



# Village of Bawlf Municipal Development Plan Bylaw # 643/20

Adopted: \_\_\_\_\_, 2020

## Table of Contents

1.0	Introduction .....	4
2.0	Interpretation.....	5
3.0	Community Vision and Guiding Principles.....	5
3.1	Vision for the Future .....	5
3.2	Guiding Principles .....	6
4.0	Community Analysis .....	6
4.1	Municipal Infrastructure .....	6
4.2	Existing Land Use .....	7
4.2.1	Residential .....	7
4.2.2	Institutional.....	8
4.2.3	Commercial and Industrial.....	8
4.2.4	Agricultural .....	8
4.2.5	Adjacent Municipality’s Land Use .....	8
4.3	Development Opportunities and Constraints .....	8
4.3.1	Key Assets .....	8
4.3.2	Growth Opportunities.....	8
4.3.3	Development Constraints .....	9
5.0	Land Uses.....	9
5.1	General Land Use .....	9
5.1.1	Objectives .....	9
5.1.2	Policies.....	9
5.2	Residential Development.....	10
5.2.1	Objectives .....	10
5.2.3	Policies.....	10
5.3	Economic Development.....	11
5.3.1	Objectives .....	11
5.3.2	Policies.....	11
5.4	Commercial Development .....	12
5.4.1	Objectives .....	12
5.4.2	Policies.....	12
5.5	Industrial Development.....	12
5.5.1	Objectives .....	12
5.5.2	Policies.....	12
5.6	Institutional Development .....	12
5.6.1	Objectives .....	12

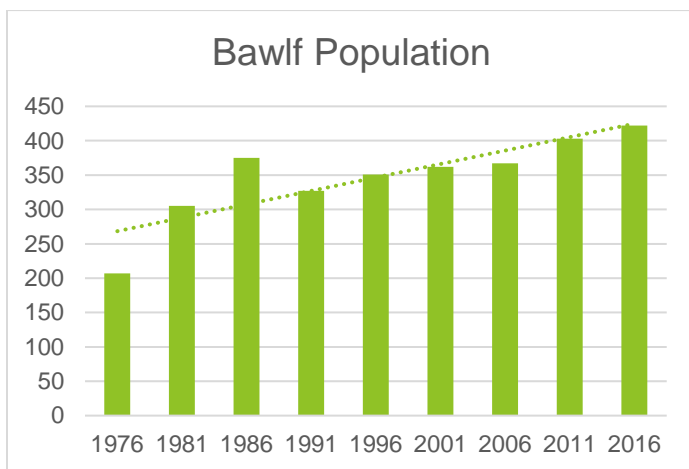
5.6.2	Policies.....	12
5.7	Recreation, Parks and Open Space .....	13
5.7.1	Objectives .....	13
5.7.2	Policies.....	13
5.8	Environmental .....	13
5.8.1	Objectives .....	13
5.8.2	Policies.....	13
5.9	Agricultural Development .....	15
5.9.1	Objectives .....	15
5.9.2	Policies.....	15
6.0	General Development .....	15
6.1	Transportation .....	15
6.1.1	Objectives .....	15
6.1.2	Policies.....	15
6.2	Municipal Water, Sewer, and Stormwater.....	16
6.2.1	Objectives .....	16
6.2.2	Policies.....	16
6.3	Shallow Utilities .....	17
6.3.1	Objective .....	17
6.3.2	Policies.....	17
6.4	Solid Waste .....	17
6.4.1	Objective .....	17
6.4.2	Policies.....	17
8.0	Plan Implementation and Monitoring.....	18
8.0.1	Objectives .....	18
8.0.2	Policies.....	18

## 1.0 Introduction

The Village of Bawlf was established in 1905 with the coming of the railroad and has experienced the growths and declines of a small prairie village. It was named after Nicholas Bawlf, president of the Winnipeg Grain Exchange. Many of the streets and avenues have been given the names of pioneer families.

Bawlf is located on Highway 13, about 25 kilometres southeast of Camrose in central Alberta.

The Village has a land area of 0.89km<sup>2</sup> with a population of 422. The population has been steadily increasing, more than doubling in size over the past 40 years. A new K-12 school with 350 students was recently opened with kids from the Village and surrounding communities. Bawlf School has been ranked among the top schools in Alberta for its high achievement at the high school level, according to the Fraser Institute Report Card on Alberta's High Schools.



The Village location and infrastructure ensure that it will continue to grow at a slow to moderate pace in the future.

This Municipal Development Plan has been prepared with the support of Council, staff, and the public, in accordance with the provisions of the Municipal Government Act, to provide guidance for future land use and development within the municipality.

The Municipal Government Act (MGA), through Part 17 – Planning and Development, delegates the responsibility for land use planning to municipalities. The MGA also provides a planning hierarchy which guides the municipality and developer in making logical development and land management decisions.

As per section 632 of the MGA, an MDP must address the following:

- Future land use within the municipality.
- The manner of and the proposals for future development in the municipality.
- The coordination of land use, future growth patterns and other infrastructure with adjacent municipalities if there is no Intermunicipal Development Plan (IDP).
- The provision of the required transportation systems either generally or specifically within the municipality and in relation to adjacent municipalities.
- The provision of municipal services and facilities either generally or specifically.

- Policies compatible with the subdivision and development regulations to provide guidance on the type and location of land uses adjacent to sour gas facilities
- Policies respecting the provision of municipal, school or municipal and school reserves, including but not limited to the need for, amount of and allocation of those reserves and the identification of school requirements in consultation with affected school boards
- Policies respecting the protection of agricultural operations.

Additionally, the MDP may also address the following:

- Proposals for the financing and programming of municipal infrastructure.
- The coordination of municipal programs relating to the physical, social and economic development of the municipality.
- Environmental matters within the municipality.
- The financial resources of the municipality.
- The economic development of the municipality.
- Any other matter relating to the physical, social or economic development of the municipality.
- Statements regarding the municipality's development constraints, including the results of any development studies and impact analysis, and goals, objectives, targets, planning policies and corporate strategies.

