. Efforts were made to meet people where they are, both in-person and online, and to reflect diverse perspectives in the final outcomes.



Engagement materials (2025)

3.2 Engagement Completed

Engagement activities took place from Summer 2024 to Spring 2025, using a combination of pop-up events, facilitated meetings, surveys, and digital communication tools. These activities were designed to encourage input, increase visibility of the project, and keep the community informed throughout. The engagement strategy served two key purposes:

- Gather input to inform the plan's vision, expectations, and priorities
- Build awareness about the MDP process, timeline, and outcomes

To support these goals, the project team used a mix of communication and participation tactics:

IN-PERSON ENGAGEMENT

Through pop-ups at the Farmers Market, Splash Park, and Rock the Rails youth event

TARGETED DISCUSSIONS

With groups such as the Chamber of Commerce, Community Services Advisory Committee, development industry stakeholders, and seniors at the Rendez Vous Centre

ONLINE SURVEYS

Three rounds of online engagement, providing flexible input options and resulting in over 220 responses

COMMUNITY OPEN HOUSE AND INFORMATION SESSION

Through a combination of targeted invitations and general public access

DIRECT OUTREACH

To Alexander First Nation as part of broader relationship-building

DIGITAL COMMUNICATIONS AND COMMUNITY AWARENESS

To raise awareness and maintain transparency, including:

- Social media posts
- Posters and postcards distributed in key community locations
- Regular updates to the project website with downloadable materials, FAQs, and news

These combined efforts helped ensure a strong level of engagement, with broad representation across age groups, residential tenure, and areas of interest. They also ensured that residents could engage at the level they were most comfortable with—whether contributing detailed feedback or staying informed as the plan evolved.

Effective online engagement resulted in:



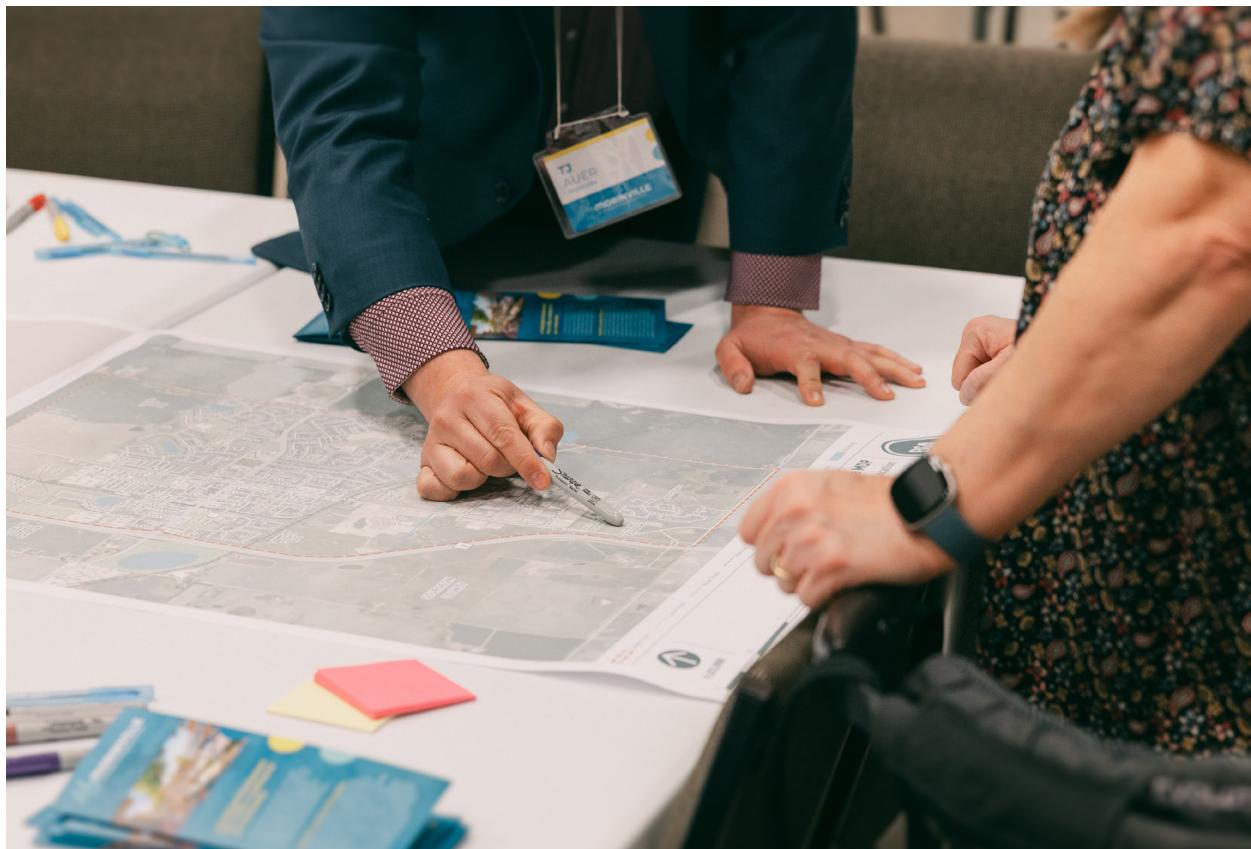
1,601
visitors to the website



206
completed a survey



634
explored project resources



MDP Information Session – April 29, 2025

3.3 Inclusion and Accessibility

The engagement process was designed to be inclusive and accessible by meeting residents where they are and offering multiple ways to participate. A mix of in-person and online approaches allowed for broad and flexible involvement, making it easier for people to contribute in ways that suited their routines and preferences. Key tactics included:

- Pop-up events at community gathering places such as the Farmers Market, Splash Park, and Rock the Rails
- Participation through existing networks, including meetings with the Chamber of Commerce, Community Services Advisory Committee, and seniors at the Rendez Vous Centre
- Online surveys and regularly updated content on the Engage Morinville website
- Widespread promotion through print materials, social media, and targeted invitations

This approach helped ensure that engagement was approachable, visible, and representative of Morinville's diverse community.



Graphic Recording of Community Feedback (April 29, 2025)

3.4 What We Heard

As Morinville looks ahead, residents and stakeholders offered thoughtful input on what makes the community a great place today and what could make it stronger in the future. Their feedback reflected both appreciation for Morinville's identity and a desire for growth that is purposeful, inclusive, and community-focused. From this input, six consistent themes emerged—each rooted in people's lived experiences and aspirations for everyday life. These themes shaped the foundation for the MDP and evolved into clear Community Expectations.

- A desire for more daily amenities and services nearby was voiced through conversations about walkable communities, inclusive housing, and local access to recreation, groceries, and gathering spaces.
- Community engagement and social inclusion surfaced as many spoke about the importance of belonging, wellness, and programming that brings people together across ages and interests.
- Design and character were highlighted by those who want Morinville's built form to reflect its heritage and uniqueness—not simply mimic larger urban centres.
- Safety and connectivity emerged as practical and emotional needs—residents want better mobility options, safer crossings, and trails that connect all parts of town.
- Local work and shopping opportunities were frequently mentioned by those who commute or shop elsewhere but would prefer to spend and earn closer to home.
- Future-readiness was a clear concern for many, particularly around infrastructure, sustainability, affordability, and proactive community planning.

These themes form the basis for six Community Expectations, each supported by Priorities and policies that guide Morinville's future development.



4.0

SECTION 4.0

Community Direction

4.1 Community Expectations & Priorities

The community was asked to consider what they loved about Morinville, why they chose to live, work, or shop here. They were also asked what was missing and what would help keep Morinville a great place to live in the future. This input was gathered and analyzed to answer one big question:

What do you want in your Morinville?

Through the responses, six themes consistently emerged. For each theme, the responses have been distilled to a single Community Expectation. The Community Expectations communicate the personal desires of Morinville residents, for both now and the future. These were refined and validated through further engagement.

The priorities identified below translate the Community Expectations into a framework for the policies of the MDP. In the subsequent sections, each priority is supported by detailed policies that will help Morinville meet the Community Expectations.

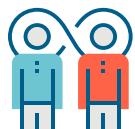
DIVERSE & INCLUSIVE NEIGHBOURHOODS



In My Morinville, I want more, close to home.

- Encourage diverse land use to create a complete community with a mix of residential, commercial, institutional and recreational spaces.
- Promote a range of housing options to meet diverse needs and support sustainable community growth.

COMMUNITY WELLNESS



In My Morinville, I want to be active in my community.

- Enhance community services and programming to foster inclusion, shared values, holistic wellness, engagement, and active participation from all residents.
- Invest in parks and recreational facilities to promote wellness, social interaction, and a strong sense of community.

CHARACTER & DESIGN



In My Morinville, I want our built environment reflect what makes us unique.

- Celebrate and commemorate our unique heritage and evolving community to reflect our identity.
- Prioritize well-designed buildings and a vibrant public realm to create an engaging urban environment.
- Enhance Cœur de Morinville to preserve its historic charm and boost its role as a vibrant community and economic centre.

SAFETY & MOBILITY



In My Morinville, I want to feel safe and connected.

- Design streets to balance safety and connectivity for all users to enable safe travel options throughout Morinville.
- Enhance transportation network design to support equitable, walkable, and community-centred mobility with balanced multi-modal options.

EMPLOYMENT & ECONOMY



In My Morinville, I want to work and shop locally.

- Foster a vibrant economy through a mix of businesses to enhance local economic resilience.
- Strengthen Morinville's role in the region to support local and diverse economic growth, attract visitors, and build strong regional partnerships.

COMMUNITY RESILIENCE



In My Morinville, I want a community that's adaptable and ready for the future.

- Build a resilient, future-ready community by implementing environmentally sustainable practices, efficient infrastructure, and proactive emergency preparedness.
- Maintain sound financial management practices to support and plan for the community's evolving needs.
- Support urban agriculture to embrace environmental stewardship, promote food security, and strengthen community connections.

4.2 Community Direction Statement

The Community Direction Statement is the foundation of this plan, capturing the shared goals and values of Morinville's residents. It provides a clear vision for the future and guides all decisions and actions throughout the plan. Developed through community input, this statement reflects what Morinville aims to become, setting the direction for growth, development, and community life over the next 30 years.

Morinville Is Growing With Purpose

With a proud heritage and a shared vision for the future, we are shaping a community where thoughtful growth and intentional development create lasting value. We invest in infrastructure, public spaces, and facilities that reflect our character, bring people together, and support economic opportunity—building a stronger, more connected Morinville. Our vibrant core supports local business and reflects our identity, while our neighbourhoods offer diverse housing and amenities that meet the needs of our residents. These are places where people build strong relationships, feel supported, and are proud to call home.

**We're building an inclusive, resilient community.
One where current and future generations can thrive.**

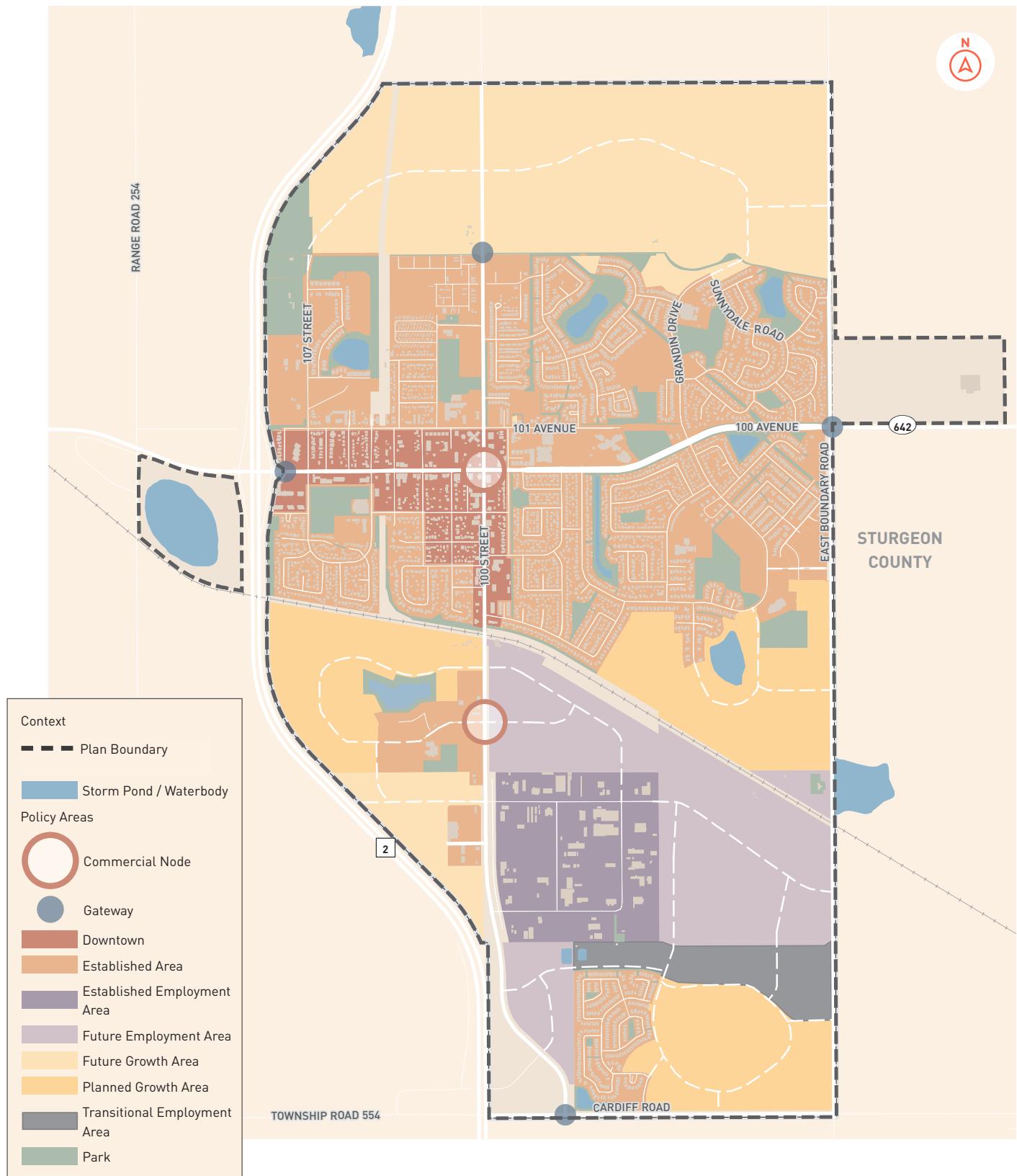
4.3 Community Growth Concept

The Community Growth Concept (Map 2) outlines how Morinville will evolve by coordinating land use, transportation networks, and infrastructure. It presents an integrated approach to planning, ensuring these elements work together to create a cohesive and vibrant community. This concept provides a framework that supports the goals of the MDP, ensuring that new growth areas, housing, and employment opportunities complement the established character of Morinville. By considering both existing and future development areas, this plan guides sustainable community growth.

At the core of this approach is the intention to balance residential, commercial, and employment areas by accommodating each in appropriate locations while fostering connections between neighborhoods. Industrial and employment areas will be located alongside and buffered by business and commercial services and transportation infrastructure, to enhance functionality without conflicting with residential areas. This balanced approach promotes a connected, vibrant community, supporting both economic vitality and quality of life.

- **Established Area:** Built-out development areas including a variety of neighbourhood uses
- **Planned Growth Area:** Undeveloped land that has a statutory plan in place to guide development
- **Future Growth Area:** Undeveloped land that does not have a current statutory plan in place to guide development
- **Established Employment Area:** Built-out industrial and business employment area
- **Future Employment Area:** Undeveloped land intended for industrial and business uses
- **Transitional Employment Area:** Undeveloped land intended for light industrial, business, and commercial uses that do not cause nuisance for adjacent residential uses
- **Downtown:** This encompasses the Cœur de Morinville and adjacent mature neighbourhoods that is to be guided by an Area Redevelopment Plan.
- **Gateways:** Primary entrances and access points to Morinville
- **Nodes:** Walkable neighbourhood centres and local destinations for adjacent residential areas

Map 2 - Community Growth Concept





Vision for Commercial Node



Vision for Residential Infill in Established Area



Vision for St. Jean Baptiste Park



Vision for Main Street



5.0

SECTION 5.0

Diverse & Inclusive Neighbourhoods



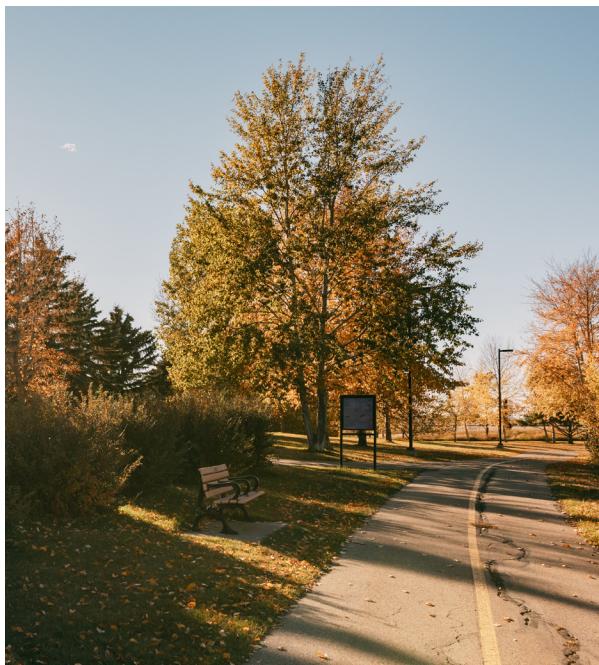
In My Morinville, I want more close to home.

TRANSLATING THE EXPECTATION

It's having the things you need in your community — whether it's grabbing groceries, visiting the doctor, or enjoying a park with your family. It's being able to walk or bike to local shops, take your kids to school nearby, and have options for dining or entertainment without leaving Morinville. It's having a mix of housing that fits different stages of life, from young families to seniors, so people can stay in the community they love.

"A complete community - where that sense of community still is at the forefront, but that we have more businesses, more housing diversity, more general opportunities for residents and importantly the business community. Now is the time to encourage investment, and look at how we want to grow for the years to come."

- Survey response



5.1 Encourage Diverse Land Use

1. Require all new statutory and non-statutory plans, and amendments to align with the overarching vision, land use policies, and infrastructure frameworks of this plan.
2. Identify and secure locations for school sites strategically within or near established and growing residential areas to provide easy access for students and integrate schools as community hubs.
3. Encourage and support home-based businesses and adaptive reuse of residential properties for small-scale commercial activities, while ensuring compatibility with residential character.
4. Encourage commercial and mixed-use developments along major roads, potential transit routes and near open spaces, school sites, and community services.
5. Identify opportunities for the inclusion of flexible districts in future land use regulations.

Nodes

6. Require a diversity of uses in Nodes (Map 2), such as commercial, institutional, civic, multi-residential and open spaces.
7. Require amenities such as street furniture, public art, bike parking and pedestrian-scaled wayfinding.
8. Encourage parks, plazas, and community gathering spaces to be located within Nodes.

Planned and Future Growth Areas

9. Prioritize the placement of amenities such as parks, recreational facilities, schools and community hubs within walking distance of residential areas to enhance convenience, quality of life, and community engagement.
10. Encourage the inclusion of neighbourhood commercial and service uses within residential areas to create walkable and convenient opportunities for residents to meet daily needs, and promote local economic activity.
11. Require a minimum neighbourhood density of 50 people and jobs per gross hectare through the provision of a diverse range of built forms and uses.
12. Establish housing diversity requirements within neighbourhoods to ensure a mix of housing types and tenure options that meet the needs of diverse demographics and household compositions, and foster community integration.