All municipalities are required to implement an MDP. An MDP is a blueprint for the future, and articulates a community's aspirations and hopes for future growth and development. An MDP will also guide decision-making for growth and development, bylaw development, resource management, and investment for the future. The Municipality's Land Use Bylaw (LUB) is based on the MDP direction. Detailed planning initiatives such as Area Structure Plans (ASP's) and rezoning must also adhere to the MDP. The MGA requires that all the statutory plans be in compliance with each other.

## 2.0 Interpretation

This MDP, specifically the policy sections, uses three key terms: Shall, Should, and May. The interpretations of these terms are outlined as follows:

- **Shall** is a directive term that indicates that the actions outlined are mandatory, therefore must be complied with, without discretion.
- **Should** is a directive term that provides direction to strive to achieve the outlined action, but is not mandatory.
- **May** is a directive term providing notification that the policy in question can be enforced if the County chooses to do so, and is usually dependent on the particular circumstances of the specific site and application.

## 3.0 Community Vision and Guiding Principles

### 3.1 Vision for the Future

Developed in consultation with Council, staff, and the public, the vision for the next 25 years describes the overall aspirations of the community while promoting future development types and activities that respect the community's vision.

***A community where people embrace their rural roots, maintain viable agricultural lands, preserve natural areas, and build a growing economy.***

## 3.2 Guiding Principles

The MDP guiding principles were drafted in response to the issues raised through community feedback and administration input. The guiding principles can be interpreted as the general philosophy behind MDP policy. The principles intend to provide the broad context with which appropriate land use goals, objectives and policies can be established. The MDP is based on the foundation of the following guiding principles:

- *Create a live-work-play community by promoting diverse housing forms, employment and recreational opportunities.*
- *Diversify the economy by encouraging commercial business, tourism, and industrial development.*
- *Encourage sustainable and innovative approaches to land use planning, development, technologies, and infrastructure improvements.*
- *Concentrate future development adjacent to existing development.*
- *Maintain environmental integrity by protecting and enhancing wildlife habitats and environmentally sensitive areas.*
- *Provide road and servicing infrastructure to support growth and development, and attract industries and businesses.*
- *Collaborate with other municipalities to resolve disputes and inter-jurisdictional issues.*

## 3.3 Implementation

The MDP is intended to be instrumental in active decision making of the Village, including the determination of priorities and allocation of funds. The document should be reviewed every five years to ensure any changes to the community or its objectives are considered.

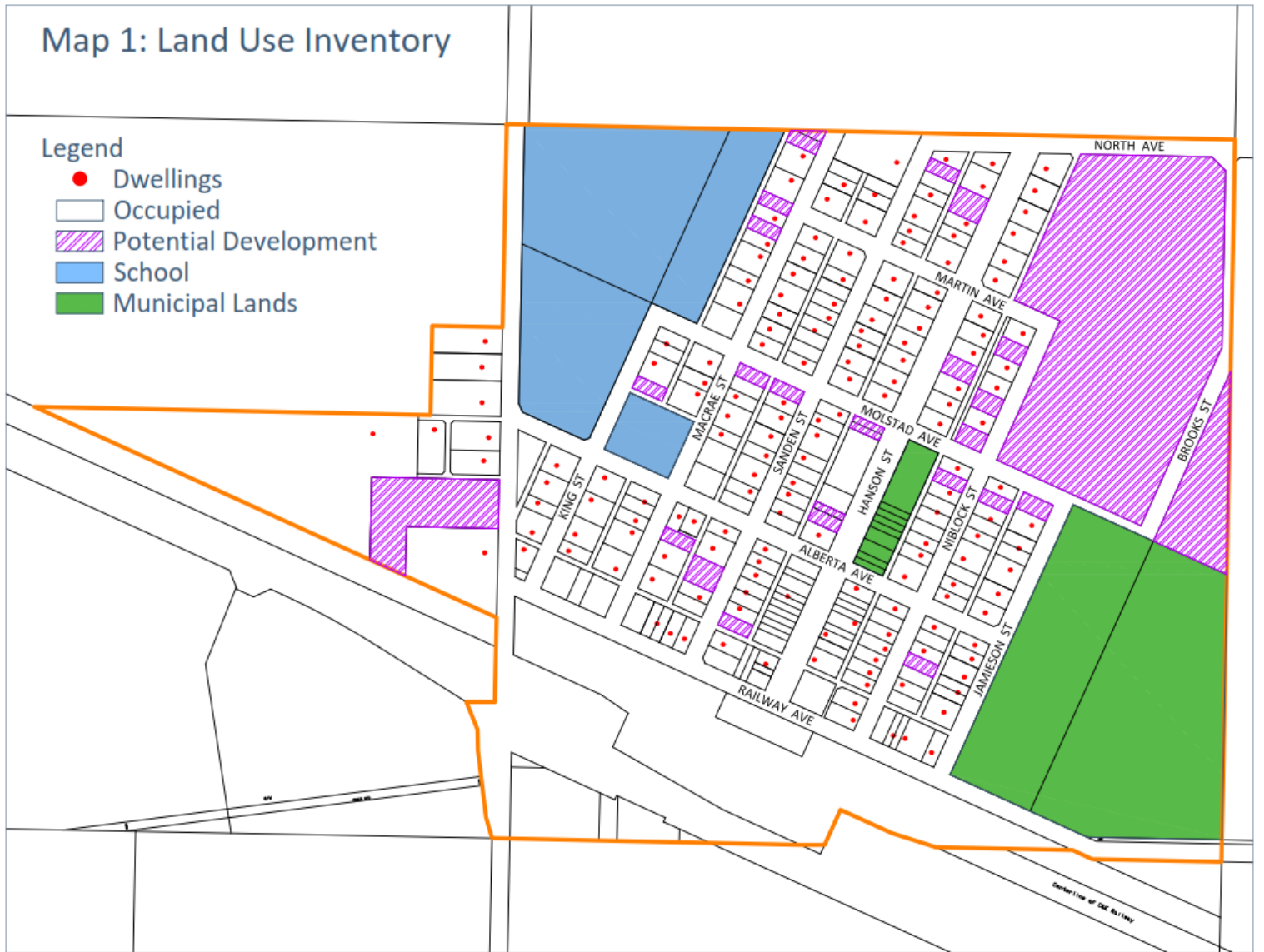
## 4.0 Community Analysis

### 4.1 Municipal Infrastructure

The municipal servicing map, supplemented by a physical inspection of the lands, reveals that the municipality contains the following infrastructure:

Road Network	There are 7.33kms of developed streets within the municipality. A majority of these streets have an asphalt surface.
Water	The municipality has two deep water wells with excellent capacity. The water is chlorinated and has a rust removal system, prior to distribution. The municipality is also a member of the Shirley McClellan Regional Water Services Commission, which could provide water servicing in the future.
Wastewater	The municipality is serviced via a sewage lagoon that is supported by a gravity sanitary system.
Storm water	Stormwater management is handled through surface ditching and drainage.
Shallow Utilities	Shallow utilities are provided by third party companies throughout the community.
Solid Waste	Solid waste is collected on a weekly basis, with recycling offered on a bi-weekly basis. Residents also have access to the Kelsey Transfer Station.

## 4.2 Existing Land Use



### 4.2.1 Residential

There are 174 dwellings located within the municipality. The homes are primarily located towards the municipal centre. The average lot size is 770m<sup>2</sup> (0.2ac). The historic lot width in the Village was 15m (50'), however, in much of the Village landowners have combined two lots together to create 30m (100') frontage or split lots to create 22.5m (75') lots. The demand for wider lots was acknowledged and recent lot widths have increased to from 15m to 21m.

Larger lot sizes make properties more expensive to develop, but also make them more attractive, especially as many adjacent municipalities are developing smaller and smaller lots. Larger lots appeal to the rural character of the community and the Village expects to continue to support larger lots in keeping with the sizes currently available.

There are few vacant residential lots suitable for infill and a few more vacant residential lots on the community edges that are available for residential development. The municipality does not generally own residential properties that are available for sale. There is room for residential lot expansion, particularly to the northeast, within the Village boundaries. At the lot size most recently developed and following the current grid pattern this area would provide approximately 64 new residential lots.

#### 4.2.2 Institutional

Institutional uses within the municipality include a K-12 school, pre-school, fire department, churches, municipal library, senior centre, community hall, playgrounds, ice rink and ball diamonds.

The school provides greenspace and playgrounds on the west side of the community and there is an outdoor ice rink and ball diamonds to the east. Other facilities are generally located in the centre of the Village. All of the amenities are in easy walking distance from anywhere in the Village.

#### 4.2.3 Commercial and Industrial

Commercial uses include UFA Gas Station, Bawlf Country Store, ATB Bank, Post Office, Ankerton Gas, and grain elevators, these uses are generally located in the centre of the community and along Railway Avenue and Highway 13. There are also several shops used for industrial purposes and numerous home-based businesses.

#### 4.2.4 Agricultural

The Village has approximately 21 acres of cultivated lands and seasonal wetlands in the northeast corner. This is the area that is likely to be developed for residential use in the future.

#### 4.2.5 Adjacent Municipality's Land Use

The majority of the County land surrounding the municipality is presently agricultural or residential acreages and should not impact the current or future opportunities within the municipality.

### 4.3 Development Opportunities and Constraints

#### 4.3.1 Key Assets

The community has identified the following assets as 'key' to establishing future growth in the municipality.

1. *Existing Undeveloped and Development 'Green Space' Lands*
2. *Sewage System*
3. *Water System*
4. *Proximity to Highway*
5. *Existing school, post office, gas station*
6. *Diverse Recreational Amenities*

#### 4.3.2 Growth Opportunities

A number of growth opportunities were identified, including:

1. Proximity to Camrose
2. Proximity to Highway 13
3. Access to Canadian Pacific Railway
4. Availability of residential/commercial/industrial land



### 4.3.3 Development Constraints

A number of potential development constraints were identified. These constraints are summarized as follows:

1. Railway setback – limits Village expansion to the south
2. Highway setback – limits Village expansion to the south
3. Sewage Lagoon setback – limits Village expansion to the southwest.

None of the listed constraints should impact the growth plans of the Village within the 50 year planning window of this document. Growth will be directed to the north, away from the Highway, Railway and Sewage Lagoon.

## 5.0 Land Uses

### 5.1 General Land Use

Map 2 Land Use Concept provides the proposed land use concept for the Municipal Development Plan and potential growth areas. The MDP also supports infill development. The following objectives and plan policies support the future land use concept.

#### 5.1.1 Objectives

1. To establish areas for future growth and expansion
2. To provide for a range of land uses.
3. To promote orderly development while minimizing conflicts between land uses.
4. To conserve the quality of land, water, and the natural environment.

#### 5.1.2 Policies

1. The Land Use Concept Map and the Development Opportunities & Constraints Map are to be used in conjunction with the policies of this Municipal Development Plan as a framework for community growth and the provision of a compatible range of land uses.
2. Land use development within the municipality is encouraged to:
  - a. Promote the small town spirit of the community
  - b. Maintain the feel of a small, safe community, and
  - c. Complement and preserve the aesthetics of the community.
3. Objects prohibited/restricted in yards (dilapidated vehicles, building materials, multiple RVs, use of RVs as living accommodation) as well as parking of large commercial vehicles on municipal streets should be restricted in all residential districts.
4. The growth of the municipality should be on lands that can be serviced by connecting to the municipal water and sewer services in an orderly and cost-effective manner.
5. All development proposals resulting in the creation of more than three (3) parcels, or requiring the installation of municipal servicing or other infrastructure, or where development is proposed to be phased, shall require the preparation and adoption of an Area Structure Plan (ASP), in accordance with the MGA, prior to subdivision approval.
6. An Area Structure Plan provides an overview of the intended development, proposed uses, configuration of servicing and stormwater management, and dedication of public open space, amongst other items. An ASP shall at a minimum address the following:
  - a. Land Use, including proposed Land Use Districts;
  - b. Indication of existing development constraints, including the identification of lands to be designated as Environmental Reserve;
  - c. Identification of proposed public open space as Municipal Reserve;
  - d. Proposed servicing for water, sanitary sewer and shallow utilities;
  - e. Proposed roadways, including specifications for road construction, curb, sidewalks, etc. and
  - f. Proposed general drainage and any required on-site retention facilities.

7. All adopted statutory plans shall adhere to this plan. The Land Use Bylaw and any non-statutory plans and policies adopted by Council shall be consistent with this plan.
8. A high level of quality and aesthetic appeal will be encouraged in all development and redevelopment.
9. Development and subdivision proposals that do not comply with the goals and policies of this plan will be evaluated on their merits. The Village may consider amending this plan to accommodate proposals it deems acceptable.
10. The Village should give consideration to the following matters when reviewing proposed developments and/or amendments to the Land Use Bylaw:
  - a. The goals and policies of this and other applicable statutory and non-statutory plans and policies adopted by Council;
  - b. Public opinion;
  - c. Physical characteristics of the subject and adjacent lands;
  - d. Surrounding land uses;
  - e. Availability of and possible impacts on public and private utilities;
  - f. Access to and possible impact on transportation systems; and
  - g. The overall design, appearance, and fit of the proposal.
11. The Village should recognize and designate heritage resources in accordance with the Historical Resources Act and ensure that heritage resources are protected from adverse impacts.
12. Wherever possible, the Village should encourage the adaptive reuse or rehabilitation of heritage resources to preserve the historic nature of the built environment.
13. Appropriate development standards for various land uses relating to landscaping, signage, parking, building setbacks and other relevant standards shall be administered through the Land Use Bylaw.
14. Public safety and health requirements shall guide all development. The Village shall ensure that emergency and responsiveness plans are current and reflect changes in land use or activities.

## 5.2 Residential Development

The municipality wishes to encourage aesthetically pleasing residential development which provides for the quiet enjoyment of property and also promotes a sense of community. The integration of parks and open space into residential expansion areas will enhance the appeal of these areas.

There are approximately 23 vacant lots available for residential infill. There are approximately 18.5 acres of land within the residential expansion area to the northeast, which, at a density of 3.4 units per acre, could yield 64 parcels at 786m<sup>2</sup>. Therefore, the residential development capacity of the municipality is approximately 250 units which at current new house construction average of 2.5 houses per year is a 35-year supply of residential lots. Based on this information annexation for residential purposes is not required within the 25-year lifespan of this plan.

### 5.2.1 Objectives

1. To provide areas for a mix of residential housing densities.
2. To encourage infill development of existing residential lands.
3. To enhance the aesthetic quality of residential areas.
4. To allow limited home-based businesses for residents as identified in the Land Use Bylaw.
5. To minimize potential land use conflicts between residential and non-residential uses.

### 5.2.3 Policies

1. Residential development shall be serviced with common municipal utilities, including water and sewer and be of densities consistent with the current residential densities of the municipality.
2. Notwithstanding any other municipal policies, subdivision and development shall not be permitted if the land is unstable, subject to erosion or flooding, does not have access, and/or is unsuited for permanent structures.

3. Residential Infill:
  - a. Development on vacant parcels or redevelopment of under-utilized parcels is encouraged in order to maximize the use of existing municipal infrastructure.
  - b. Should enhance and complement the existing streetscape by providing landscaping, site and building design appropriate to adjacent residential development.
  - c. Should respect the established street pattern by ensure that the front yard setback is consistent with other buildings on the street.
  - d. Should offer an acceptable transition to adjacent residential development by introducing a building form that respects the scale, massing and architectural design of the surrounding residential community.
  - e. The municipality shall ensure that the capacity of existing utility systems, street systems and community facilities are not exceeded by residential infill.
4. Where new residential housing is developed in proximity to existing neighbourhoods, their design should provide an acceptable transition to the existing neighbourhood by creating a building form that is similar in height, size and architectural character.
5. Consideration of alternative housing forms is encouraged to provide a range of housing options in the community, and perhaps unique housing options in the region. This may be achieved through the consideration of alternate lot configurations or the 're-subdivision' of existing parcels to accommodate new residential uses.
6. Home based businesses are encouraged and must comply with the Land Use Bylaw.

### 5.3 Economic Development

It is important for the municipality to have a diversified and balanced tax base by creating a variety of economic development opportunities for commercial, tourism, and industrial growth. The purpose of the commercial and industrial areas is to meet the needs of the surrounding community, local residents, and commuters. Agriculture and convenience commercial businesses have been the base of the municipality's economy, whereas tourism and recreation have potential for future growth.

#### 5.3.1 Objectives

1. To establish opportunities for economic development that will provide a variety and diversity in location, servicing standards, and types of uses.
2. To encourage sustainable and balanced approaches to economic development.
3. To ensure that tourism is encouraged as one of the thriving industries in the community.
4. To ensure economic development occurs adjacent to compatible development, with access to municipal servicing, and adjacent to transportation routes.
5. To attract businesses and industries to the municipality.
6. To create employment opportunities for the local population.
7. To attract visitors to the municipality through development of tourism and recreation destinations, attractions, and services.

#### 5.3.2 Policies

1. The municipality shall work closely with the provincial and federal agencies, as well as private industries to ensure commercial, industrial, and tourism opportunities develop.
2. Any use considered to be a nuisance or incompatible use should not be permitted in the municipality.
3. All commercial and industrial clusters shall:
  - a. Maintain high aesthetics as to be visually appealing.
  - b. Provide integration with the surrounding area.
  - c. Be aware of existing and future adjacent developments by addressing interface issues, including landscaping and buffering where appropriate.