13. Require new Area Structure Plans to:

- 13.1 Be in general conformance with the development concept of this Plan;
- 13.2 Be in accordance with the General Terms of Reference for the Preparation and Amendment to an Area Structure Plan, Area Redevelopment Plan and/or Conceptual Scheme;
- 13.3 Preserve, enhance and feature important elements of significant topographical, scenic, ecological, or historical interest;
- 13.4 Define a distinct identity and character to be achieved through neighbourhood signage, public realm features, and/or architectural design guidelines;
- 13.5 Include a diverse mix of residential built forms and non-residential uses;
- 13.6 Provide phasing and development thresholds to provide certainty for interim and final infrastructure and access implementation;
- 13.7 Demonstrate alignment with existing and planned adjacent development, including mobility networks and infrastructure connections; and,
- 13.8 Be of a sufficient size to ensure comprehensive planning for infrastructure, circulation, and to prevent the creation of isolated or undevelopable remnant parcels.

Established and Future Employment Areas

14. Support and facilitate the provision of transportation and utility infrastructure required for the development of employment and industrial uses.

15. Allow a range of industrial uses, office uses, and complementary commercial, service, and institutional uses.

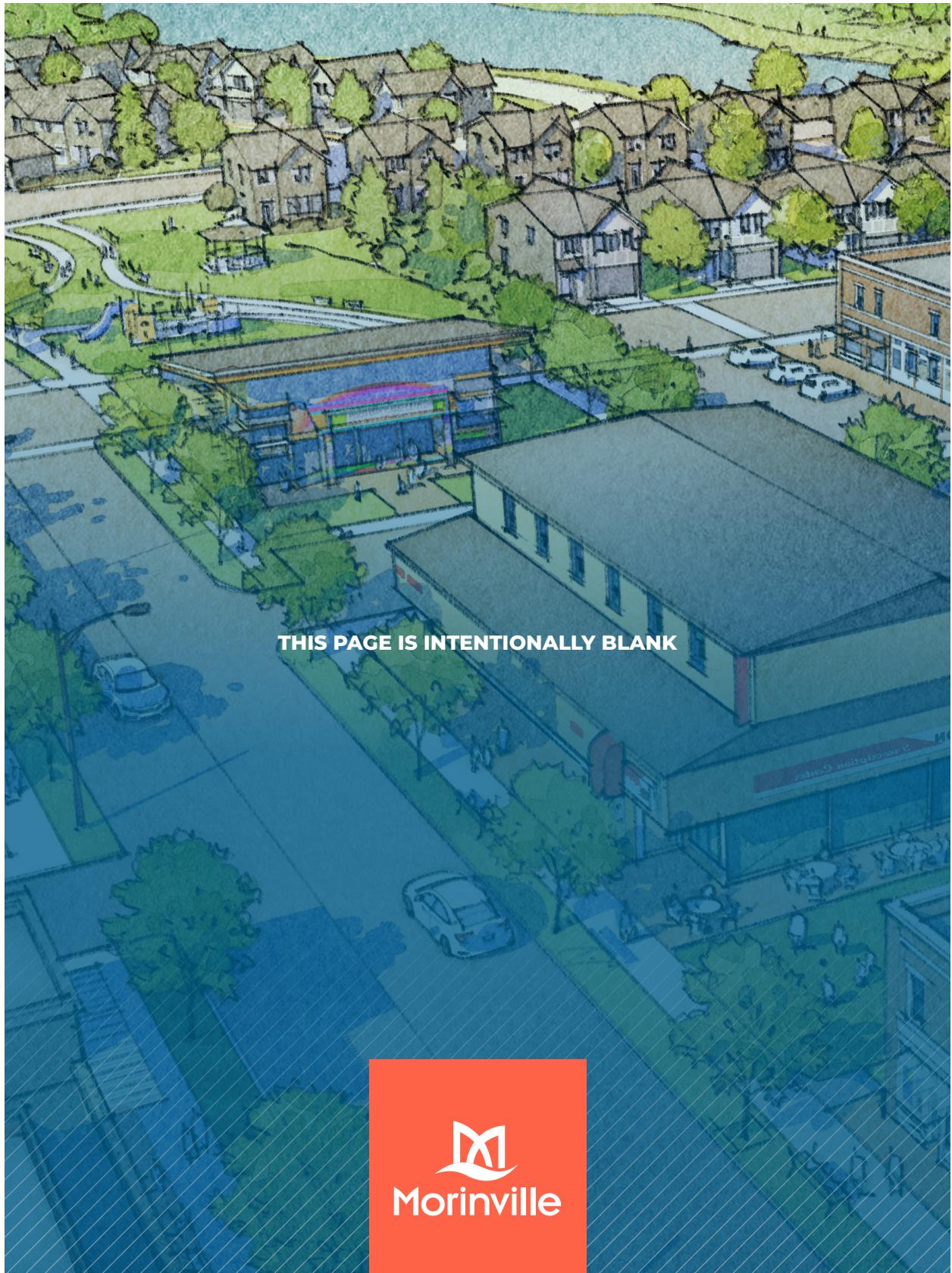
16. Support employment growth by restricting residential and other sensitive land uses within and in close proximity to Employment Areas.

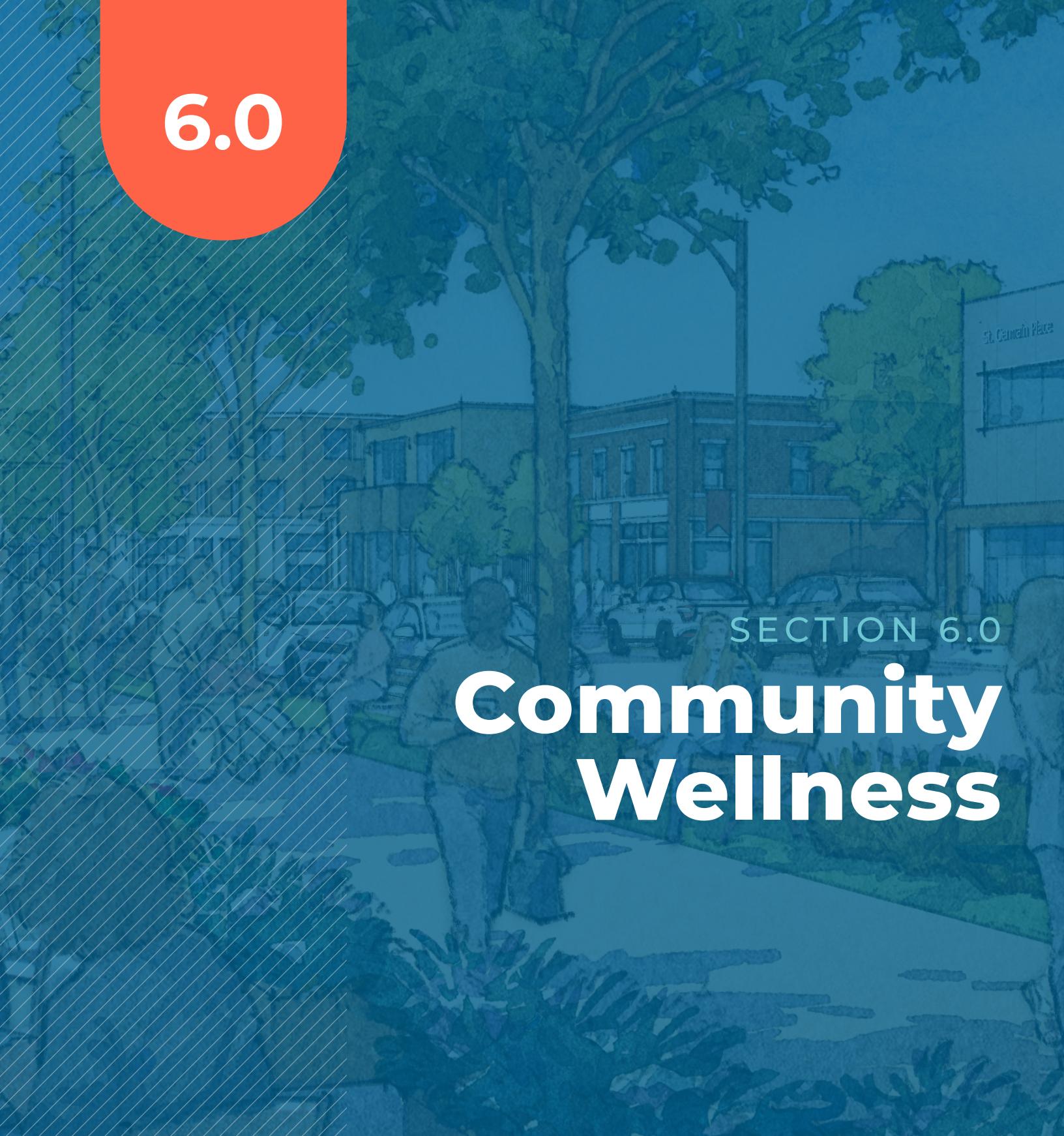
Transitional Employment Area

- 17.** Encourage a range of wholly enclosed light industrial uses, as well as office development, and accessory and small-scale, stand-alone retail uses.
- 18.** Prohibit large-scale warehousing and distribution uses as well as residential and other sensitive land uses.
- 19.** Encourage the design of buildings and sites to create visual and physical buffers between Employment Areas (Map 2) and residential uses to minimize conflict.
- 20.** Require statutory plans and applicable conceptual schemes to identify appropriate locations for complementary commercial amenities.
- 21.** Require industrial and commercial uses to limit visual and noise impacts including outdoor storage.

5.2 Promote a Range of Housing Options

- 1.** Promote a diversity of housing types in all neighbourhoods to enhance character along block frontages and meet the financial, lifestyle, life stage, and cultural needs of the diverse population.
- 2.** Encourage greater density along major routes, potential transit routes, within Nodes, and near commercial uses, open spaces, school sites, and community services.
- 3.** Encourage flexible land use designation and redevelopment of underutilized lands, buildings, or commercial areas to promote investment in established areas and the efficient use of land and infrastructure.
- 4.** Encourage locating new housing units in Established Areas by permitting infill development and accessory dwelling units.
- 5.** Explore partnerships to support the provision of non-market housing and address affordability challenges in all neighbourhoods.
- 6.** Monitor housing needs through regular review and assessment to ensure timely responses to changing demographic, economic, and community requirements.

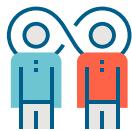




6.0

SECTION 6.0

Community Wellness



In My Morinville, I want to be active in my community.

TRANSLATING THE EXPECTATION

This means feeling connected through opportunities to stay healthy and engaged. It's about having access to recreation facilities, trails, and parks where you can exercise and spend time outdoors. It means enjoying community events that bring us together—festivals, markets, or neighborhood gatherings that create a sense of belonging. It also means spaces that encourage us to socialize and support each other.

“Prioritizing quality of life - more groups, activities etc... for youth outside of the sport/rec focus like a youth space that is open more often. More support and services for individuals and families who are going through hard times.”

- Survey response



Map 3 - Community Assets



6.1 Enhance Community Services and Programming

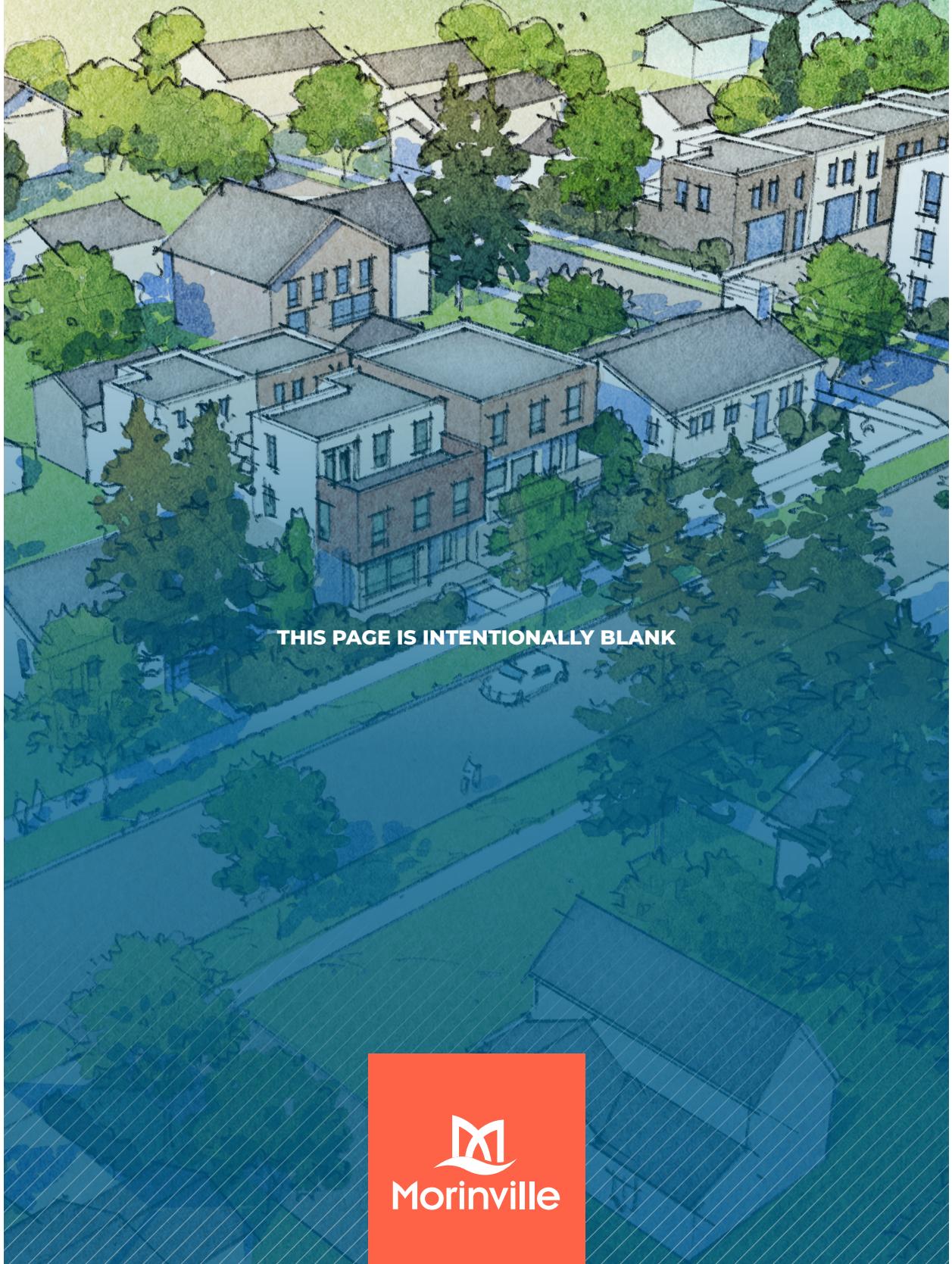
1. Encourage accessible childcare facilities in a variety of locations including residential neighbourhoods, commercial developments, near school sites and in Nodes.
2. Partner with organizations that promote and support equity in the community to reduce barriers to education, employment, and business opportunities for all residents.
3. Support arts and culture by encouraging public art and creative spaces within open spaces and public facilities.
4. Explore opportunities for surplus and decommissioned municipally-owned sites and buildings for alternative uses, including community-oriented spaces, open spaces, or other community needs.
5. Explore opportunities for interim uses for vacant or underutilized school sites and buildings.
6. Partner with community organizations to deliver community support services and programming.
7. Partner with local organizations to support and promote local festivals, events, and initiatives that engage community members.
8. Maintain the Public Engagement Policy to guide collaboration with citizens, community groups, and the private sector.
9. Enhance existing municipal assets and programming to offer diverse multicultural and social opportunities.
10. Integrate age-friendly design to enhance accessibility, connect community members, and reduce social isolation.
11. Partner with local organizations to incorporate art and creative enterprise to celebrate Indigenous and under-represented populations' history and culture.

Community Assets Key

(1) Fish and Game Pond	(14) Montreaux Frisbee Park	(27) Shell Park	(40) St. Kateri Tekakwitha Academy
(2) Bob Foster Off Leash Dog Park	(15) R.C.M.P.	(28) Lion's Park	(41) St. Kateri Tekakwitha Soccer Field
(3) Bob Foster Extreme Sports Park	(16) Royal Canadian Legion	(29) Sturgeon Public Schools Office	(42) South Glen Park 2
(4) The Lakes Playgroud	(17) Fire Hall	(30) Belle Park	(43) South Glen Park 3
(5) Skyline Ball Diamonds & Playgroud	(18) Morinville High School Soccer Field	(31) Ray McDonald Sports Centre	(44) South Glen Park
(6) George H. Primeau Jr. High School	(19) Musée Morinville Museum	(32) Morinville Learning Centre	
(7) Sunshine Lake Park	(20) Morinville Community High School	(33) Champlain Park/Community Gardens	
(8) George H. Primeau Jr. High School Paek	(21) Provincial Building and Courthouse	(34) Notre Dame Elementary School	
(9) Meadows Diamonds	(22) Morinville Community Cultural Centre	(35) Notre Dame Park	
(10) Morinville Leisure Centre	(23) St. Jean Baptiste Park	(36) Sturgeon County Office	
(11) Morinville School Field	(24) Town Hall & Morinville Community Library	(37) Four Winds Public School	
(12) Sunnydale Park	(25) Morinville Rendez Vous Centre	(38) Grandin Heights Park	
(13) Morinville Public School	(26) Heritage Lake	(39) Four Winds Soccer Fields	

6.2 Invest In Parks and Recreational Facilities

- 1.** Plan parks, facilities, and open spaces to meet the evolving needs of residents through the provision of new parks and facilities, as well as enhancements, additions, and alterations to existing parks and facilities.
- 2.** Use full municipal authority in the provision of environmental reserve, municipal reserve, school reserve, or cash-in-lieu in accordance with the MGA.
- 3.** Prioritize the dedication of reserve lands during development, with cash-in-lieu used only when land cannot meet the Municipality's objectives or policies for recreation, parks, active transportation, culture, and education.
- 4.** Ensure that municipal reserve lands are dedicated and assembled to provide sites for recreation, parks, schools, and public or community service facilities. Sites should be sized and located to generally provide the following:
 - 4.1 Community parks should meet the recreational needs of the broader community;
 - 4.2. Neighbourhood parks should be distributed throughout neighbourhoods to serve all residents and include amenities such as play spaces and gathering areas;
 - 4.3 Parks and open space should be of a sufficient size and shape to create programmable spaces that align with the use as per 4.1 and 4.2 above; and,
 - 4.4. Parks and open spaces have direct access from at least one public road, excluding lanes, and are designed to maximize public visibility.
- 5.** Provide a range of active and passive recreational open spaces to meet the needs of all residents.
- 6.** Develop and retrofit publicly accessible spaces and facilities to consider the safety and accessibility of users through universal accessibility standards and Crime Prevention through Environmental Design elements.
- 7.** Explore partnerships with organizations, stakeholders, school authorities, and surrounding municipalities to provide lands and joint-use facilities for culture, education, and recreation opportunities.
- 8.** Preserve and expand the urban tree canopy by identifying and protecting mature trees, promoting tree planting, and integrating green spaces into urban development.
- 9.** Explore the feasibility of acquiring the Canadian National Rail right-of-way with regional partners for the development of a trail system.



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7.0

SECTION 7.0

Character & Design



In My Morinville, I want our built environment to reflect what makes us unique.

TRANSLATING THE EXPECTATION

It's celebrating our community's heritage by preserving historic landmarks and showcasing the stories that shaped us. It's about creating distinct spaces that reflect who we are, from our public squares to the design of our streets and buildings, so that every corner of the community feels special. It's making the heart of Morinville—our downtown—vibrant and welcoming, with architecture and gathering spaces that make it a place people want to visit, spend time in, and feel proud of. Our built environment should tell our story and enhance the sense of identity that brings us together.

“What I see as lacking is community gathering spaces within the centre of town – outdoor spaces where people can gather and host events.”