## 5.4 Commercial Development

The municipality wants to provide lands for a variety of commercial purposes. In particular, the municipality wants to encourage and promote convenience retail and personal services businesses for residents.

### 5.4.1 Objectives

1. To provide areas for a variety of commercial activities.
2. To minimize potential conflict between commercial and non-commercial uses.
3. To increase and diversify the Village's commercial assessment base.

### 5.4.2 Policies

1. Map 1 Land Use Concept identified current and potential future commercial areas.
2. Infill commercial development is encouraged adjacent to Main Street.
3. Commercial land use development adjacent to any existing residence will be required to provide a treed buffer, or other screening, in order to minimize the impact on residential areas.
4. Appropriate development in this area shall be in accordance with the Land Use Bylaw and generally consist of service and retail businesses requiring minimal outdoor space or storage for their operations. This type of development promotes a dense, walkable core area that builds on the existing Village configuration.
5. Outdoor storage must be screened
6. Security/operator units may be allowed within a commercial building.
7. Home based businesses are encouraged and must comply with the Land Use Bylaw.

## 5.5 Industrial Development

### 5.5.1 Objectives

1. To provide industrial opportunities that bring jobs and diversify the assessment base for the community.
2. To minimize potential conflict between industrial and non-industrial uses.

### 5.5.2 Policies

1. Future Industrial Areas shall generally be located as illustrated on Map 1: Land Use Concept.
2. The municipality will endeavor to protect a sufficient supply of long-term future industrial lands to attract business.
3. Appropriate landscaping, streetscapes, and buffering at the interface with other land uses or when a business is located adjacent to a major road will be essential to the creation of business park areas within the municipality that foster community pride and economic development.
4. The municipality will seek to minimize potential negative impacts associated with industrial activity. Any use considered a nuisance or incompatible use shall not be permitted in the municipality.

## 5.6 Institutional Development

### 5.6.1 Objectives

1. To support institutional uses that benefit the community.

### 5.6.2 Policies

1. The municipality shall work with the local school board(s) to address their needs for school reserve.
2. School sites should be centrally located within a residential area rather than on the edge of the residential district or community or adjacent to industrial, commercial or other non-residential development.

3. Local playgrounds should be provided in residential developments as part of the municipal reserve dedication resulting from subdivision. Wherever possible, these parks should be linked via pedestrian walkways.
4. Public and quasi-public uses, such as nursing homes, group homes, churches and community centres, will be permitted in residential areas. Additional buffering may be required to avoid impacting neighbouring properties.
5. The municipality supports the preservation, wherever possible, of historical buildings and spaces.
6. The municipality encourages cooperation between regional municipalities, agencies and community groups in the sharing of facilities and resources.

## 5.7 Recreation, Parks and Open Space

The municipality currently has several recreational spaces. The largest is the park to the east that includes 2 ball diamonds, campground with powered stalls and washrooms, outdoor gym, and a playground as well as open green space. Along Hanson Street there is an outdoor rink and the Community Centre. To the west there are play fields on the school property. Overall there is adequate recreational space to serve the entire community.

### 5.7.1 Objectives

1. To ensure the availability and enjoyment of indoor and outdoor recreation opportunities.
2. To promote a variety of passive and active recreational opportunities.
3. To build a walkable community.

### 5.7.2 Policies

7. As part of the subdivision approval, municipal reserve land shall be dedicated in accordance with the provisions contained in the Municipal Government Act and the maximum amount of municipal reserves shall be collected as land, or as cash-in-lieu, if the land does not enhance the recreational or open space needs of the community.
8. Undevelopable land (swamp, natural drainage course or water body, land subject to flooding, etc.) will be acquired as environmental reserve, not as part of the required municipal reserve with any subdivision or redevelopment proposal tied to subdivision.
9. Reserve dedication may be deferred to subsequent subdivision phases where adequate reserves have been identified in an Area Structure Plan.
10. As part of the subdivision design, the provision of pathway linkages to access public open space shall be encouraged on municipal reserve and/or public utility rights-of-way.
11. The municipality should maintain a recreational inventory and development strategy that directs recreational development.
12. The municipality will consult the Bawlf Recreation Association to determine long-range recreational needs and appropriate uses of municipal reserve lands.

## 5.8 Environmental

### 5.8.1 Objectives

1. To protect and conserve lands and sites containing environmental significance and wildlife habitat.
2. To minimize conflicts between non-compatible development and environmentally sensitive areas.
3. To promote environmentally responsible development.
4. To identify hazardous and environmentally sensitive lands within the municipality.

### 5.8.2 Policies

1. ASPs shall identify hazardous areas, environmentally sensitive areas, critical wildlife habitat and travel corridors, and potential sites of historic and archeological significance.