- Survey response



7.1 Celebrate and Commemorate Our Unique Heritage and Evolving Community

- 1.** Encourage urban design that celebrates the unique physical patterns of systems, networks, and places in Morinville and Sturgeon County.
- 2.** Encourage the development of public art, architecture, signage, commemoration, lighting, and other elements on both public and private lands to enhance community identity.
- 3.** Preserve and enhance historic resources through the identification and preservation of heritage assets including buildings, landmarks, viewpoints, and cultural and natural landscapes.
- 4.** Develop Gateways (Map 2) with placemaking and character-defining elements through wayfinding, public art and commemoration.
- 5.** Encourage the use of environmentally sustainable materials, creativity, and innovation in architectural, landscape, site, and neighbourhood design.
- 6.** Coordinate and partner with local organizations to incorporate placemaking opportunities such as public art with infrastructure and renewal projects.

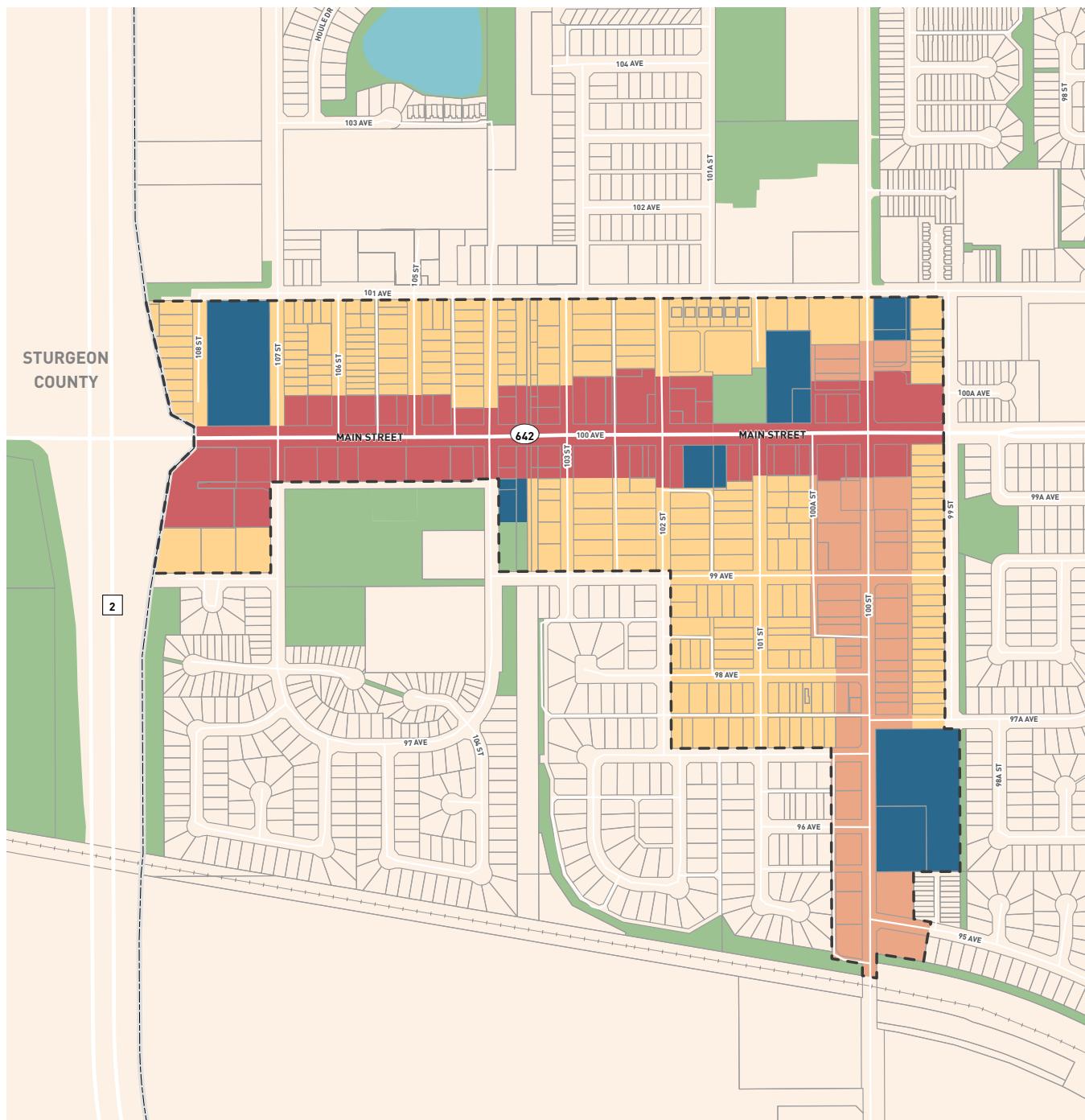
7.2 Prioritize Well-Designed Buildings and a Vibrant Public Realm

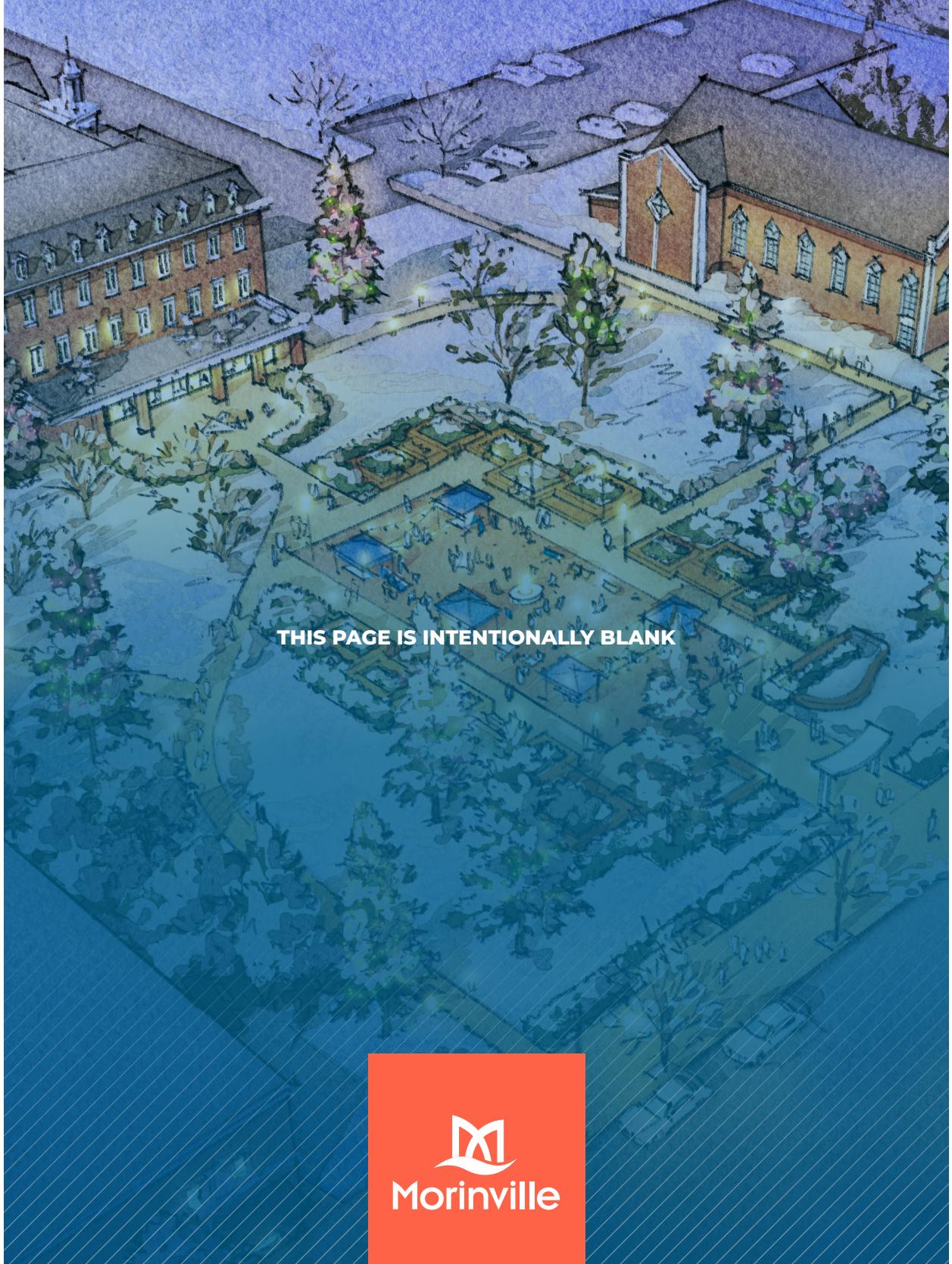
- 1.** Require design elements that support year-round use with consideration for sun exposure, maintenance requirements, wind exposure, lighting, snow removal, weather-resistant materials, and colour.
- 2.** Require developments to address adjacent streets and public spaces by incorporating appropriate setbacks, scale, massing, building features (e.g., balconies, windows, canopies, terraces), and landscaping or fencing that enhance street appeal.
- 3.** Require the design of commercial areas to incorporate elements that enhance the public realm, such as hard and soft landscaping, outdoor patios, courtyards, plazas, fountains, building articulation, covered walks, and other placemaking features.
- 4.** Require the design of commercial areas to prioritize pedestrian movement and ensure easy and safe navigation.
- 5.** Encourage residential and mixed-use developments to incorporate ground floor units with front door access to the street or sidewalk.
- 6.** Encourage activation of public space through urban design and programming.
- 7.** Incorporate universal design standards in public spaces, including streets, parks, and public facilities.
- 8.** Use Crime Prevention Through Environmental Design principles in the design of public spaces to promote safety and comfort for all users.

7.3 Enhance Cœur de Morinville

- 1.** Consider levies, partnerships, and other funding mechanisms through an Area Redevelopment Plan to support the revitalization of Cœur de Morinville, ensuring sustainable investment in infrastructure, public amenities, and community enhancements that attract business and increase activity.
- 2.** Explore opportunities for enhancing existing buildings so that they can contribute to a high-quality urban realm.
- 3.** Require developments along Main Street (Map 4) to be street-oriented with transparent, active interfaces that promote 'eyes on the street'.
- 4.** Develop gateways into Downtown using distinctive urban design, lighting, enhanced landscaping, and public art features.
- 5.** Enhance infrastructure, pedestrian connections, streetscapes, and public spaces to support business attraction, increase activity, and create a vibrant environment.
- 6.** Incorporate and reflect the expansive and diverse history of Cœur de Morinville through stories, structures, and spaces.
- 7.** Encourage increased residential density and street-fronting ground floor units within the Residential Intensification Area to enhance Downtown vibrancy.
- 8.** Encourage developments along 100 Street to be street-oriented with primary entrances facing the street.
- 9.** Encourage parking to be located underground or behind the building for sites fronting Main Street.
- 10.** Require parking adjacent to streets to be landscaped and provide pedestrian connections to expand and enhance the public realm.
- 11.** Limit new direct vehicle access from Main Street and encourage shared access points or rear-lane entry to reduce conflicts and support a safe, pedestrian-oriented environment.

Map 4 - Coeur De Morinville





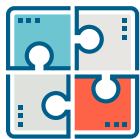
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8.0

SECTION 8.0

Safety & Mobility



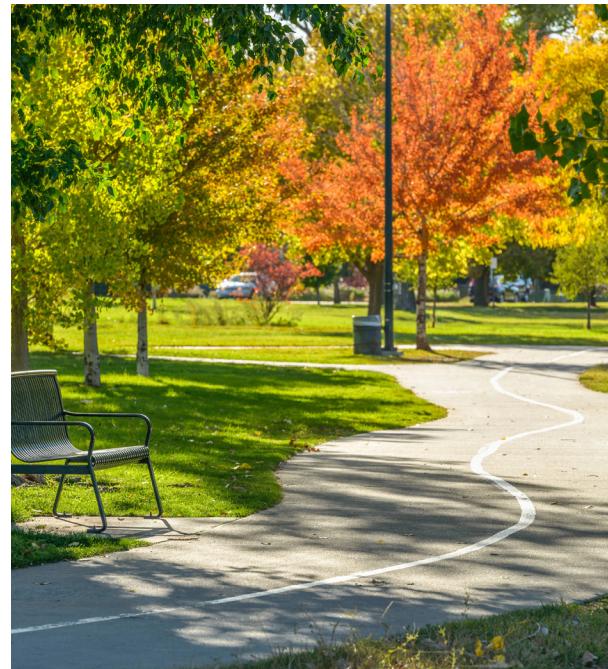
In My Morinville, I want to feel safe and connected.

TRANSLATING THE EXPECTATION

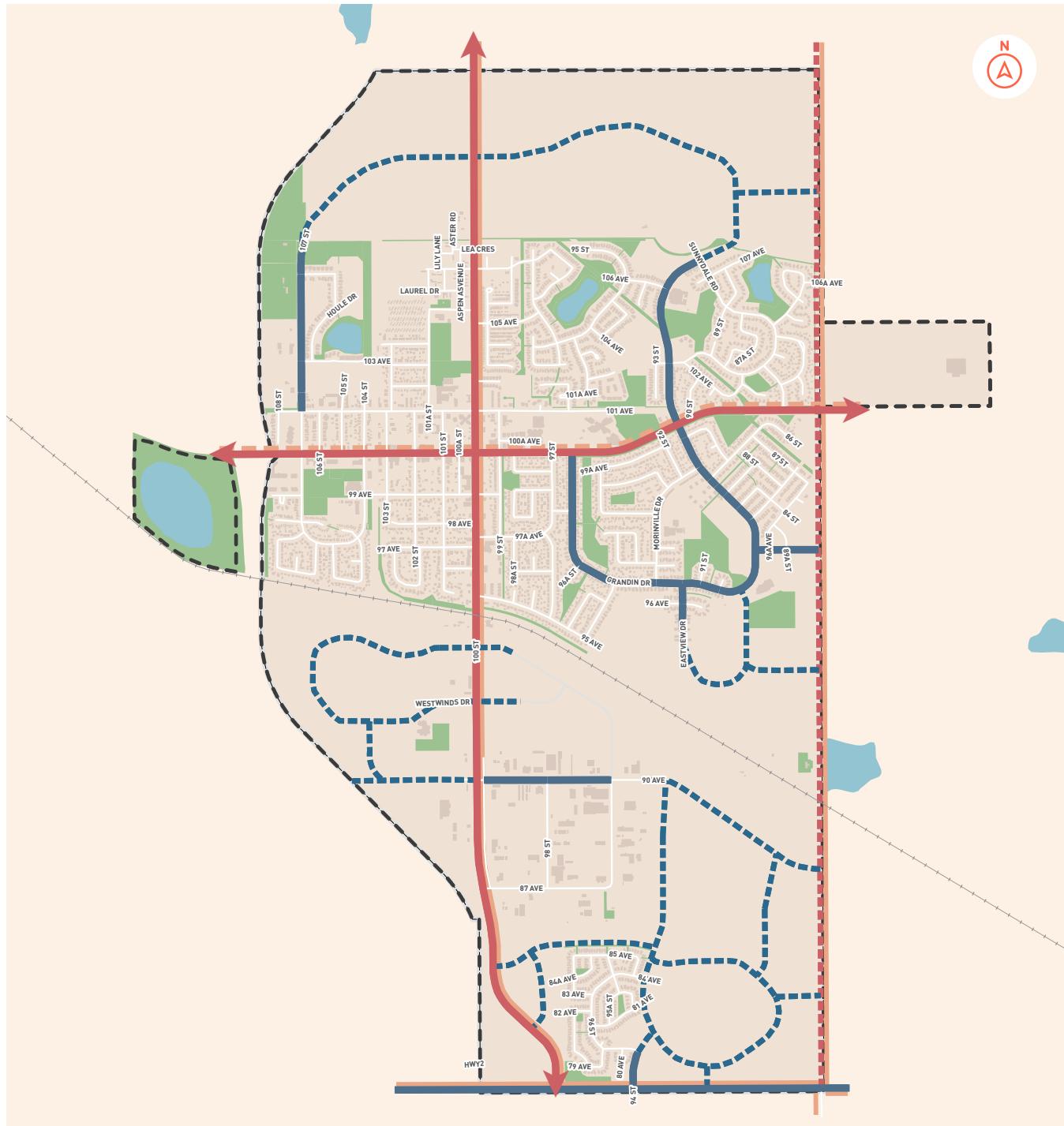
This means having well-designed streets that prioritize pedestrians, making it easy and enjoyable to walk, bike, or use public transit. It's important that everyone, regardless of age or ability, can move around comfortably and safely with accessible pathways, crosswalks, and public spaces. It's providing a range of transportation options that connect you to the places you need to go, whether commuting, running errands, or visiting friends.

“More accessibility to the commercial area on the south side. We need to make it walkable for the kids, it’s hard to get there without driving.”

- Survey response



Map 5 - Transportation and Goods Movement Network



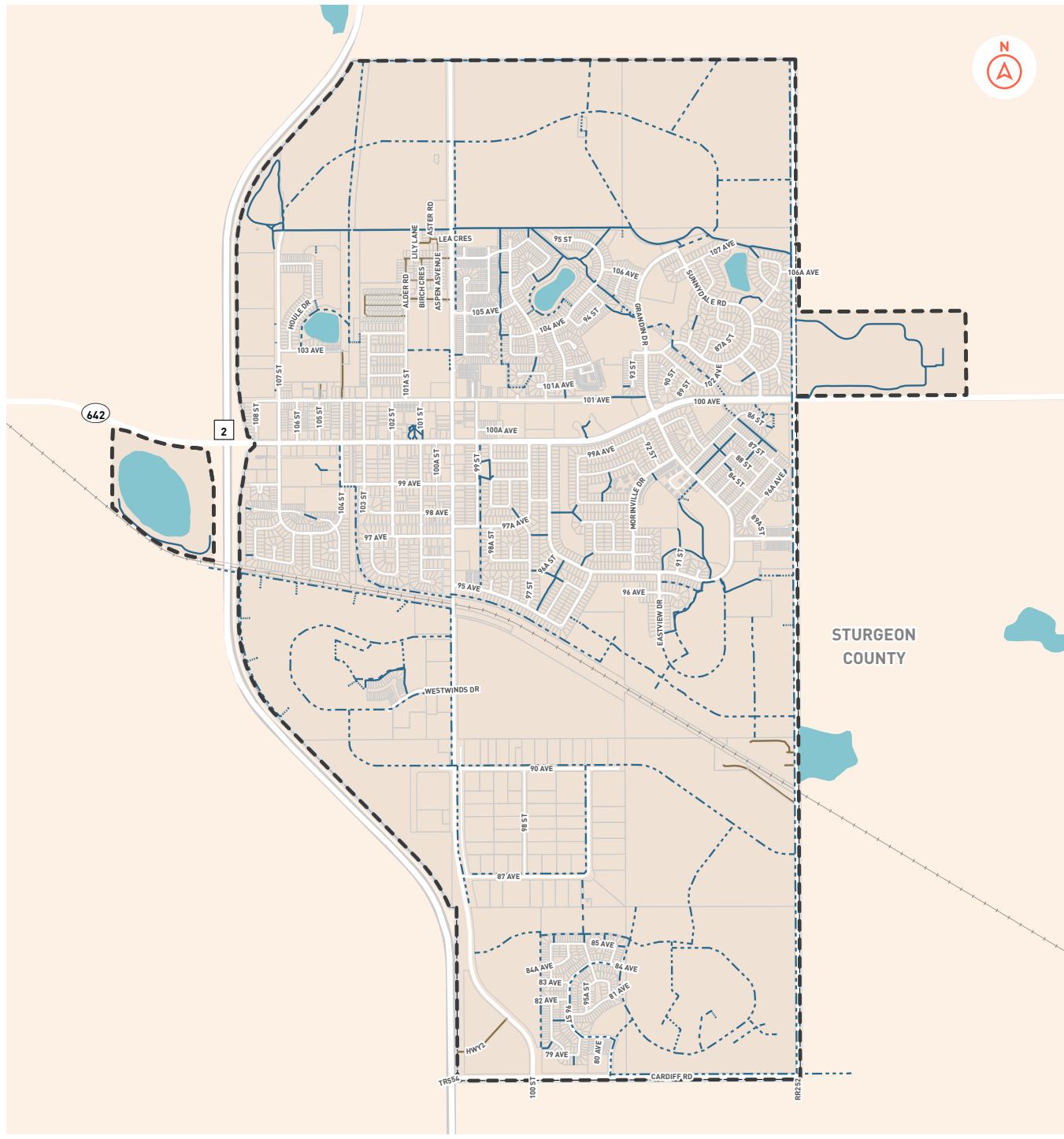
8.1 Promote Overall Safety and Connectivity

1. Prioritize the safe movement of pedestrians and active modes of transportation while balancing the efficient movement of all users and minimizing land consumption.
2. Work to eliminate traffic-related fatalities and serious injuries by designing safe, people-oriented streets and intersections that minimize conflicts and protect all road users.
3. Use a variety of traffic calming methods and urban design tools to maintain low vehicle speeds and foster an enjoyable pedestrian environment on local streets.
4. Encourage street-oriented development along collector and arterial roads to calm traffic and create an engaging street experience.
5. Provide safe, comfortable and direct active transportation connections between neighbourhoods, community facilities, Nodes, and schools.
6. Require new neighbourhoods and Nodes to have a complete sidewalk network.
7. Require separation between the sidewalk and street in all cross-sections.
8. Require new development to contribute to a complete pedestrian network, wherever connections are possible.
9. Utilize wayfinding to raise awareness of accesses to Cœur de Morinville, public park spaces, and other community assets.

8.2 Enhance transportation network design

1. Guide future enhancements, additions, and alterations to Morinville's transportation system to provide safe, efficient, and sustainable connections for all modes of travel, including the movement of goods, in alignment with this Plan.
2. Define networks and corridors for different users to accommodate the efficient movement of pedestrians, cyclists, transit, vehicles, and goods while reducing modal conflicts and considering efficient use of road right-of-ways.
3. Implement a grid, modified grid, or other highly connected road network, along with smaller block sizes, to enhance connectivity and direct access.
4. Enhance connectivity by creating new routes and bridging gaps in the existing mobility network through road and sidewalk rehabilitation and improvements.
5. Increase mobility options along major roads to create direct and convenient connections to Nodes and other destinations.
6. Explore opportunities for transit services that connect people throughout Morinville and to the region.

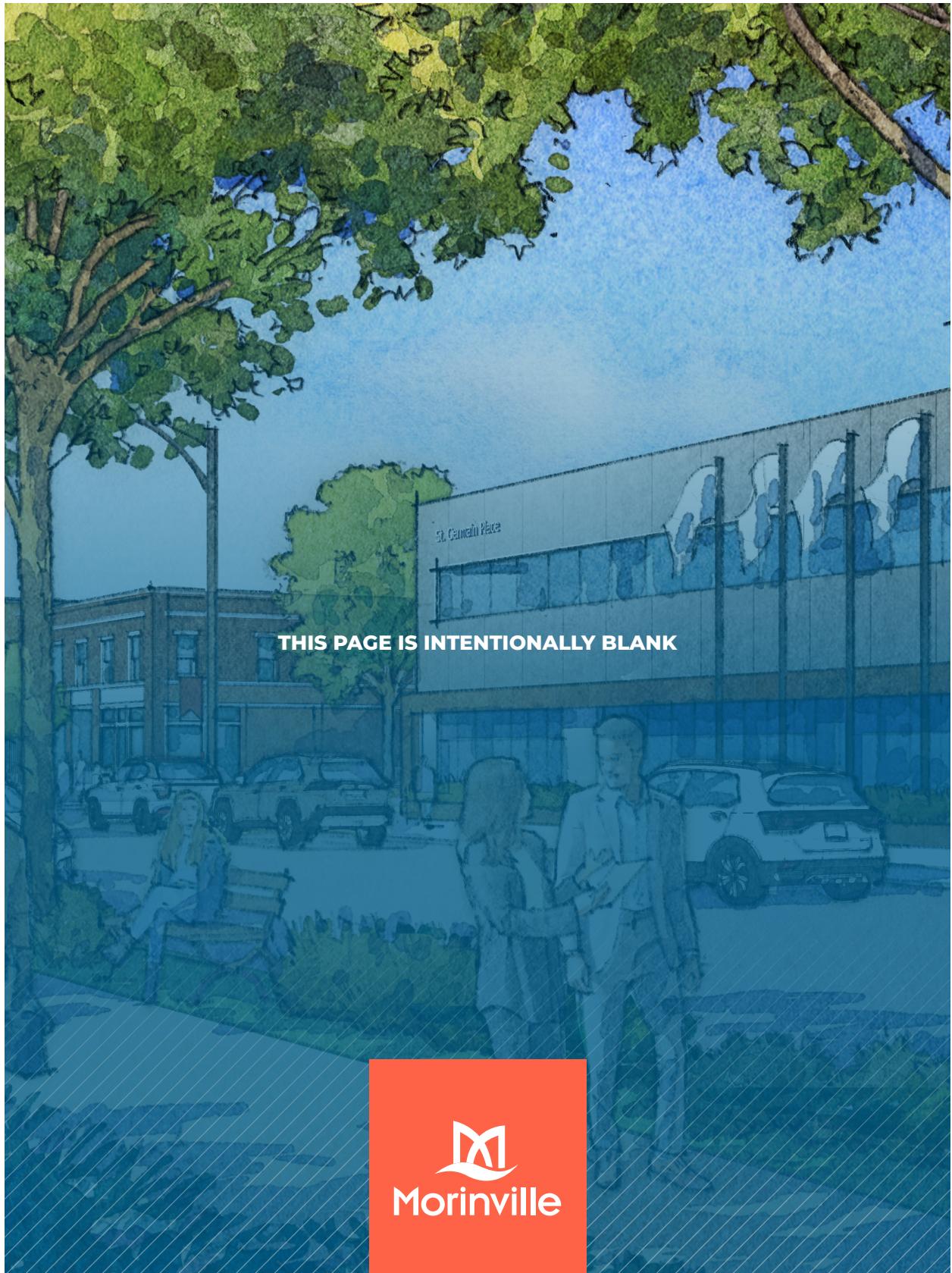
Map 6 - Mobility Network



 Subject Site

 Existing Trail

 Proposed Trail



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9.0

SECTION 9.0

Employment & Economy



In My Morinville, I want to work and shop locally.

TRANSLATING THE EXPECTATION

This is having a diverse mix of businesses right here in the community—places where you can find the goods and services you need, while supporting local entrepreneurs. It's more job opportunities close to home, so you can build your career without commuting long distances. It's also about collaborating regionally, attracting businesses and investments that benefit our community while creating new opportunities for residents. It's establishing our community as a destination for visitors, with unique shops, restaurants, and events that draw people and strengthen our local economy.

"We need [businesses] to keep people, we need to give people options to stay here instead of going into Edmonton for everything."

- Survey response

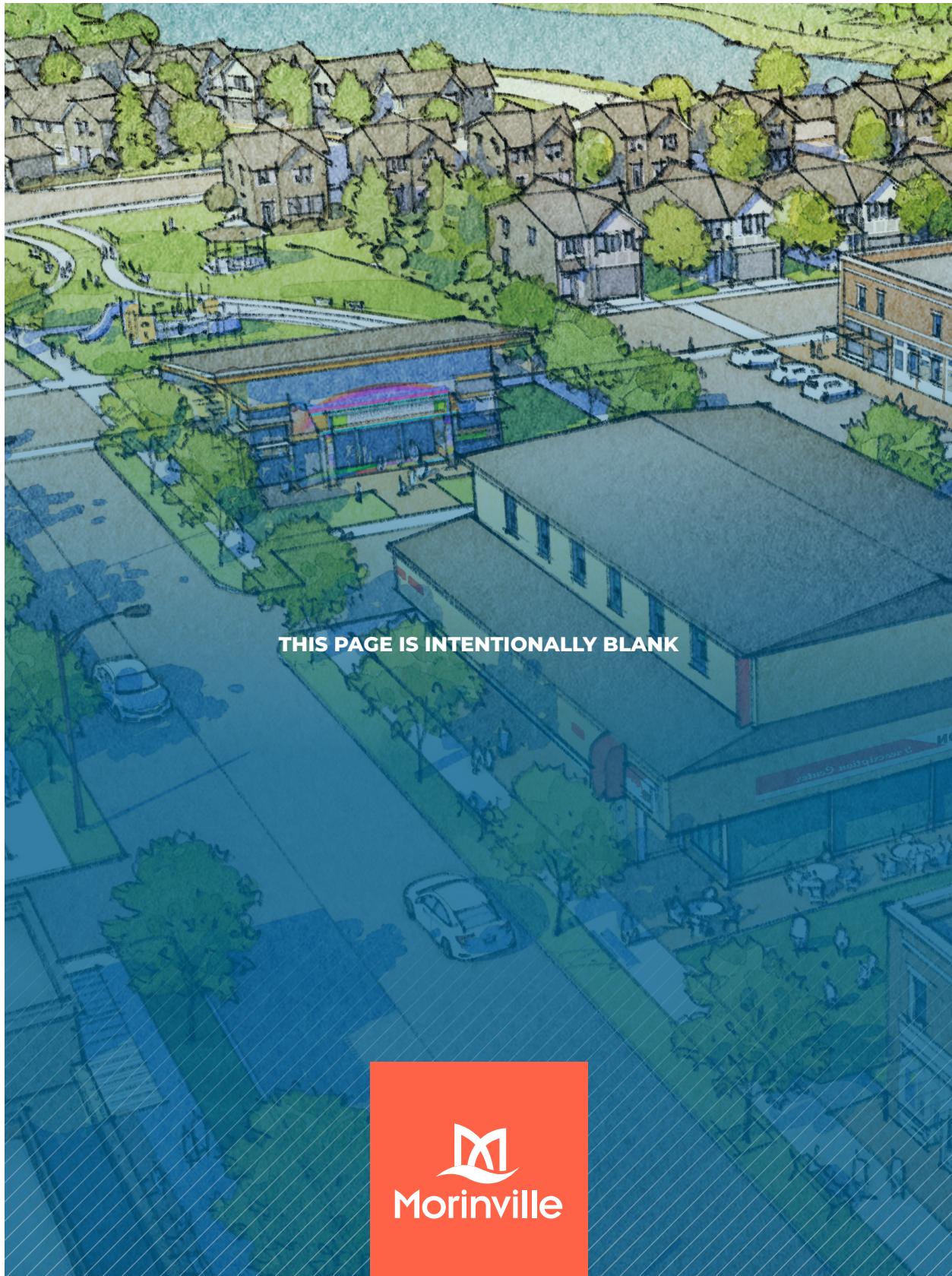


9.1 Foster a Vibrant Economy Through a Mix of Businesses

- 1.** Support and promote economic development initiatives that will continue to advance Morinville's role as an urban service centre and provide a broad range of employment opportunities.
- 2.** Collaborate with the land development industry to provide transparent, consistent and timely land use, subdivision, and development approval processes, while ensuring public, stakeholder, and agency consultation best practices and procedures are followed.
- 3.** Support innovative and emerging businesses through home-based businesses, flexible development regulations, short-term/temporary uses, and partnerships with organizations that support business incubation hubs and start-ups.
- 4.** Ensure suitable non-residential lands are available to support economic diversification and a variety of business opportunities.
- 5.** Streamline processes and timelines to support business attraction and investment, enabling a favorable business climate.

9.2 Strengthen Morinville's Role in the Region

- 1.** Collaborate with regional partners and organizations to attract a broad range of economic investment to the region.
- 2.** Leverage Morinville's role as a transportation, logistics, and employment gateway to northern Alberta.
- 3.** Develop a strategy to attract businesses and industries that support visitors and new residents.
- 4.** Define and promote Morinville's unique community identity, drawing on its history, culture, and local assets, to strengthen its appeal as a destination for visitors and enhance tourism opportunities.





10.0

SECTION 10.0

Community Resilience



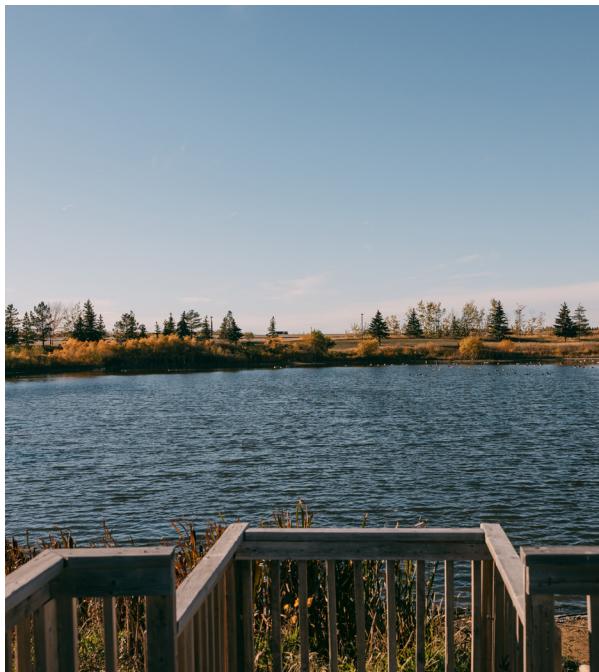
In My Morinville, I want a community that is adaptable and ready for the future.

TRANSLATING THE EXPECTATION

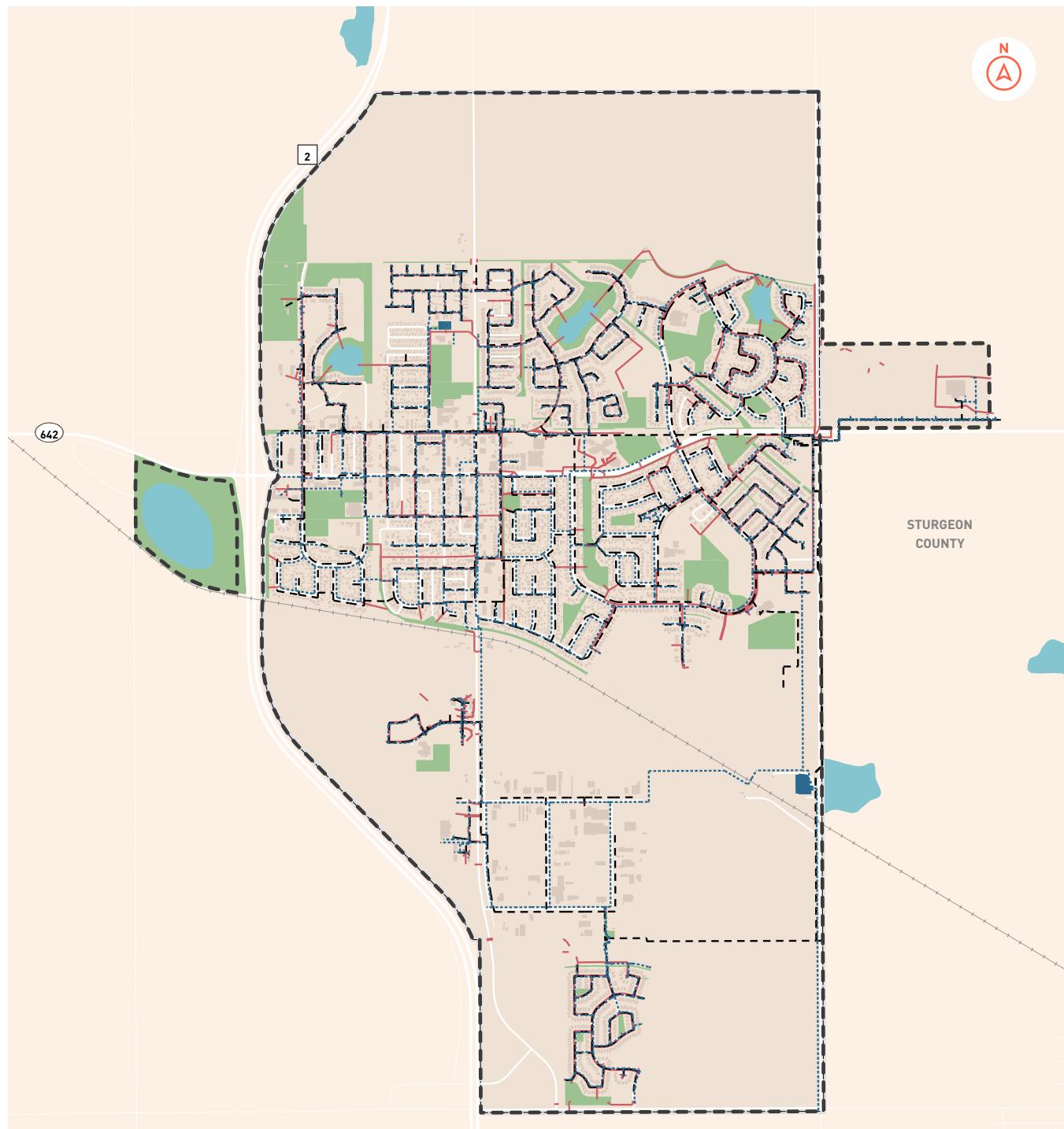
It's being prepared for change, whether it's environmental, economic, or social. It's sustainable practices integrated into how we live, with efficient infrastructure that reduces waste, conserves resources, and supports renewable energy. Our community should have strong emergency preparedness plans in place, so we can respond quickly and effectively to unforeseen challenges. Financially, we need resilient and efficient municipal operations that keep our services strong and our community thriving. It is also spaces for urban agriculture and local food production, promoting self-sufficiency and sustainability.

"We need investment to bring businesses here to grow our commercial tax base. If you want growth, you need more options and more amenities. Residential taxes are too high because of the lack of growth."

- Survey response



Map 7 - Infrastructure Networks



— Plan Boundary

— Sanitary Line

— Water Line

— Stormwater Line

■ Water Reservoir

10.1 Build A Resilient, Future-Ready Community

Growth Management

1. Encourage increased density, efficient use of land, and contiguous development patterns to optimize existing infrastructure and minimize environmental impacts. Land redesignation and subdivision must demonstrate the growth needs and be in alignment with municipal priorities.
2. Manage growth strategically across and within the Established Areas, Planned Growth Areas and Future Growth Areas (Map 2) to maintain service levels and ensure efficient servicing.
3. Ensure contiguous development and prevent the premature fragmentation of land within Future Growth Areas (Map 2).
4. Collaborate with Sturgeon County to identify opportunities for collaboration on intermunicipal services and infrastructure.
5. Assess requests for time extensions on subdivisions approved prior to this Plan and determine alignment with current policies. Extensions may not be supported where subdivisions do not comply with this Plan or newly adopted statutory plans.

Infrastructure, Operations and Assets

6. Regularly update long-range infrastructure master plans for water, sanitary sewer, and stormwater management to consider evolving best practices, new technology, and efficient provision of services.
7. Partner with Sturgeon County to plan for growth and future development adjacent to shared municipal boundaries.
8. Expand the fire service area and improve fire service standards for new and existing developments.
9. Ensure that municipal facilities are regularly assessed and adapted to meet the evolving needs of the community, prioritizing capacity and the integration of emerging technologies to enhance service delivery.
10. Assess and monitor infrastructure and servicing needs to improve efficiency of regional and municipal systems and consider alternative delivery options.
11. Require new and updated statutory plans to integrate policies, strategies, and tools for resilient infrastructure and mitigating impacts of extreme weather events. These may include low impact development techniques and building practices.

12. Explore technology and innovation to enhance the sustainability, quality, convenience, and efficiency of municipal services through:

- 12.1 Data collection and analysis to improve service quality and efficiency;
- 12.2 Emerging technologies and innovations to enhance or introduce new services;
- 12.3 Partnerships to enhance technological infrastructure; and
- 12.4 Digital service alternatives.

13. Integrate natural landscaping, trees, and greening measures to reduce stormwater infrastructure demands and mitigate flood risks.

14. Prioritize the lifecycle management of publicly owned infrastructure to maximize its use, plan for timely replacement, and ensure sustainable long-term management.

Emergency Preparedness and Risk Mitigation

15. Partner with regional, private, and non-profit organizations to assist residents during extreme weather, emergencies, and crises.