2. The municipality may require environmental studies at the time of an ASP application including but not limited to environmental screening, environmental site assessment, historic resource overview, biophysical study, geotechnical study, and/or top of bank survey.
3. All development shall be designed to retain buffer strips between any man-made development and water bodies, ravines, watercourses, and bog areas to prevent soil erosion and siltation of streams.
4. Development shall not be permitted on lands which have characteristics of hazardous development, or in areas characterized by inherent physical characteristics which pose severe limitations to development.
5. Alterations to the bed and shores of water bodies within the municipality shall not be undertaken without the necessary authorization and/or permits in accordance with Provincial legislation.
6. Subdivision or development permits shall be allowed only when proven to the satisfaction of the municipality that the proposed subdivision or development will not jeopardize or significantly damage the historical or archeologically significant, nor the characteristics of the resources vital to habitat and species maintenance.
7. The Developer shall ensure that subdivision or development proposals minimize the disturbance to treed areas and alterations to site topography. The municipality may require a site plan detailing the protection of existing treed areas and site topography with any application for subdivision or development.
8. The municipality may require geotechnical and environmental studies at the re-districting, subdivision and/or development permit application stage.
9. Whenever possible, drainage should be provided in a way that utilizes the existing contours of the land so as to minimize disruption to the existing drainage pattern.
10. The municipality will circulate subdivision applications or development permit applications in proximity to sour gas facilities and apply the Energy Resources Conservation Board determined setbacks in accordance with the Subdivision and Development Regulation.
11. Hazardous lands may include areas subject to: flooding, unstable slopes, ground subsidence, soil contamination, groundwater contamination, and/or abandoned oil and gas wells.
12. Flood mapping should, where any potential exists, be undertaken to establish 1:100 year flood lines prior to subdivisions and development being allowed to take place, except for subdivisions under three lots. No development will be approved within the 1:100 year flood zone.
13. The municipality shall protect water resources and manage municipal water supplies by:
  - a. Maintaining the existing infrastructure necessary to sustain potable water supply, storage, pumping, and distribution.
  - b. Monitoring and protecting the quality of treated water to ensure it meets or exceeds the Canadian Drinking Water Quality Guidelines including, but not limited to, maintaining and upgrading water treatment works.
  - c. Adopting demand management and efficiency measures, such as water conservation, to maintain sustainable water consumption levels.
  - d. Maintaining stormwater management and wastewater collection systems for the benefit of regional groundwater and surface water systems.
  - e. Preserving natural water courses and constructed drainage systems.
  - f. Requiring the development of stormwater retention ponds within clustered and multi lot residential, commercial, and industrial communities as cost effective alternatives to pipe-only systems, with an emphasis on aesthetics and public accessibility.
  - g. Controlling water pollution through the implementation of dependable, cost-effective, and environmentally responsible best practices such as low impact development.
14. The Village should support the reduction of greenhouse gas emissions by:
  - a. Encouraging the installation of renewable energy systems on homes and businesses, provided that the installation does not negatively impact the amenities of the neighbourhood.
  - b. Encouraging energy efficiency in subdivision design, building practices and home retrofits.
  - c. Cooperating with other levels of government to encourage sustainable practices.

15. The Village will advocate for provincial partnerships and technical assistance to deliver community services and programs for sustainable community development.

## 5.9 Agricultural Development

### 5.9.1 Objectives

1. To accommodate and protect existing agricultural operations.
2. To discourage the development of confined feeding operations around the municipality.

### 5.9.2 Policies

1. Until such time that the owner of existing farmland desires an alternate land use that is in accordance with the provisions of this Municipal Development Plan, existing agricultural lands should remain allocated for agricultural use.
2. Council requests that the NRCB not allow confined feeding operations within the municipal boundaries, or within 1 mile of the municipality.
3. Small agricultural holdings are to be discouraged unless it can be clearly demonstrated that they will not have an impact on the current community or future expansion.

## 6.0 General Development

### 6.1 Transportation

Accessibility and transportation networks are critical elements of any municipality. It is the intent of this plan to protect transportation corridors, propose appropriate development and access management for these corridors and to ensure a long-range strategy for the construction and maintenance of the municipal road system.

The municipality wishes to encourage safe and efficient vehicular traffic within the community. The existing grid pattern within the municipality should be maintained, however, modifications to the grid pattern may be allowed within the identified residential growth area(s).

#### 6.1.1 Objectives

1. To encourage safe vehicular and pedestrian movements.
2. To provide convenient access too residential, commercial, industrial development, and recreational facilities.
3. To establish standards for acceptable transportation access in the municipality.
4. To work cooperatively with Camrose County and Alberta Transportation to provide a regional road network.
5. To ensure that development pays for future servicing.

#### 6.1.2 Policies

1. Developers are encouraged to maintain the historical grid pattern of streets in the design of new development areas.
2. All new roads within the municipality shall be constructed to the municipal standard in effect at the time of construction.
3. The municipality should prepare and maintain engineering standards that promote high standards of development.
4. The municipal should create a long-term road management strategy which should be referenced in all future development plans and applications.
5. All new multi-lot development that requires access off a provincial highway shall develop the access or service road to the standards of Alberta Transportation.

6. The municipality shall continue to work with Camrose County and Alberta Transportation to maintain and enhance the regional road network.
7. Subject to the provisions of the Municipal Government Act, the municipality may require the owner of a parcel of land that is subject to a proposed subdivision to dedicated part of the parcel of land for the purposes of roads.
8. Developers may be required to enter into a servicing and/or development agreement with the municipality as a condition of subdivision approval or at the development permit stage.
9. Developers shall be responsible for infrastructure improvements to the municipality's road standards that support a proposed subdivision or development.
10. The municipality will evaluate methods to better control traffic and enforce speed limits.
11. The municipality shall work with the railroad company to ensure the safety of train, vehicular and pedestrian traffic within the municipality.

## 6.2 Municipal Water, Sewer, and Stormwater

Servicing via the public distribution system is the required method of servicing properties in the municipality. Good engineering design practices should be used to address such issues as line sizes and future servicing. Prior to development approvals being given, a detailed water, sanitary and stormwater servicing analysis must be carried out to confirm the servicing requirements of the development and any impact the development will have on the existing system or the area in which the development will occur.

Municipal residents presently obtain their water supply from two deep water wells. The wells have excellent capacity, but the municipality has also joined the Shirley McClellan Regional Water Services Commission, which could provide water servicing in the future, if required. The existing water distribution system consists of 100 mm mains and is capable to accommodate another 15 service connections today and with some system upgrades, also will accommodate the future expansion of the municipality.

Presently, wastewater from land uses within the municipality is directed by gravity through 200 mm mains to a lift station from which the wastewater is pumped to the sewage lagoon system southwest of the municipality on the south side of Highway 13. The existing system is capable of supporting a population of at least 800 residents and thus is capable of supporting municipal expansion. The municipality presently does not have a formal storm water management system. Storm water run-off generally moved towards historical drainage courses.

### 6.2.1 Objectives

1. To ensure water distribution and wastewater collection is provided in a safe and efficient manner.
2. To serve residents with municipal water, sewer, and storm water services.
3. To require future developments to meet provincial storm water management requirements and have proper on-site grading.
4. To establish standards for acceptable servicing and infrastructure development in the municipality.
5. To ensure that development pays for future servicing.