16. Develop and maintain emergency preparedness plans, communication protocols, and early warning systems to help residents respond to emergencies.

17. Ensure that development that occurs in proximity to pipelines, oil and gas infrastructure, and utility corridors aligns with provincial regulatory requirements.

18. Ensure that safety and preventative mitigation measures are implemented for developments adjacent to rail lines and within the vicinity of airports.

19. Require the design of neighbourhoods to enable efficient delivery of emergency services.

10.2 Maintain Sound Financial Management Practices

1. Develop and update growth financing tools, practices, and policies periodically including off-site levies, timing of levy collection, and development cost-recovery mechanisms to ensure they adequately reflect the costs associated with providing infrastructure and services to new development and redeveloping areas.
2. Align the capital and operating budget with community-wide priorities and growth policies.
3. Require cost analysis for the maintenance and future replacement of infrastructure as a part of the development of new Area Structure Plans to inform future capital budgets.
4. Balance and holistically consider public realm priorities, land use, density, and efficient neighbourhood infrastructure in the design of new neighbourhoods.
5. Optimize public amenities and create spaces that are adaptable to different needs over time to maximize their value and lifespan.

10.3 Support Urban Agriculture

1. Facilitate urban agricultural opportunities through education, supportive programming, and regulation.
2. Support agricultural and agriculture-related economic initiatives, including traditional, innovative, small-scale, and value-added activities.
3. Support agricultural activities that contribute to local food security, including urban agriculture, greenhouse farming, and community-level initiatives.
4. Engage with private industry to attract innovative commercial food production and agricultural businesses.

11.0

SECTION 11.0

Implementation & Monitoring

The Community Direction for Morinville builds on a foundation of thoughtful growth, community connection, and resilience. To bring this future to life, a clear and practical path forward is essential.

This section provides the roadmap for how Morinville will align its efforts toward this vision, ensuring that the values of connectivity, well-being, inclusivity, and economic resilience are realized through smart planning and intentional development. With clear priorities, timelines, and accountability measures, implementation translates the vision into action, guiding both immediate and long-term decisions. Through this, Morinville will grow in a way that honors its heritage while securing a vibrant future for generations to come.

11.1 Policies

- 1.** Monitor the MDP implementation targets every two years and report to Council and the public on the progress towards the targets.
- 2.** Undertake a review of the MDP once the population increases by 5,000 or 5 years after adoption, whichever happens first, to ensure that the objectives, policy directions, processes, and actions reflect current growth forecasts, market trends, overall community values, and financial capacity.
- 3.** Align recommendations to Council with the priorities and policies of the MDP.
- 4.** The Subdivision Authority shall be guided by the objectives and policies of the MDP and applicable plans and policies in making subdivision decisions and in their recommendations to Council and their committees.
- 5.** The Development Authority shall be guided by the objectives and policies of the MDP and applicable plans and policies in making development approval decisions and in their recommendations to Council and their committees.
- 6.** The Subdivision and Development Appeal Board shall have regard to the objectives and policies of the MDP and applicable plans and policies in its subdivision and development appeal decisions.
- 7.** Refine and implement the policies of the MDP through the preparation, adoption, and implementation of Area Structure Plans, Area Redevelopment Plans, Conceptual Schemes, and the Land Use Bylaw.
- 8.** Require phasing of new development in accordance with efficient extension of infrastructure and the capital budget.
- 9.** Undertake a comprehensive review of the Land Use Bylaw with each MDP review to maintain alignment.

10. Integrate the actions and expenditures that may be taken to implement the policies of this Plan into the operating and capital planning and budget processes.

11.2 Meeting the Community's Expectations

The implementation of the MDP is essential to ensuring that Morinville grows in a way that reflects its community values — connection, inclusivity, well-being, resilience, and economic vitality. Turning this vision into reality requires clear priorities, coordinated actions, and accountability over time. To support this, the Action Plan provides a practical roadmap for implementation. Organized around the six core themes of the MDP — Diverse and Inclusive Neighbourhoods, Community Wellness, Character and Design, Safety and Mobility, Employment and Economy, and Community Resilience — the plan outlines targeted initiatives that align with Morinville's long-term goals and aspirations.

At the heart of the Action Plan are Foundational Actions — critical early-phase initiatives that establish the systems, policies, and frameworks needed to support growth and decision-making across the organization. These include updates to key statutory documents, development of core strategies, and capital planning that reflect the MDP's direction. By advancing these foundational items, Morinville will create the conditions for successful implementation, service excellence, and long-term sustainability. Together with Reinforcing Actions, which build on this base through future policy, investment, and partnership opportunities, the full Action Plan ensures that the MDP remains a living document — responsive to change, rooted in community values, and capable of guiding Morinville's evolution for generations to come.

11.3 Priorities Action Plan

Achieving the community expectations set out in this MDP requires a clear and structured approach to implementation. The Action Plan provides this direction by identifying key areas of focus that will guide Morinville's growth and development over time. The Action Plan is organized into two categories:

- + Foundational Actions represent the essential first steps to implement the outcomes of this MDP. These actions are critical to establishing the necessary frameworks, systems, and initiatives that support Morinville's long-term aspirations. Completing these actions is fundamental to meeting the community's expectations.
- + Reinforcing Actions build upon the Foundational Actions by supporting and advancing the goals and outcomes of the MDP. While important, these actions will require prioritization over time and will be implemented through future decision-making processes.

Together, these actions will ensure that the MDP remains a relevant and living document — guiding Morinville's evolution in a way that reflects community values, responds to emerging opportunities and challenges, and delivers on the shared vision for the future.

Foundational Actions			
	Municipal Project	Purpose and Value	Lead Department
Diverse and Inclusive Neighbourhoods	Land Use Bylaw	Update the Land Use Bylaw to align with the MDP within 24 months of adoption, as per the MGA requirements. This update will implement policy direction for housing diversity, industrial and employment areas, and urban design.	Planning and Economic Development
	Plan Alignment	Review existing statutory and non-statutory plans and policies to ensure alignment with the MDP. This includes the repeal of Area Structure Plans within Future Growth Areas to ensure statutory plans are in alignment with the general development concept of this plan.	Planning and Economic Development
Community Wellness	Parks and Open Space Plan	Establish a Parks and Open Space Plan to align with growth expectations and include temporary use opportunities. The goal of this Plan is to encourage active living and foster engaging outdoor experiences for residents and visitors that are multi-functional, inclusive, and accessible. This Plan will identify its current open space assets, reveal which assets are underused or unprotected, and prioritize future open space investments.	Community Services
	Heritage and Culture Plan	Prepare a Heritage and Culture Plan to celebrate Morinville's unique identity, support community pride, and enhance quality of life. The plan will identify, protect, and promote cultural and historical assets, while guiding opportunities for public art, events, and partnerships that enrich the community experience.	Community Services
Character and Design	St. Jean Baptiste Park Planning, Design and Implementation	Reimagine St. Jean Baptiste Park as a multi-functional, programmable cultural heart and town square. The planning and design process will create a vibrant public space that supports cultural activities, community events, and public gatherings. This project will also outline the steps for implementation to bring the vision to life.	Planning and Economic Development Infrastructure Services
	Downtown Area Redevelopment Plan	Establish a Cœur de Morinville Area Redevelopment Plan (ARP) to guide redevelopment, enhance the historic core, and support public space improvements. The ARP will provide updated direction for land use, urban design, and identify financial tools to fund reinvestment in the area. This will include the repeal of the existing Cœur de Morinville Area Structure Plan.	Planning and Economic Development

	Municipal Project	Purpose and Value	Lead Department
Safety and Mobility	Main Street / Highway 642 Acquisition	Advance the future acquisition of Highway 642 (100 Avenue) to support long-term growth and enhance connectivity along Morinville's main street. This acquisition will enable future development and improvements in line with the community's transportation and land use goals.	Planning and Economic Development
	Transportation Master Plan	Update and maintain the Morinville Transportation Master Plan (TMP) in alignment with this MDP to guide future enhancements, additions, and alterations to Morinville's transportation system.	Infrastructure Services
Employment and Economy	Commercial Growth and Expansion Strategy	Prepare a Commercial Growth and Expansion Strategy to guide the development, revitalization, and expansion of Morinville's commercial areas in alignment with long-term growth. The Strategy will assess current commercial land supply, identify gaps and opportunities, and provide direction for future expansion, infill, and redevelopment.	Planning and Economic Development
	Industrial Growth and Expansion Strategy	Prepare an Industrial Growth and Expansion Strategy to support economic diversification and attract new industrial development. While the industrial land supply has been largely established through the Growth Study (2024), this will focus on identifying opportunities to attract investment, enhance competitiveness, and support local job creation.	Planning and Economic Development
Community Resilience	Municipal Modernization Strategy	Prepare a Municipal Modernization Strategy to ensure Morinville delivers high-quality services in a sustainable and financially responsible manner. The strategy will identify opportunities to streamline municipal processes, leverage technology, and align resources with community expectations and growth.	Office of the CAO
	Municipal Plan Maintenance and Renewal	Undertake regular updates to municipal plans, including infrastructure and transportation plans, to ensure effective and efficient municipal operations. This work will align with the expectations, priorities, and policies of this MDP and incorporate the outcomes of completed implementation items.	Office of the CAO

Reinforcing Actions			
	Municipal Project	Purpose and Value	Lead Department
Diverse and Inclusive Neighbourhoods	Terms of Reference for Area Structure Plans	Maintain the Terms of Reference (TOR) as an Administrative document to guide the development of new Area Structure Plans. The TOR is intended to provide guidance on minimum technical submission requirements in alignment with provincial legislation and municipal bylaws, plans and policies.	Planning and Economic Development
	Intermunicipal Development Plan	Partner with Sturgeon County to develop an Intermunicipal Development Plan (IDP). This plan will help manage growth and services along municipal boundaries.	Planning and Economic Development
Community Wellness	Indigenous Framework	Develop an Indigenous Framework for Morinville to guide meaningful engagement with Alexander First Nation and urban Indigenous peoples, acknowledge traditional knowledge, and promote cultural awareness. The framework will outline principles for fostering respectful relationships, supporting Indigenous participation, and integrating Indigenous perspectives into community planning and development.	Office of the CAO
	Housing Study	Conduct a Housing Study to assess the current housing landscape and identify future needs based on population growth, demographics, and market trends. The study will provide recommendations to support diverse, affordable, and sustainable housing options that meet the community's evolving needs.	Planning and Economic Development
	Community Needs Assessment	Conduct a Community Needs Assessment to identify current and emerging social issues, service gaps, and community priorities for social care and services. The assessment will support inclusive policy, program development, and service delivery that responds to resident needs.	Community Services
	Urban Tree Strategy	Develop an Urban Tree Strategy to identify opportunities to preserve and expand the urban canopy. This strategy will include measures to identify and protect mature trees, promoting tree planting, and integrating green spaces into urban development through design standards and land use regulations.	Infrastructure Services
	Parks and Open Space Asset Management and Renewal Plan	Update Parks and Open Space Asset Management and Renewal Plan aligned with growth expectations.	Infrastructure Services

	Municipal Project	Purpose and Value	Lead Department
Community Wellness	Community Partnerships	<p>Identify and engage with community organizations that align with the outcomes of the MDP. Explore partnership opportunities to collaborate on projects, share resources, and leverage collective efforts. These partnerships will strengthen community engagement and support the successful implementation of the MDP.</p> <p>Identify Key Organizations Explore Partnership Opportunities Formalize Partnerships</p>	Communications and Legislative Services
Safety and Mobility	Wayfinding Strategy	<p>Develop a Wayfinding Strategy to improve navigation and promote local destinations throughout Morinville. This strategy will establish a consistent, accessible, and visually cohesive signage system to guide residents and visitors to key community destinations, including cultural sites, parks, recreational facilities, and civic amenities. The goal is to enhance the visitor experience, support tourism, and encourage increased use of community infrastructure by improving awareness and accessibility.</p>	<p>Planning and Economic Development</p> <p>Communications and Legislative Services</p>
	Traffic Safety Plan	<p>Update and implement the Traffic Safety Plan with annual reporting and a three-year review cycle in alignment with Vision Zero and this MDP.</p>	Community Safety Services
	Municipal Design Standards	<p>Update the Municipal Design Standards to ensure alignment with the MDP and support its successful implementation. Regularly assess and revise the Standards to maintain their relevance and effectiveness in the context of Morinville's evolving needs and growth.</p>	Infrastructure Services
Employment and Economy	Downtown Business Association and Improvement Area	<p>Engage the downtown business community on interest in participating in a Business Association and Business Improvement Area (BIA). The creation of a BIA can help achieve the desired goals for the downtown established in this MDP</p>	Planning and Economic Development
	Tourism Strategy	<p>Develop a Tourism Strategy to identify cultural and other tourism assets and explore how to best leverage them to bolster and diversify the local economy. Tourism planning should work towards achieving four main goals: sustainable use of resources, enhanced visitor satisfaction, integration of local community and area and improved economy and business success.</p>	<p>Planning and Economic Development</p> <p>Communications and Legislative Services</p>

	Municipal Project	Purpose and Value	Lead Department
Community Resilience	Municipal Financial Resiliency Strategy	Develop a Municipal Financial Resiliency Strategy to ensure long-term financial stability and adaptability. The Strategy will identify diverse revenue sources, optimize expenditure management, and implement financial planning practices to support sustainable growth and the effective delivery of municipal services.	Office of the CAO
	Intermunicipal Collaboration Framework	Partner with Sturgeon County to develop an Intermunicipal Collaboration Framework (ICF). This will provide opportunities for strategic planning, delivery, and funding of services between the two municipalities.	Office of the CAO
	Fire Services Master Plan	Update the Fire Services Master Plan. This plan should expand the service area and improve fire service standards for new and existing developments.	Community Safety Services
	Municipal Emergency Plan	Update the Municipal Emergency Plan. This update should reflect regional collaboration, including the ICF.	Community Safety Services
	Neighbourhood Infrastructure Renewal and Asset Management Plan	Develop a Neighbourhood Infrastructure Renewal and Asset Management Plan to ensure the long-term sustainability and effective management of municipal infrastructure. The plan will assess existing infrastructure conditions, prioritize renewal needs, and establish strategies for ongoing maintenance and capital investments.	Infrastructure Services

APPENDIX 1: DEFINITIONS

Age-Friendly Design	A design approach that intentionally considers the needs of all ages of users from children to seniors by enhancing safety, accessibility, comfort, and social inclusion.
Aging in Place	The ability for individuals to remain in their community as they age by accessing housing options that support safety, independence, and comfort, regardless of age, income, or ability level.
Agriculture Related Activities/ Agricultural Business	Commercial or value-added operations that support or complement primary agricultural production. This can include on-farm processing, agri-tourism, direct-to-consumer sales (e.g., farm stands or markets), and services such as equipment repair or supply sales.
Allow	This term signals discretionary permission. It indicates that an action or use may be permitted, but is subject to review, conditions, or context-specific factors. Interpretation is at the discretion of municipal Administration, and approval is not guaranteed.
Area Redevelopment Plan (ARP)	A statutory plan that provides a framework for the revitalization, redevelopment, or infill of an existing developed area, guiding land use, infrastructure upgrades, and community amenities.
Area Structure Plan (ASP)	A statutory plan that outlines the general land use, transportation, servicing, and development pattern for a large undeveloped area, guiding future neighborhood and community growth.
Built Environment	Places and spaces developed or modified by people.
Circulation	The movement of people, vehicles, and goods through a transportation network.
Coeur de Morinville	The core or heart of Morinville, often used to describe its historic downtown and designated for concentrated development and revitalization.
Complimentary Land Uses/ Activities	Different types of land uses that enhance each other when located nearby, such as retail near residential or parks near schools.
Conceptual Scheme(s)	Non-statutory planning documents that provide detailed design and development guidelines for a specific area within a statutory plan.
Connectivity	The degree to which streets, pathways, and transportation systems link people and places, enhancing mobility, access, and efficiency across a community.
Consider	Used to suggest that the municipality will evaluate or take into account a particular action, policy, or outcome when making decisions. It does not require action but allows flexibility based on unique circumstances.
Contiguous Development/ Development Patterns	Growth that occurs in a logical, connected manner with existing development, avoiding leapfrogging or isolated development pockets.
Crime Prevention Through Environmental Design (CPTED)	A multi-disciplinary approach of crime prevention that uses urban and architectural design and the management of built and natural environments.
Density	A measurement of the number of people and jobs per unit of land area, often used to evaluate the intensity of land use.
Development	The process of constructing buildings, infrastructure, and amenities or changing land use in a way that alters or improves land for residential, commercial, industrial, or public purposes.

Development Authority	The designated official or body empowered to make decisions on development permit applications in accordance with municipal bylaws and policies.
Downtown	The central business district of a municipality, often a hub of economic, cultural, and civic activity, typically featuring higher density, mixed uses, and walkability.
Economic Development	Activities and strategies aimed at improving the economic well-being and quality of life for a community by creating jobs, attracting investment, and supporting businesses.
Edmonton Metropolitan Region	A collaborative region encompassing Edmonton and surrounding municipalities, focused on coordinated land use, economic development, infrastructure planning, and environmental stewardship.
Encourage	his term signals a positive and proactive directive. It indicates that an action or outcome is not only permitted but is recommended and supported as a preferred course. The intent is to foster or empower such actions, with the expectation that they align with broader goals or values. While not mandatory, actions that are encouraged are intended to be facilitated and enabled wherever feasible.
Employment Area	Designated area for industrial, commercial, or other job-generating uses that contribute to the economic development and employment base of the municipality.
Established Area	The identified area that is already developed with existing infrastructure, housing, and community services. These areas may include mature residential neighborhoods, commercial corridors, and mixed-use districts.
Established Employment Area	Existing area predominantly used for job-generating activities and supported by infrastructure and policies for industrial uses.
Flexible Land Use Districts	Zoning categories or policy areas that allow for a range of compatible land uses within the same district to support mixed-use development, economic adaptability, and evolving community needs.
Future Growth Area	Lands identified for long-term urban expansion, where development is anticipated but not yet planned in detail.
Gateway	A prominent location, feature, or corridor that marks an entry point into a community, neighborhood, or significant district. Gateways may include road intersections or landmark features that create a strong sense of arrival and identity.
Hamlet	A small rural settlement that typically lacks a formal local government structure and is governed by the larger municipality.
Historic Resource(s)	Buildings, structures, or sites with recognized heritage value due to their historical, architectural, cultural, or archaeological significance.
Housing Diversity	A mix of housing types, sizes, tenures, and price points within a community to support inclusive and adaptable living options.
Indigenous	Relating to the First Nations, Metis, and Inuit peoples of Canada, their rights, cultures, communities, and traditional territories, acknowledged in land use planning and policy.
Infrastructure	The physical built systems that support a community, including transportation, utilities, water, sewer, and communication networks.
Land Use Bylaw	The primary regulatory document that controls land use and development within a municipality, including zoning, permitted uses, and development standards.

Large-Scale Warehousing	Facilities used for the storage and distribution of goods, typically located in industrial areas and serving regional or national markets. These facilities are larger than standard warehousing uses
Life-Cycle Cost	The sum of all recurring and one-time costs over the full life span or a specified period of a good, service, structure, or system. This includes purchase price, installation cost, operating costs, maintenance and upgrade costs, and remaining value.
Main Street	A central commercial corridor in a community, typically characterized by a mix of retail, service, and public uses. It often reflects the historical and cultural identity of the town.
Mixed Use	Development that combines residential, commercial, institutional, and/or recreational uses within a single building or area, promoting walkability and land use efficiency.
Multi-Modal	Describes a transportation system that integrates multiple modes, such as walking, cycling, driving, and transit.
Municipal Assets	Resources owned and managed by a municipality, including infrastructure, facilities, land, and equipment.
Municipal Development Plan (MDP)	A statutory document that sets out the long-term vision, goals, and policies for growth, land use, infrastructure, and community development within a municipality.
Municipal Government Act (MGA)	The legislative framework in Alberta that governs how municipalities operate, including authority over planning, development, taxation, and service delivery.
Municipal Reserve	Lands dedicated by developers to the municipality during subdivision, typically used for parks, schools, or public amenities, as required under provincial legislation.
Must	See Require.
Natural Features	Elements of the landscape that occur naturally, such as wetlands, forests, rivers, and wildlife habitats, which contribute to environmental health and biodiversity.
Nodes	Focal points of activity and development within a community, such as major intersections, transit hubs, or commercial centres.
Non-Residential Lands	Lands designated for uses other than housing, such as commercial, industrial, institutional, and recreational purposes.
Non-Statutory Plan	A planning document that provides guidance but does not have legal status under provincial legislation. These plans help support decision-making but are not enforceable.
Off-Site Levy	A development charge imposed on developers to help cover the cost of infrastructure required to support new development, such as roads, water, and wastewater systems.
Open Space	Land that is not developed and is set aside for recreation, conservation, or aesthetic purposes, including parks, trails, and natural areas.
People and Jobs	A measure of the intensity and concentration of people and jobs combined within a given area.
Pedestrian-Scaled	Development designed to be comfortable and accessible for people on foot, with features like narrow streets, storefronts, and human-scale design.
Planned Growth Area	A defined part of a municipality where development is expected in the near to mid-term, supported by planning frameworks and servicing strategies.
Public Art	Artworks located in public spaces that contribute to cultural identity, placemaking, and visual interest in the built environment.
Public Realm	All spaces that are publicly accessible, including streets, sidewalks, parks, plazas, and other outdoor areas that support social interaction and community life.

Redevelopment	The process of demolishing, renovating, or replacing existing buildings or infrastructure to accommodate new development in already developed areas.
Remnant Parcels/Lands	Small or irregularly shaped pieces of land that remain after subdivision or development, often posing challenges for use or redevelopment.
Require / Must / Shall	These terms indicate compulsory obligations. Any policy using these words is legally binding and must be enforced without discretion. The municipality is obligated to carry out or ensure compliance with the action specified.
Residential Intensification	The process of increasing the density of housing in existing residential areas through infill, redevelopment, or additions.
Sensitive Land Use	Land uses that may be adversely affected by noise, odors, or other externalities, such as schools, daycares, or residences.
Shall	See Require.
Social Isolation	The state of having minimal contact or interaction with others, often resulting in negative impacts on well-being and community cohesion.
Street Oriented	Development that is designed to engage with and front onto the street or sidewalk, promoting active transportation, visibility, and public interaction.
Subdivision Authority	The municipal body or official responsible for reviewing and approving subdivision applications under the authority of provincial legislation.
Subdivision and Development Appeal Board	A quasi-judicial body appointed as a Committee of Council that hears appeals regarding decisions made by a development or subdivision authority.
Support	Indicates that a policy or action is aligned with the municipality's broader goals or Community Direction Statement. When the term is used, it means the municipality will actively promote, enable, or facilitate desired outcomes through collaboration, tools, and strategic initiatives with community partners.
Sustainability	A principle of planning that seeks to meet present needs without compromising the ability of future generations to meet theirs, balancing environmental, economic, and social factors.
Traffic Calming	Design measures intended to slow vehicle traffic, enhance safety, and create a more comfortable environment for pedestrians and cyclists.
Transit	Public transportation systems, such as buses, trains, and shuttles, that move people within and between communities.
Transitional Employment Area	An area identified to serve as a buffer or intermediary between residential areas and industrial uses, supporting light industry, offices, and services.
Under-Represented Populations	Groups that may face barriers to participation or access in planning processes or services due to age, race, income, ability, or other factors.
Urban Agriculture	The practice of cultivating, processing, and distributing food within urban areas, including community gardens, rooftop farming, and small-scale production.
Urban Design	The process of shaping the physical features of cities, towns, and neighborhoods through the design of buildings, streetscapes, and public spaces.
Vision Zero	The long-term goal of zero traffic fatalities and serious injuries.
Walkable/Walkability	A measure of how friendly an area is to walking, based on the presence of sidewalks, connectivity, safety, and proximity to amenities.
Wayfinding	A system of signage and visual cues that help people navigate and orient themselves in the built environment.

1.0 Location & Regional Context

Morinville is located near the northern edge of the Edmonton Metropolitan Region (EMR), surrounded by Sturgeon County, and about 34 km (a 45-minute drive) north of Downtown Edmonton. It sits at the intersection of Highway 2 and Highway 642, and two CN railroads run through the community.

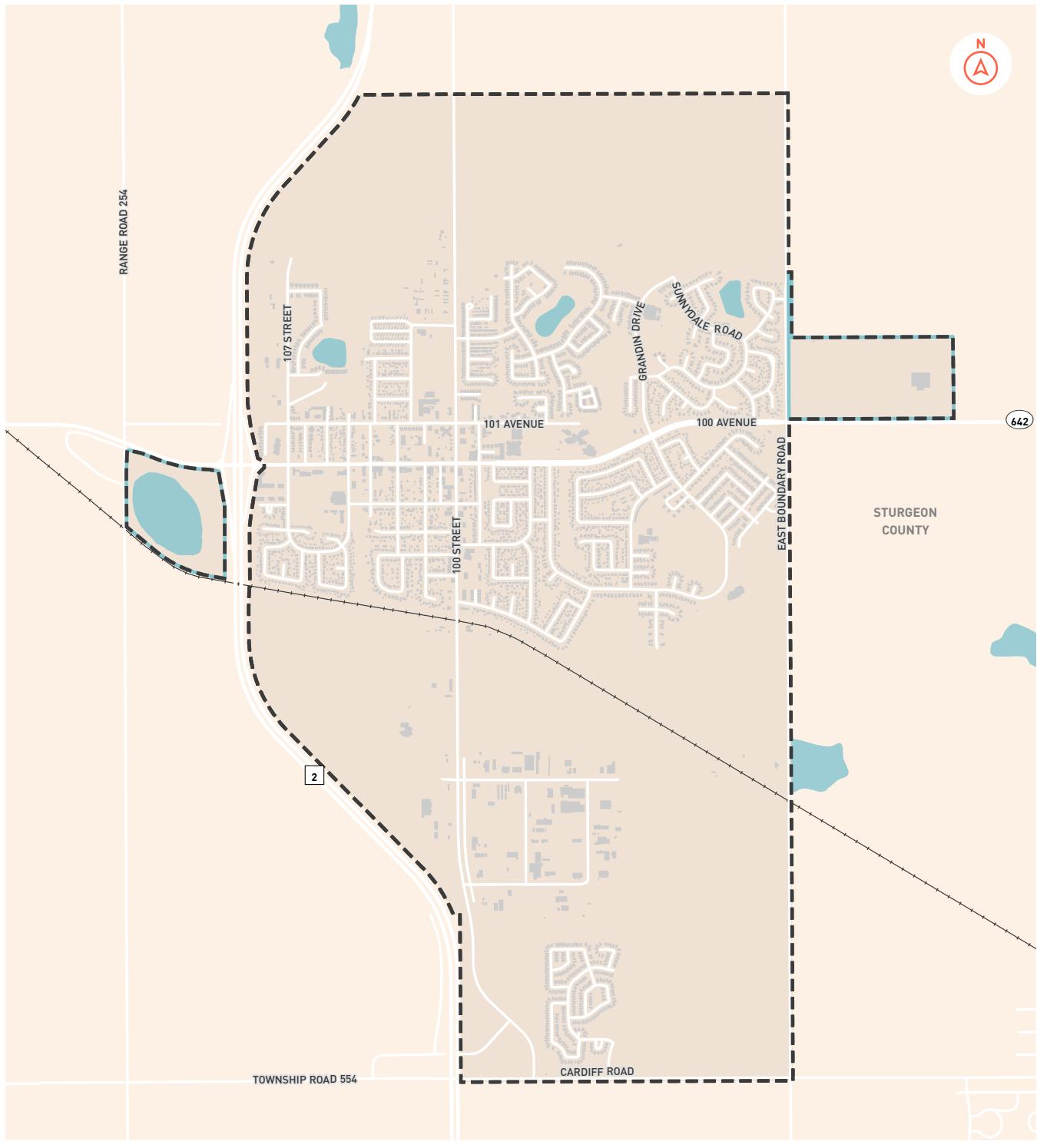
Alexander First Nation, is approximately 20 km west of Morinville, and the Town of Bon Accord is about 20 km to the east. The City of St. Albert is 17 km south, accessible by Highway 2 in under 15 minutes. The Canadian Forces Base is located 25 km to the southeast via Highway 28.

Within Morinville, Highway 642 becomes 100 Avenue, the commercial main street, as it runs through the community. A main CN rail line cuts through Morinville in a west-southeast direction, starting about 600 meters south of Highway 642. South of the rail lines lies the established South Glens subdivision, Morinville Business Industrial Park and current development within the Westwinds neighbourhood.

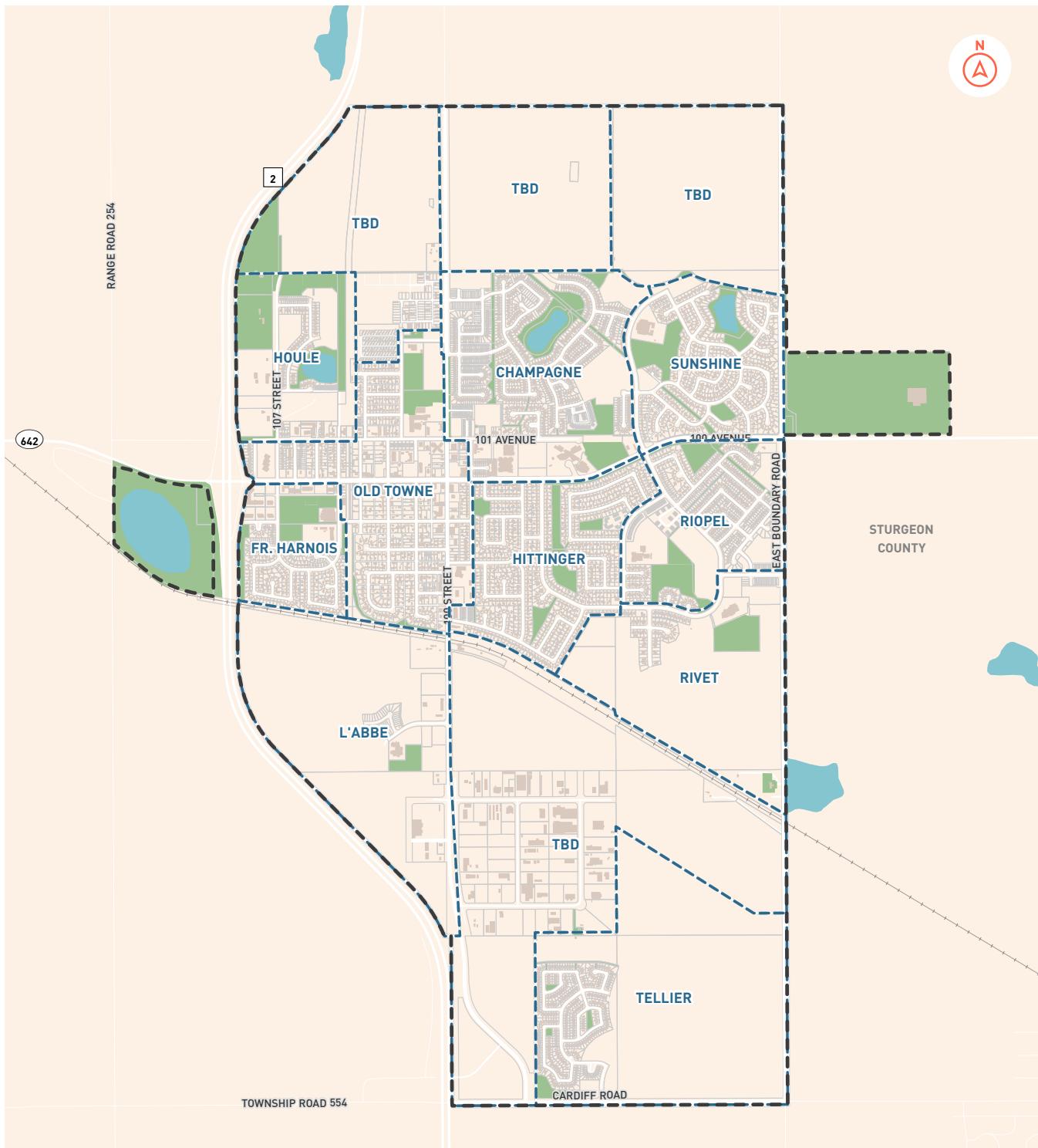
Morinville has four main water features in the north: Sunshine Lake, The Lakes, Houle Pond, and the Fish and Game Pond. Heritage Lake is located near the junction of Highway 2 and Highway 642, just west of Morinville. In the northeastern part of the community, Little Egg Creek (Manawan Canal) is an important part of Morinville's stormwater management system, while stormwater south of the rail line generally flows into ditches that connect to the Carrot Creek drainage basin.

Morinville's location provides convenient access to nearby communities and employment centres, rail connections, and main highways, supporting its role as a growing community within the Edmonton region. Morinville serves as a primary urban service centre for surrounding rural areas and hamlets to the north and west. Despite its proximity to St. Albert and Edmonton, Morinville stands out as the largest community for more than 200 km to the north, acting as a vital hub for residents in these more remote areas. It is the gateway to the Edmonton Metropolitan Region for northern Alberta. Rural residents looking to meet their daily needs will come to Morinville. This role underscores Morinville's importance as a service and economic centre for the region while highlighting its distinctive role in connecting and supporting nearby rural communities and industrial employment centres.

Map 08 - Plan Boundary



Map 9 - Heritage



— Plan Boundary

— Historical Municipal District

2.0 History

Morinville's story is rooted in its origins on Treaty 6 Territory with deep connections to the Cree, Dene, Stony Nakota Sioux, Saulteaux and Ojibwe First Nations and the Metis people. Its foundation began in 1892 when Father Morin, a French-Canadian missionary, arrived from Montreal. By 1894, the heart of Morinville was already forming with the establishment of a chapel, store, post office, and businesses that became gathering places.

The discovery of the Cardiff coal mine in 1895 brought new energy and opportunities, attracting workers and families who added to the community's growing spirit of togetherness. This sense of community deepened further with the arrival of the Canadian National Railway in 1906. As Morinville evolved from a hamlet to a village in 1901 and then later to a town in 1911, the population grew. Morinville's boundaries shifted over the years, reflecting its expansion and annexations.

Since becoming a town in 1911, Morinville has grown steadily, now boasting a population of over 11,000. As Morinville expanded, so too have the relationships between its residents and the broader regional, national, and global economy. Despite the shifting social fabric, personal connections to and within Morinville have remained its defining feature. Today, Morinville's story continues, shaped by the shared history, traditions, and connections that have always made it a place where community comes first.

3.0 People

Morinville's identity is deeply rooted in the people who have called it home across generations, shaping its character and guiding its evolution. With the current population exceeding 10,000 and projections indicating growth to 20,000, Morinville faces both opportunities and challenges as it plans for the future.

POPULATION PROJECTIONS

Existing (2021) **10,385**
Projected (2066) **21,130**



HOUSING PROJECTIONS

Existing (2021) **3,750**
Projected (2066) **8,220**



Projections Source: metroeconomics via Growth Management Study (2024)

Morinville's demographic profile shows that young families are thriving, evidenced by a higher proportion of children compared to the broader Edmonton Metropolitan Region and the province as a whole. This is further supported by more than 45% of households with three or more persons. This trend highlights Morinville's appeal as a family-friendly community with safe neighbourhoods, quality schools, and a deep sense of belonging. Looking to the future, the population of seniors living in Morinville is anticipated to grow as the current population ages and that will also bring a unique set of needs and expectations, including supportive housing, universal accessibility, and expanded transportation options.

Currently, over 70% of Morinville residents live in single-detached houses, with the remaining 30% residing in a variety of housing types, including row houses, apartments, semi-detached houses, duplexes, and movable dwellings. Homeownership is more common in Morinville compared to Edmonton and Alberta overall. Further, the close alignment between median and average household incomes in Morinville suggests lower levels of income inequality. As housing costs in major urban centers continue to influence buyer and renter choices, it will be critical for Morinville to maintain a diverse supply of both ownership and rental housing options to meet this demand. The demographic landscape is shifting, with changing needs in housing choice, education, recreation, and supportive services reflecting the diverse age groups within the community.

4.0 Place

Municipal Districts

Morinville's identity is closely linked to its physical and communal spaces, reflecting both its historical and evolving character. Morinville has ten historical municipal districts (Map 9), each grounded in Morinville's history. While these districts are no longer referred to today, Morinville recognizes the legacy these districts played in the early place-making in Morinville. The rich storytelling of Morinville is continued through the adoption of new Area Structure Plans and Area Redevelopment Plans, whose neighbourhood names better reflect the current values and vision of Morinville's future.

The Houle District in the northwest quadrant of Morinville contains a diverse array of homes that adds unique character to the area. Located in this district are the Fish and Game Pond, the Bob Foster Skate Park, the Skyball Diamond Park and the Off-leash Dog Park, all of which are key recreational landmarks to Morinville residents. These places provide residents and youth with amenities to gather, connect and come together through sport, leisure and recreation.

The Father Harnois District consists mainly of residential developments and contains Morinville's primary high-density residential development along 100 Avenue, which houses 128 apartment units. Community landmarks within the Father Harnois District include the Morinville Splash Park, the McDonald's Sport Complex, the GFL Outdoor Multisport Recreational Facility and the Morinville Centennial Community Garden. Similar to those in the Houle District, the Morinville Splash Park and the GFL Outdoor Multisport Recreational Facility provide places for residents to come together and recreate. The Morinville Centennial Community Garden (2012) provides a place to connect with neighbours through organic gardening, education, and environmental stewardship. The Old Towne District provides many amenities, landmarks and gathering spaces in Morinville. The Morinville Rendez-Vous Centre is an active space for Morinville's senior community, and a frequently used event center for community groups. The Old Towne District is rich in heritage and historical significance. The Rectory, St. Jean-Baptiste Park and former Notre Dame Convent stand as the historical and visual focus of Morinville. Preserving heritage resources

like these can encourage heritage tourism, foster a strong sense of place, enhance local culture and encourage community revitalization.

Cœur de Morinville, the historic downtown, lies within the Old Towne District, and exemplifies the community's cultural heart. This area is challenged by vacant and underutilized parcels, a challenge facing commercial main streets in municipalities across the country, as well as the operational demands of 100 Avenue as Highway 642. Future redevelopment and thoughtful design is required to revitalize the Cœur's role as a vibrant hub for community life, blending modern residential and commercial developments while preserving its historic character.

In the northeast quadrant lies Sunshine Estates District and the Champagne District. Both add vibrancy and character to Morinville's neighbourhood landscape. The Champagne District is known for its distinct architectural design. The Lakes Park and Sunshine Lake Park are active play spaces for children and residents in these neighbourhoods. The Sunshine Estates is known for comfortable single-detached homes, and the enjoyment of Sunnydale Park. At the district's southern boundary, the Morinville Community Cultural Centre acts as the community hub for residents and visitors by hosting performances, youth and recreational events, and various community and cultural celebrations.

The additional residential districts of Hittinger, Riopel and Rivet are located in the southeast quadrant and each enhance the family-friendly neighbourhood feel. The L'Abbé District is home to the West Winds neighbourhood and consists of a blend of commercial and residential life.

To the east of 100 Street, The Morinville Industrial Park and Tellier District stretch out with the vacant land to the north and east, making room for growing employment and residential opportunities. The Tellier District is home to the South Glens neighbourhood, stands as a testament to growth and development, and showcases the future possibilities for Morinville.

Morinville's newest amenity is the Morinville Leisure Centre (MLC), a multi-purpose recreation facility located just outside of the town's eastern boundary. The MLC opened in the spring of 2019 and serves as a community recreation and event space.