### 6.2.2 Policies

1. To prepare and maintain engineering standards that shall promote high standards of development
2. The municipality shall ensure all utility servicing is safe and up to municipal servicing standards.
3. The municipality shall continue to work with rural and urban neighbours and service commissions for extension and/or maintenance of services.
4. All new development may be required to provide grading plans and elevations to be registered on title through a restrictive covenant with the municipality prohibiting any development other than that which complies with the submitted grading plans and elevations, to ensure proper post-development drainage of the site.



5. All future developments within the municipality shall be connected to the municipal water and sewer service, unless municipal Council determines the hook up is not feasible, in which case the development may be approved provided a caveat is registered requiring the property to hook up as soon as servicing becomes available, at the developer's sole cost.
6. Prior to subdivision approval, the developer shall be required to provide detailed engineering plans to describe how the water, sanitary and storm water servicing will be fulfilled.
7. The use of a road right-of-way for storm water conveyance must be designed to accommodate a 1:100 year storm and not adversely affect traffic. Should the road right-of-way not be able to accommodate the 1:100 storm, on-site storm water ponds will be required. Storm water storage or retention is not allowed within the road right-of-way.
8. Deep services may be allowed in right-of-ways as the discretion of the municipality.
9. Utility cost recovery programs, such as off-site levies, should be implemented.
10. Developers may be required to enter into a servicing and/or development agreement with the municipality as a condition of subdivision approval or at the development permit stage.
11. Unless otherwise specified in a servicing or development agreement, the developer shall be responsible for the construction of utility extensions.

### 6.3 Shallow Utilities

Power, gas, and phone are all available within the community.

#### 6.3.1 Objective

1. To work with service providers to ensure ongoing access to appropriate levels of supply.

#### 6.3.2 Policies

1. The municipality will notify service providers of all subdivision applications and any development application that may impact the shallow utilities to ensure that the new development can be serviced, and to plan for any necessary upgrades.
2. The developer shall be responsible for the provision of shallow services to their project at their sole expense.

### 6.4 Solid Waste

#### 6.4.1 Objective

1. To ensure that solid waste is handled in an appropriate manner
2. To provide opportunities to recycle.

#### 6.4.2 Policies

1. All new residential developments over 10 lots, and any new commercial, industrial, or institutional use, must provide a solid waste management strategy.
2. The municipality shall provide leadership in solid waste management by:
  - a. Ensuring effective and efficient collection and disposal of solid waste through an appropriate combination of service provision and regulatory enforcement.
  - b. Reducing waste generation through the implementation of integrated solid waste management principles designed to reduce residential, commercial, industrial, and institutional waste generation and through the determination of appropriate targets for solid waste reduction.
  - c. Supporting programs and facilities for residential, commercial, and industrial recycling
  - d. Employing and encouraging measures to minimize the introduction of toxic substances into the environment.
  - e. Cooperating with local institutions and other levels of government in the identification, clean-up, and reclamation of contaminated sites for alternative uses.

## 8.0 Plan Implementation and Monitoring

This MDP is instrumental in directing many aspects of municipal operations and to provide guidance in all municipal decision making processes. This Plan is intended to be a living document and thus will need to be monitored over time to respond to changing needs and conditions. Where changes are required, it is important that they are considered through an open and transparent process that gives opportunities for the public to express their views.