Map 10 - Regional Population and Service Area Context

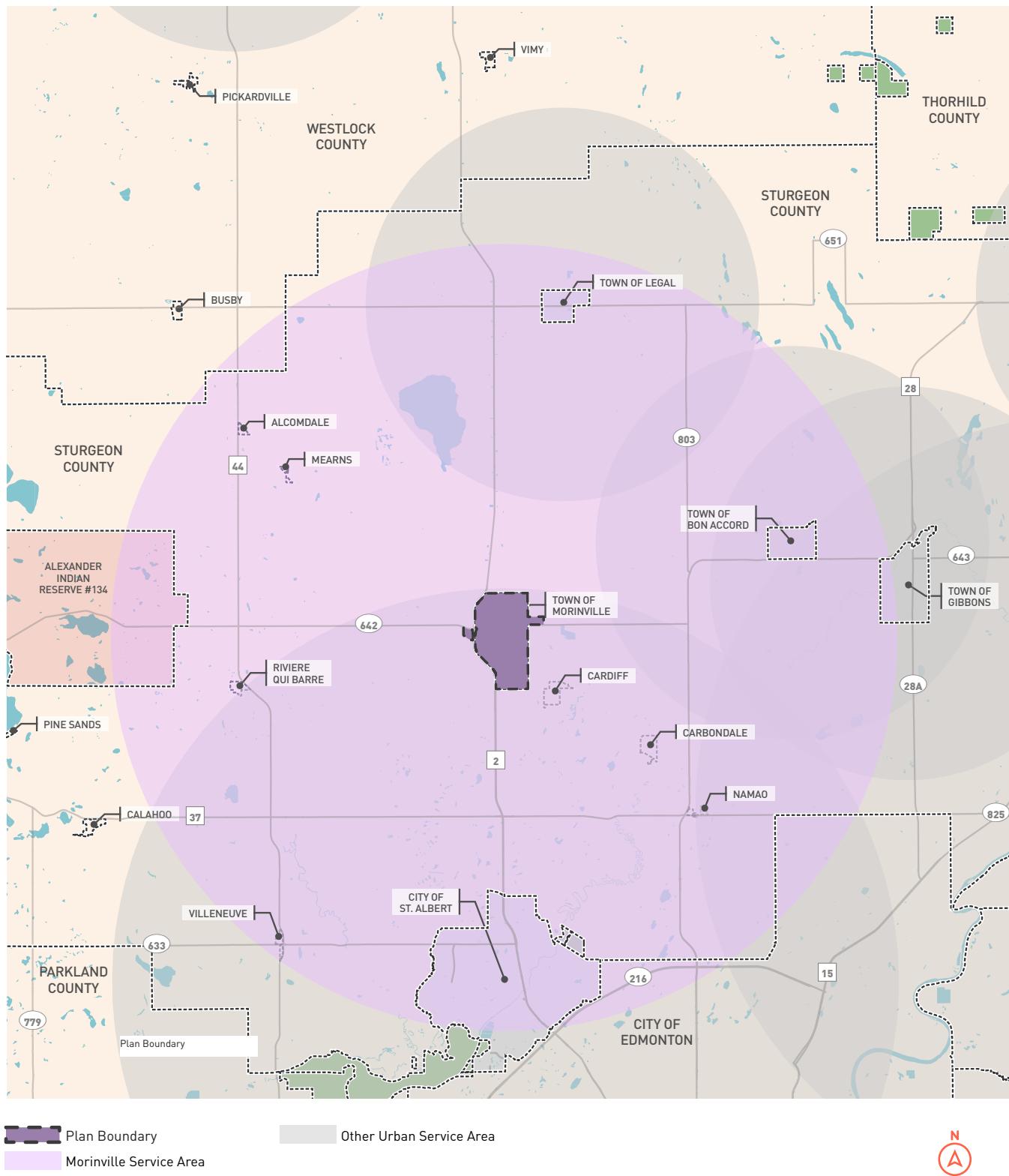


Figure 9 highlights the surrounding urban centers and their service areas, scaled to reflect the size of each community and based on a typical rural consumer preference for a 20-minute drive to meet daily needs (The Impact of Proximity on Consumer Purchases, Access Development, 2016).

Map 10 highlights the surrounding urban centers and their service areas, scaled to reflect the size of each community and based on a typical rural consumer preference for a 20-minute drive to meet daily needs (The Impact of Proximity on Consumer Purchases, Access Development, 2016).

5.0 Future Planning Areas

Planning tools such as Area Structure Plans (ASPs) and Area Redevelopment Plans (ARPs) are vital for managing growth while preserving its unique character. Morinville's land base of 1,132.8 hectares, of which 52.5% is developed. The 538 hectares of unabsorbed land will shape the Morinville of tomorrow, integrating new opportunities for commercial, industrial, and residential spaces into a cohesive community fabric. The Champagne District ASP focuses on developing a well-designed residential neighbourhood. It includes compact, street-oriented residential development along 105 Avenue as well as shared use path and sidewalk connections throughout the neighbourhood to the Lakes Parks. The South Business Commercial ASP aims to create a prominent commercial corridor with high visibility from Highway 2 that attracts more visitors into the community inclusive of a walkable, comprehensive commercial development. The developing neighbourhood of Westwinds caters to a mix of residential and commercial developments, as well as schools and open space, reflecting the diverse housing needs and economic activities within the community. Embracing growth and development is essential for maintaining Morinville's vitality and cultural richness.

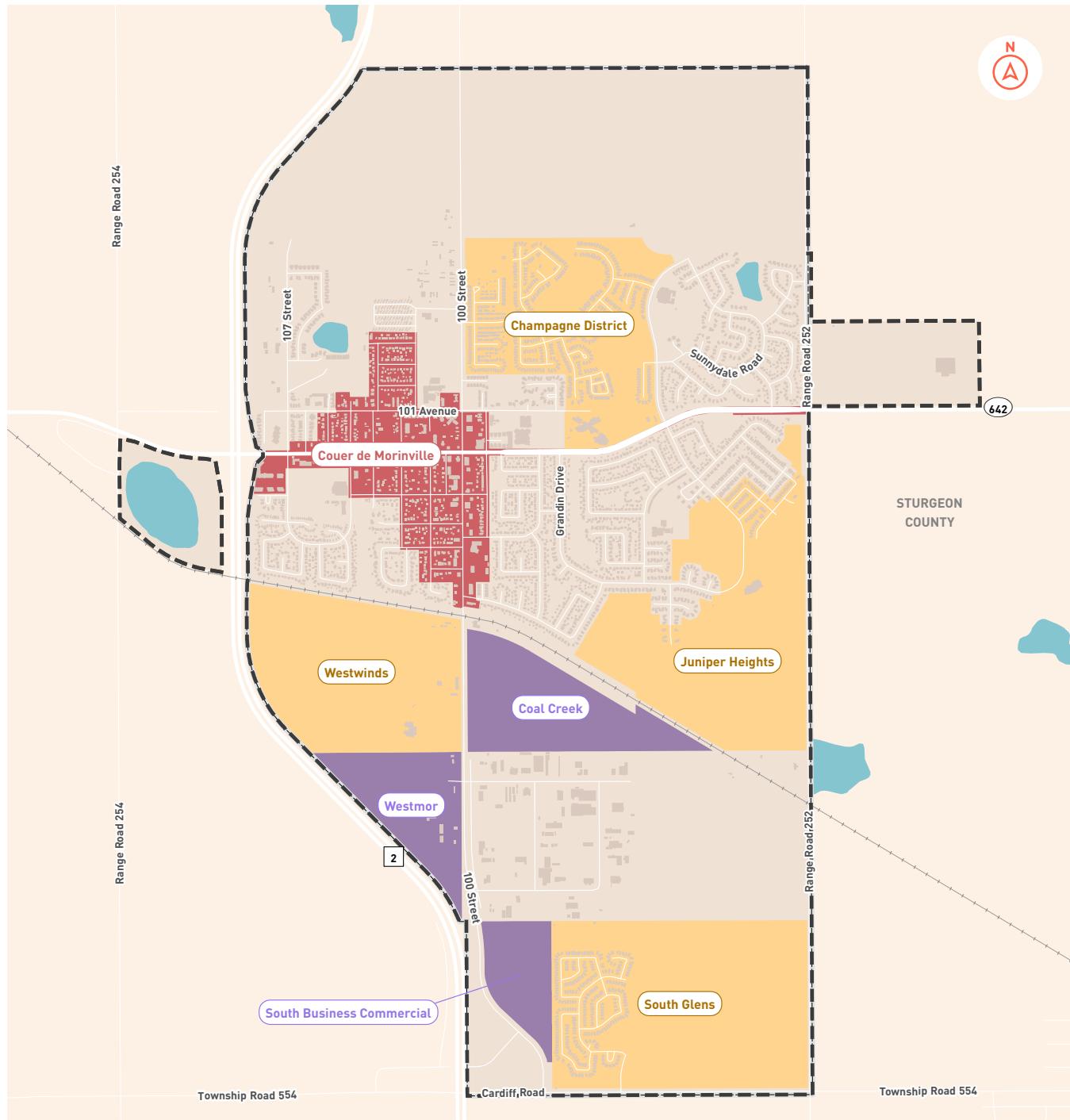
AVAILABLE LAND VS PLANNED & DEVELOPED



Available **538 ha**
Planned **542 ha**



Map 11 - Statutory Plans (2024)



— Plan Boundary

Area Structure Plan Type

- Employment
- Urban Redevelopment
- Urban Residential (Greenfield)

6.0 Employment

Between 2001 and 2021, Morinville saw significant job growth, increasing from 1,880 to 2,795 jobs. However, the employment activity rate, or jobs per 1,000 residents, decreased from 287 to 269. This decline indicates that job opportunities grew, but not enough to match the rising population, leading to more residents commuting outside the community.

EMPLOYMENT PROJECTIONS



Existing (2021) **2,795**
Projected (2066) **5,510**

In 2021, Morinville had 2,795 jobs, but the number of employed residents was considerably higher at 4,990, resulting in approximately 2,195 residents commuting daily to neighbouring areas. This reliance on external job centres highlights a disconnect between local job availability and the employment needs of Morinville's population. Increasing local employment opportunities has the potential to improve work-life balance and local engagement.

The economic base for Morinville is defined by agriculture and other primary industries such as oil and gas, and manufacturing, however only 275 jobs (9.8%) located within Morinville are within those sectors. In most communities in Canada, jobs within the economic base of the community typically account for 18 to 22 percent of total jobs. This means that the sectors which employ the most residents are not local and suggests that Morinville's job market lacks stability but also room for expansion which could impact residents' career opportunities and economic security.

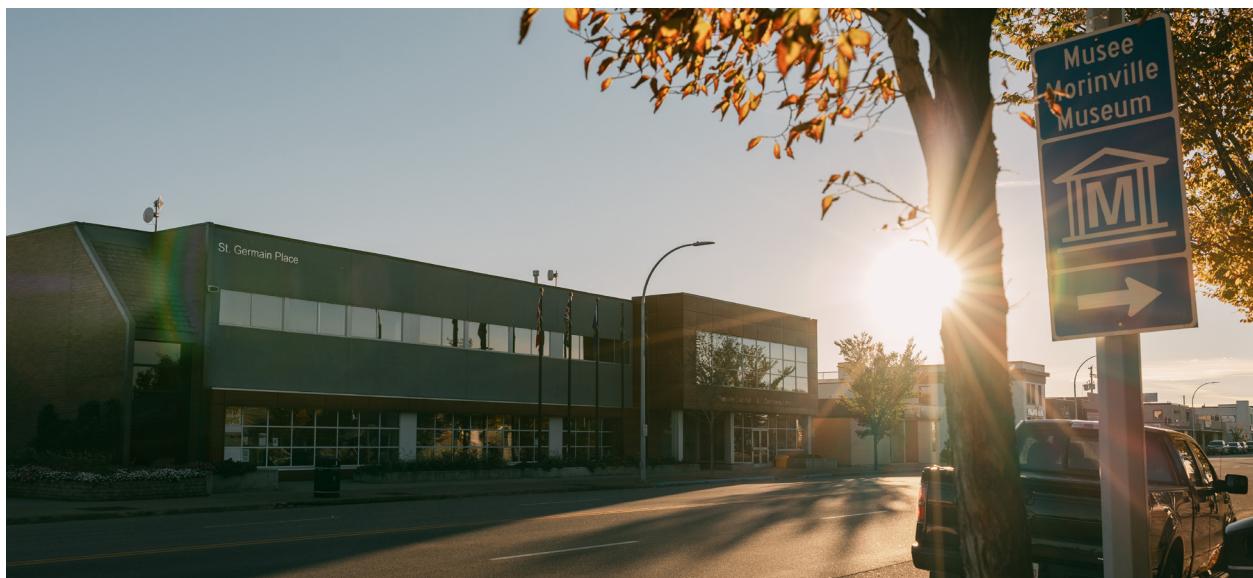
Looking ahead, while Morinville's job market is projected to expand to 5,510 by 2066, the growth will be concentrated in commercial and institutional sectors rather than primary industries. This shift will offer new local employment opportunities and increase local economic diversity, however strategic steps will need to be taken to attract investment and promote employment growth in other sectors that take advantage of the latent talent base available in the community. Across all sectors, projected employment growth is anticipated to lag behind population growth which will continue the pattern of commuting and dependence on external employment centres. As commuting patterns continue to increase for Morinville and the region, there will be a need for improved transportation infrastructure to support the growing number of daily commuters.

Overall, while Morinville's job market is expected to grow, the community's future economic landscape will largely depend on regional job trends and the ability to attract a broader range of industries. This means continued reliance on external job centres, potential changes in local employment opportunities, and a need for infrastructure improvements to accommodate increased commuting. Shifting growth strategies to better support industrial development such as agribusiness and manufacturing provide the opportunity to reduce this external dependence. The evolving job market presents both challenges and opportunities, highlighting the importance of strategic planning and investment in local economic development to enhance quality of life and community engagement.

7.0 Infrastructure

Highway 2, defining the western boundary, and 100 Avenue (Highway 642), running east-west through Morinville, are vital routes managed by Alberta Transportation and Economic Corridors (ATEC). Among these, 100 Avenue stands out as both the main street and an arterial roadway, playing a key role in Morinville's traffic dynamics. Future planning must balance 100 Avenue's dual role in managing traffic while maintaining its function as a vibrant main street. Balancing traffic management with pedestrian and business needs is essential for creating a functional and attractive urban environment that supports Morinville's growth.

Morinville's servicing infrastructure is critical for meeting its current and future needs. Water supply is managed through a regional transmission main operated by Morinville, serving Morinville, Sturgeon County, and the Town of Legal. The transmission water supply feeds the south reservoir which is the primary point of distribution for the community. The north reservoir serves as additional support and is fed off the distribution system from the south reservoir and is replenished overnight when water demands are low. Enhancements, including activating additional booster pumps are necessary for a population exceeding 13,370 persons, while increasing storage and pumping capacity at the south reservoir and expanding distribution piping, will be necessary for future growth beyond 20,000.



Wastewater transmission and treatment is handled by Arrow Utilities, which processes and treats wastewater at a facility near Fort Saskatchewan. Morinville's wastewater system includes local sewers, trunks, and pump stations directing flow to Arrow Utilities' pump station. Growth plans involve activating more booster pumps, developing new infrastructure, and upgrading sewers. Improvements to wastewater piles on 87 Avenue are recommended to support development in Westwinds and Westmore neighbourhood. The Morinville Business Park Pump Station requires an increase in capacity to support build-out of the area south of the CN Railway. A lagoon storage facility owned by Morinville, but operated by Arrow Utilities, helps manage peak wet weather flows, optimizing capacity for dry weather.

Stormwater management is challenged by Morinville's flat topography. The current system conveys stormwater through local sewers and management facilities to the Manawan Canal and Carrot Creek, using lift stations due to limited natural drainage gradient. Future developments will need new stormwater management facilities and lift stations to address these constraints. The Carrot Creek Regional Master Drainage Plan and Morinville's Utility Master Plan identifies acceptable discharge rates for stormwater for new development into the Carrot Creek.



APPENDIX 3: POLICIES

Policy 5.1.1	Require all new statutory and non-statutory plans, and amendments to align with the overarching vision, land use policies, and infrastructure frameworks of this plan.
Policy 5.1.2	Identify and secure locations for school sites strategically within or near established and growing residential areas to provide easy access for students and integrate schools as community hubs.
Policy 5.1.3	Encourage and support home-based businesses and adaptive reuse of residential properties for small-scale commercial activities, while ensuring compatibility with residential character.
Policy 5.1.4	Encourage commercial and mixed-use developments along major roads, potential transit routes and near open spaces, school sites, and community services.
Policy 5.1.5	Identify opportunities for the inclusion of flexible districts in future land use regulations.
Policy 5.1.6	Require a diversity of uses in Nodes (Map 2), such as commercial, institutional, civic, multiresidential and open spaces.
Policy 5.1.7	Require amenities such as street furniture, public art, bike parking and pedestrian-scaled wayfinding.
Policy 5.1.8	Encourage parks, plazas, and community gathering spaces to be located within Nodes.
Policy 5.1.9	Prioritize the placement of amenities such as parks, recreational facilities, schools and community hubs within walking distance of residential areas to enhance convenience, quality of life, and community engagement.
Policy 5.1.10	Encourage the inclusion of neighbourhood commercial and service uses within residential areas to create walkable and convenient opportunities for residents to meet daily needs, and promote local economic activity.
Policy 5.1.11	Require a minimum neighbourhood density of 50 people and jobs per gross hectare through the provision of a diverse range of built forms and uses.
Policy 5.1.12	Establish housing diversity requirements within neighbourhoods to ensure a mix of housing types and tenure options that meet the needs of diverse demographics and household compositions, and foster community integration.

Policy 5.1.13	<p>Require new Area Structure Plans to:</p> <ul style="list-style-type: none"> • 13.1 Be in general conformance with the development concept of this Plan; • 13.2 Be in accordance with the General Terms of Reference for the Preparation and Amendment to an Area Structure Plan, Area Redevelopment Plan and/or Conceptual Scheme; • 13.3 Preserve, enhance and feature important elements of significant topographical, scenic, ecological, or historical interest; • 13.4 Define a distinct identity and character to be achieved through neighbourhood signage, public realm features, and/or architectural design guidelines; • 13.5 Include a diverse mix of residential built forms and non-residential uses; • 13.6 Provide phasing and development thresholds to provide certainty for interim and final infrastructure and access implementation; • 13.7 Demonstrate alignment with existing and planned adjacent development, including mobility networks and infrastructure connections; and, • 13.8 Be of a sufficient size to ensure comprehensive planning for infrastructure, circulation, and to prevent the creation of isolated or undevelopable remnant parcels."
Policy 5.1.14	<p>Support and facilitate the provision of transportation and utility infrastructure required for the development of employment and industrial uses.</p>
Policy 5.1.15	<p>Allow a range of industrial uses, office uses, and complementary commercial, service, and institutional uses.</p>
Policy 5.1.16	<p>Support employment growth by restricting residential and other sensitive land uses within and in close proximity to Employment Areas.</p>
Policy 5.1.17	<p>Encourage a range of wholly enclosed light industrial uses, as well as office development, and accessory and small-scale, stand-alone retail uses.</p>
Policy 5.1.18	<p>Prohibit large-scale warehousing and distribution uses as well as residential and other sensitive land uses.</p>
Policy 5.1.19	<p>Encourage the design of buildings and sites to create visual and physical buffers between Employment Areas (Map 2) and residential uses to minimize conflict.</p>
Policy 5.1.20	<p>Require statutory plans and applicable conceptual schemes to identify appropriate locations for complementary commercial amenities.</p>
Policy 5.1.21	<p>Require industrial and commercial uses to limit visual and noise impacts including outdoor storage.</p>
Policy 5.2.1	<p>Promote a diversity of housing types in all neighbourhoods to enhance character along block frontages and meet the financial, lifestyle, life stage, and cultural needs of the diverse population.</p>
Policy 5.2.2	<p>Encourage greater density along major routes, potential transit routes, within Nodes, and near commercial uses, open spaces, school sites, and community services.</p>
Policy 5.2.3	<p>Encourage flexible land use designation and redevelopment of underutilized lands, buildings, or commercial areas to promote investment in established areas and the efficient use of land and infrastructure.</p>
Policy 5.2.4	<p>Encourage locating new housing units in Established Areas by permitting infill development and accessory dwelling units.</p>
Policy 5.2.5	<p>Explore partnerships to support the provision of non-market housing and address affordability challenges in all neighbourhoods.</p>

Policy 6.1.1	Encourage accessible childcare facilities in a variety of locations including residential neighbourhoods, commercial developments, near school sites and in Nodes.
Policy 6.1.2	Partner with organizations that promote and support equity in the community to reduce barriers to education, employment, and business opportunities for all residents.
Policy 6.1.3	Support arts and culture by encouraging public art and creative spaces within open spaces and public facilities.
Policy 6.1.4	Explore opportunities for surplus and decommissioned municipally-owned sites and buildings for alternative uses, including community-oriented spaces, open spaces, or other community needs.
Policy 6.1.5	Explore opportunities for interim uses for vacant or underutilized school sites and buildings.
Policy 6.1.6	Partner with community organizations to deliver community support services and programming.
Policy 6.1.7	Partner with local organizations to support and promote local festivals, events, and initiatives that engage community members.
Policy 6.1.8	Maintain the Public Engagement Policy to guide collaboration with citizens, community groups, and the private sector.
Policy 6.1.9	Enhance existing municipal assets and programming to offer diverse multicultural and social opportunities.
Policy 6.1.10	Integrate age-friendly design to enhance accessibility, connect community members, and reduce social isolation.
Policy 6.1.11	Partner with local organizations to incorporate art and creative enterprise to celebrate Indigenous and under-represented populations' history and culture.
Policy 6.2.1	Plan parks, facilities, and open spaces to meet the evolving needs of residents through the provision of new parks and facilities, as well as enhancements, additions, and alterations to existing parks and facilities.
Policy 6.2.2	Use full municipal authority in the provision of environmental reserve, municipal reserve, school reserve, or cash-in-lieu in accordance with the MGA.
Policy 6.2.3	Prioritize the dedication of reserve lands during development, with cash-in-lieu used only when land cannot meet the Municipality's objectives or policies for recreation, parks, active transportation, culture, and education.
Policy 6.2.4	<p>Ensure that municipal reserve lands are dedicated and assembled to provide sites for recreation, parks, schools, and public or community service facilities. Sites should be sized and located to generally provide the following:</p> <ul style="list-style-type: none"> • 4.1 Community parks should meet the recreational needs of the broader community; • 4.2. Neighbourhood parks should be distributed throughout neighbourhoods to serve all residents and include amenities such as play spaces and gathering areas; • 4.3 Parks and open space should be of a sufficient size and shape to create programmable spaces that align with the use as per 4.1 and 4.2 above; and, • 4.4 Parks and open spaces have direct access from at least one public road, excluding lanes, and are designed to maximize public visibility.

Policy 6.2.5	Provide a range of active and passive recreational open spaces to meet the needs of all residents.
Policy 6.2.6	Develop and retrofit publicly accessible spaces and facilities to consider the safety and accessibility of users through universal accessibility standards and Crime Prevention through Environmental Design elements.
Policy 6.2.7	Explore partnerships with organizations, stakeholders, school authorities, and surrounding municipalities to provide lands and joint-use facilities for culture, education, and recreation opportunities.
Policy 6.2.8	Preserve and expand the urban tree canopy by identifying and protecting mature trees, promoting tree planting, and integrating green spaces into urban development.
Policy 6.2.9	Explore the feasibility of acquiring the Canadian National Rail right-of-way with regional partners for the development of a trail system.
Policy 7.1.1	Encourage urban design that celebrates the unique physical patterns of systems, networks, and places in Morinville and Sturgeon County.
Policy 7.1.2	Encourage the development of public art, architecture, signage, commemoration, lighting, and other elements on both public and private lands to enhance community identity.
Policy 7.1.3	Preserve and enhance historic resources through the identification and preservation of heritage assets including buildings, landmarks, viewpoints, and cultural and natural landscapes.
Policy 7.1.4	Develop Gateways (Map 2) with placemaking and character-defining elements through wayfinding, public art and commemoration.
Policy 7.1.5	Encourage the use of environmentally sustainable materials, creativity, and innovation in architectural, landscape, site, and neighbourhood design.
Policy 7.1.6	Coordinate and partner with local organizations to incorporate placemaking opportunities such as public art with infrastructure and renewal projects.
Policy 7.2.1	Require design elements that support year-round use with consideration for sun exposure, maintenance requirements, wind exposure, lighting, snow removal, weather-resistant materials, and colour.
Policy 7.2.2	Require developments to address adjacent streets and public spaces by incorporating appropriate setbacks, scale, massing, building features (e.g., balconies, windows, canopies, terraces), and landscaping or fencing that enhance street appeal.
Policy 7.2.3	Require the design of commercial areas to incorporate elements that enhance the public realm, such as hard and soft landscaping, outdoor patios, courtyards, plazas, fountains, building articulation, covered walks, and other placemaking features.
Policy 7.2.4	Require the design of commercial areas to prioritize pedestrian movement and ensure easy and safe navigation.
Policy 7.2.5	Encourage residential and mixed-use developments to incorporate ground floor units with front door access to the street or sidewalk."
Policy 7.2.6	Encourage activation of public space through urban design and programming.

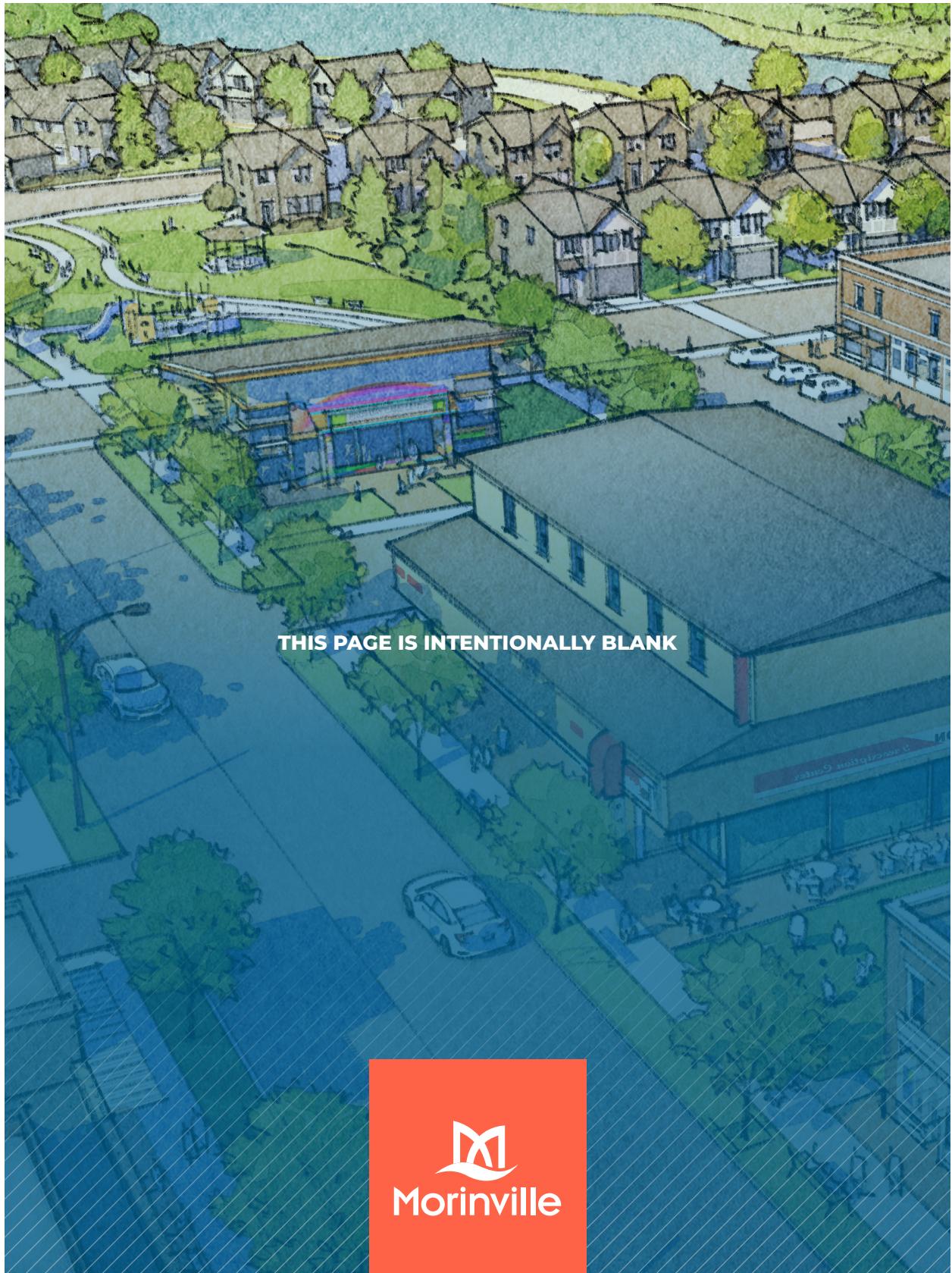
Policy 7.2.7	Incorporate universal design standards in public spaces, including streets, parks, and public facilities.
Policy 7.2.8	Use Crime Prevention Through Environmental Design principles in the design of public spaces to promote safety and comfort for all users.
Policy 7.3.1	Consider levies, partnerships, and other funding mechanisms through an Area Redevelopment Plan to support the revitalization of Coeur de Morinville, ensuring sustainable investment in infrastructure, public amenities, and community enhancements that attract business and increase activity.
Policy 7.3.2	Explore opportunities for enhancing existing buildings so that they can contribute to a high-quality urban realm.
Policy 7.3.3	Require developments along Main Street (Map 4) to be street-oriented with transparent, active interfaces that promote 'eyes on the street'.
Policy 7.3.4	Develop gateways into Downtown using distinctive urban design, lighting, enhanced landscaping, and public art features.
Policy 7.3.5	Enhance infrastructure, pedestrian connections, streetscapes, and public spaces to support business attraction, increase activity, and create a vibrant environment.
Policy 7.3.6	Incorporate and reflect the expansive and diverse history of Coeur de Morinville through stories, structures, and spaces.
Policy 7.3.7	Encourage increased residential density and street-fronting ground floor units within the Residential Intensification Area to enhance Downtown vibrancy.
Policy 7.3.8	Encourage developments along 100 Street to be street-oriented with primary entrances facing the street.
Policy 7.3.9	Encourage parking to be located underground or behind the building for sites fronting Main Street.
Policy 7.3.10	Require parking adjacent to streets to be landscaped and provide pedestrian connections to expand and enhance the public realm.
Policy 7.3.11	Limit new direct vehicle access from Main Street and encourage shared access points or rear-lane entry to reduce conflicts and support a safe, pedestrian-oriented environment.
Policy 8.1.1	Prioritize the safe movement of pedestrians and active modes of transportation while balancing the efficient movement of all users and minimizing land consumption.
Policy 8.1.2	Work to eliminate traffic-related fatalities and serious injuries by designing safe, people-oriented streets and intersections that minimize conflicts and protect all road users.
Policy 8.1.3	Use a variety of traffic calming methods and urban design tools to maintain low vehicle speeds and foster an enjoyable pedestrian environment on local streets.
Policy 8.1.4	Encourage street-oriented development along collector and arterial roads to calm traffic and create an engaging street experience.
Policy 8.1.5	Provide safe, comfortable and direct active transportation connections between neighbourhoods, community facilities, Nodes, and schools.

Policy 8.1.6	Require new neighbourhoods and Nodes to have a complete sidewalk network.
Policy 8.1.7	Require separation between the sidewalk and street in all cross-sections.
Policy 8.1.8	Require new development to contribute to a complete pedestrian network, wherever connections are possible.
Policy 8.1.9	Utilize wayfinding to raise awareness of accesses to Coeur de Morinville, public park spaces, and other community assets.
Policy 8.2.1	Guide future enhancements, additions, and alterations to Morinville's transportation system to provide safe, efficient, and sustainable connections for all modes of travel, including the movement of goods, in alignment with this Plan.
Policy 8.2.2	Define networks and corridors for different users to accommodate the efficient movement of pedestrians, cyclists, transit, vehicles, and goods while reducing modal conflicts and considering efficient use of road right-of-ways.
Policy 8.2.3	Implement a grid, modified grid, or other highly connected road network, along with smaller block sizes, to enhance connectivity and direct access.
Policy 8.2.4	Enhance connectivity by creating new routes and bridging gaps in the existing mobility network through road and sidewalk rehabilitation and improvements.
Policy 8.2.5	Increase mobility options along major roads to create direct and convenient connections to Nodes and other destinations.
Policy 8.2.6	Explore opportunities for transit services that connect people throughout Morinville and to the region.
Policy 9.1.1	Support and promote economic development initiatives that will continue to advance Morinville's role as an urban service centre and provide a broad range of employment opportunities.
Policy 9.1.2	Collaborate with the land development industry to provide transparent, consistent and timely land use, subdivision, and development approval processes, while ensuring public, stakeholder, and agency consultation best practices and procedures are followed.
Policy 9.1.3	Support innovative and emerging businesses through home-based businesses, flexible development regulations, short-term/temporary uses, and partnerships with organizations that support business incubation hubs and start-ups.
Policy 9.1.4	Ensure suitable non-residential lands are available to support economic diversification and a variety of business opportunities.
Policy 9.1.5	Streamline processes and timelines to support business attraction and investment, enabling a favorable business climate.
Policy 9.2.1	Collaborate with regional partners and organizations to attract a broad range of economic investment to the region.
Policy 9.2.2	Leverage Morinville's role as a transportation, logistics, and employment gateway to northern Alberta.
Policy 9.2.3	Develop a strategy to attract businesses and industries that support visitors and new residents.

Policy 9.2.4	Define and promote Morinville's unique community identity, drawing on its history, culture, and local assets, to strengthen its appeal as a destination for visitors and enhance tourism opportunities.
Policy 10.1.1	Encourage increased density, efficient use of land, and contiguous development patterns to optimize existing infrastructure and minimize environmental impacts. Land redesignation and subdivision must demonstrate the growth needs and be in alignment with municipal priorities.
Policy 10.1.2	Manage growth strategically across and within the Established Areas, Planned Growth Areas and Future Growth Areas (Map 2) to maintain service levels and ensure efficient servicing.
Policy 10.1.3	Ensure contiguous development and prevent the premature fragmentation of land within Future Growth Areas (Map 2).
Policy 10.1.4	Collaborate with Sturgeon County to identify opportunities for collaboration on intermunicipal services and infrastructure.
Policy 10.1.5	Assess requests for time extensions on subdivisions approved prior to this Plan and determine alignment with current policies. Extensions may not be supported where subdivisions do not comply with this Plan or newly adopted statutory plans.
Policy 10.1.6	Regularly update long-range infrastructure master plans for water, sanitary sewer, and stormwater management to consider evolving best practices, new technology, and efficient provision of services.
Policy 10.1.7	Partner with Sturgeon County to plan for growth and future development adjacent to shared municipal boundaries.
Policy 10.1.8	Expand the fire service area and improve fire service standards for new and existing developments.
Policy 10.1.9	Ensure that municipal facilities are regularly assessed and adapted to meet the evolving needs of the community, prioritizing capacity and the integration of emerging technologies to enhance service delivery.
Policy 10.1.10	Assess and monitor infrastructure and servicing needs to improve efficiency of regional and municipal systems and consider alternative delivery options.
Policy 10.1.11	Require new and updated statutory plans to integrate policies, strategies, and tools for resilient infrastructure and mitigating impacts of extreme weather events. These may include low impact development techniques and building practices.
Policy 10.1.12	Explore technology and innovation to enhance the sustainability, quality, convenience, and efficiency of municipal services through: <ul style="list-style-type: none"> • 12.1 Data collection and analysis to improve service quality and efficiency; • 12.2 Emerging technologies and innovations to enhance or introduce new services; • 12.3 Partnerships to enhance technological infrastructure; and • 12.4 Digital service alternatives."
Policy 10.1.13	Integrate natural landscaping, trees, and greening measures to reduce stormwater infrastructure demands and mitigate flood risks.
Policy 10.1.14	Prioritize the lifecycle management of publicly owned infrastructure to maximize its use, plan for timely replacement, and ensure sustainable long-term management.

Policy 10.1.15	Partner with regional, private, and non-profit organizations to assist residents during extreme weather, emergencies, and crises.
Policy 10.1.16	Develop and maintain emergency preparedness plans, communication protocols, and early warning systems to help residents respond to emergencies.
Policy 10.1.17	Ensure that development that occurs in proximity to pipelines, oil and gas infrastructure, and utility corridors aligns with provincial regulatory requirements.
Policy 10.1.18	Ensure that safety and preventative mitigation measures are implemented for developments adjacent to rail lines and within the vicinity of airports.
Policy 10.1.19	Require the design of neighbourhoods to enable efficient delivery of emergency services.
Policy 10.2.1	Develop and update growth financing tools, practices, and policies periodically including offsite levies, timing of levy collection, and development cost-recovery mechanisms to ensure they adequately reflect the costs associated with providing infrastructure and services to new development and redeveloping areas.
Policy 10.2.2	Align the capital and operating budget with community-wide priorities and growth policies.
Policy 10.2.3	Require cost analysis for the maintenance and future replacement of infrastructure as a part of the development of new Area Structure Plans to inform future capital budgets.
Policy 10.2.4	Balance and holistically consider public realm priorities, land use, density, and efficient neighbourhood infrastructure in the design of new neighbourhoods.
Policy 10.2.5	Optimize public amenities and create spaces that are adaptable to different needs over time to maximize their value and lifespan.
Policy 10.3.1	Facilitate urban agricultural opportunities through education, supportive programming, and regulation.
Policy 10.3.2	Support agricultural and agriculture-related economic initiatives, including traditional, innovative, small-scale, and value-added activities.
Policy 10.3.3	Support agricultural activities that contribute to local food security, including urban agriculture, greenhouse farming, and community-level initiatives.
Policy 10.3.4	Engage with private industry to attract innovative commercial food production and agricultural businesses.
Policy 11.1.1	Monitor the MDP implementation targets every two years and report to Council and the public on the progress towards the targets.
Policy 11.1.2	Monitor the MDP implementation targets every two years and report to Council and the public on the progress towards the targets.
Policy 11.1.3	Align recommendations to Council with the priorities and policies of the MDP.
Policy 11.1.4	The Subdivision Authority shall be guided by the objectives and policies of the MDP and applicable plans and policies in making subdivision decisions and in their recommendations to Council and their committees.

Policy 11.1.5	The Development Authority shall be guided by the objectives and policies of the MDP and applicable plans and policies in making development approval decisions and in their recommendations to Council and their committees.
Policy 11.1.6	The Subdivision and Development Appeal Board shall have regard to the objectives and policies of the MDP and applicable plans and policies in its subdivision and development appeal decisions.
Policy 11.1.7	Refine and implement the policies of the MDP through the preparation, adoption, and implementation of Area Structure Plans, Area Redevelopment Plans, Conceptual Schemes, and the Land Use Bylaw.
Policy 11.1.8	Require phasing of new development in accordance with efficient extension of infrastructure and the capital budget.
Policy 11.1.9	Undertake a comprehensive review of the Land Use Bylaw with each MDP review to maintain alignment.
Policy 11.1.10	Integrate the actions and expenditures that may be taken to implement the policies of this Plan into the operating and capital planning and budget processes.



My MORINVILLE

Municipal Development Plan

August 2025