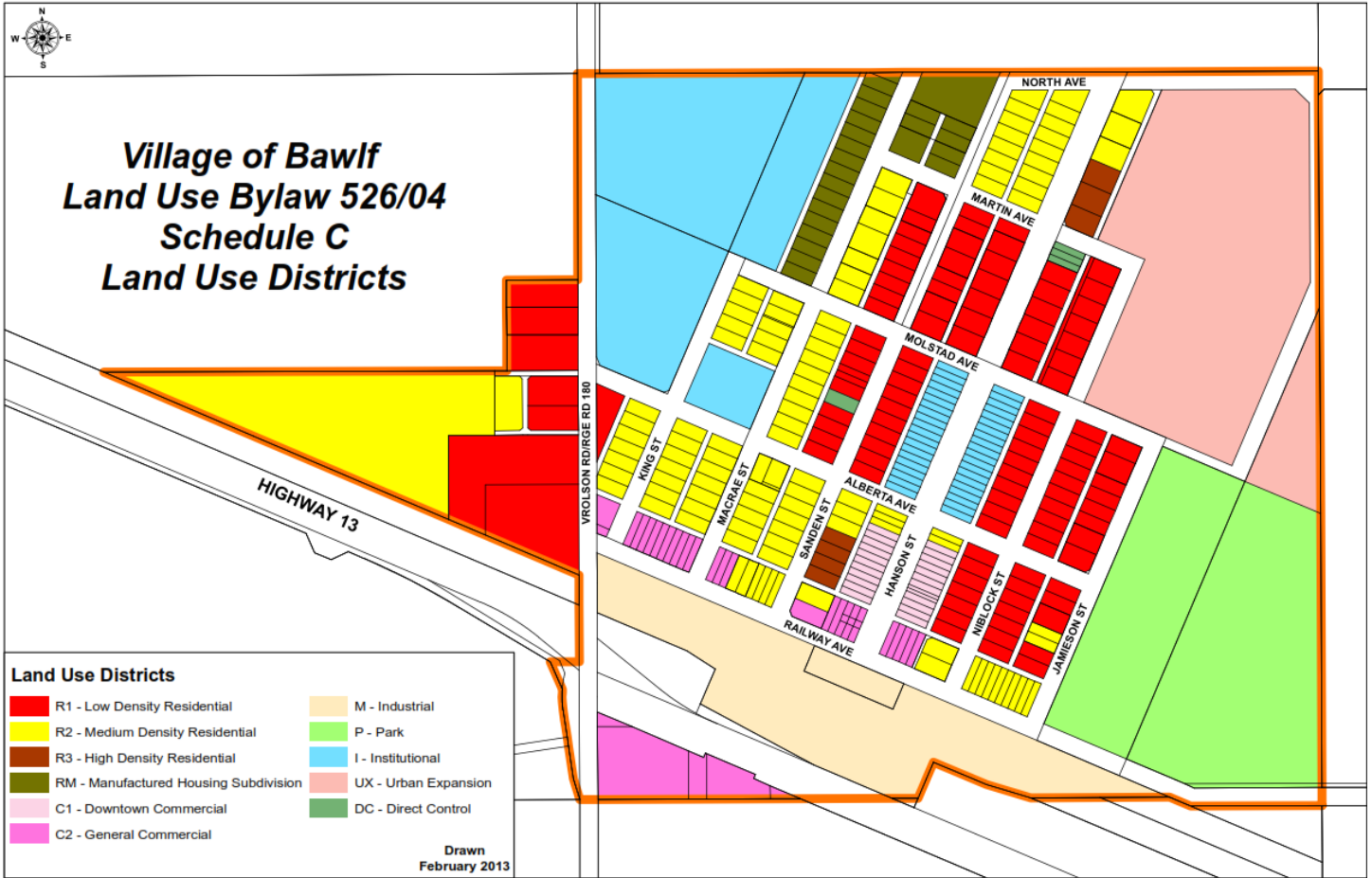
### 8.0.1 Objectives

1. To ensure consistency between the MDP and other statutory and non-statutory documents.
2. To ensure the MDP is current and up to date by regular review and monitoring.

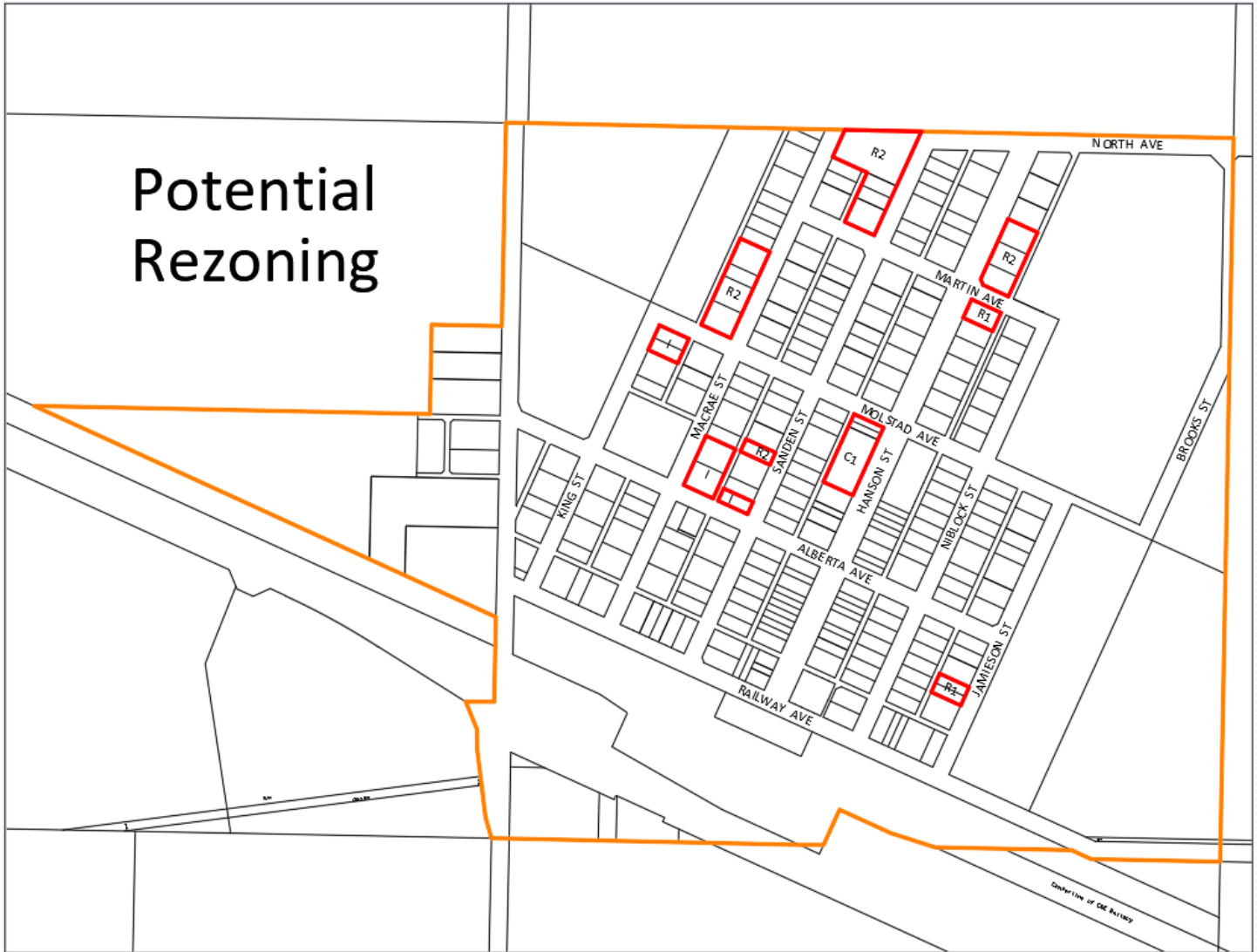
### 8.0.2 Policies

1. The municipality shall implement the policies of the MDP through the LUB and other statutory and non-statutory documents.
2. The municipality should review and monitor the MDP every five years to make appropriate amendments.
3. The municipality shall maintain records of redesignation, subdivision and development permits and should prepare an annual report to Council. The report will monitor the effectiveness of the MDP's policies.
4. The municipality shall provide opportunities for public input in any amendments to the MDP.
5. The municipality shall consult with the public to ensure the changing needs, aspirations and vision of the community is captured and reflected through periodic updates to the MDP.

# Appendix A: Existing Land Use

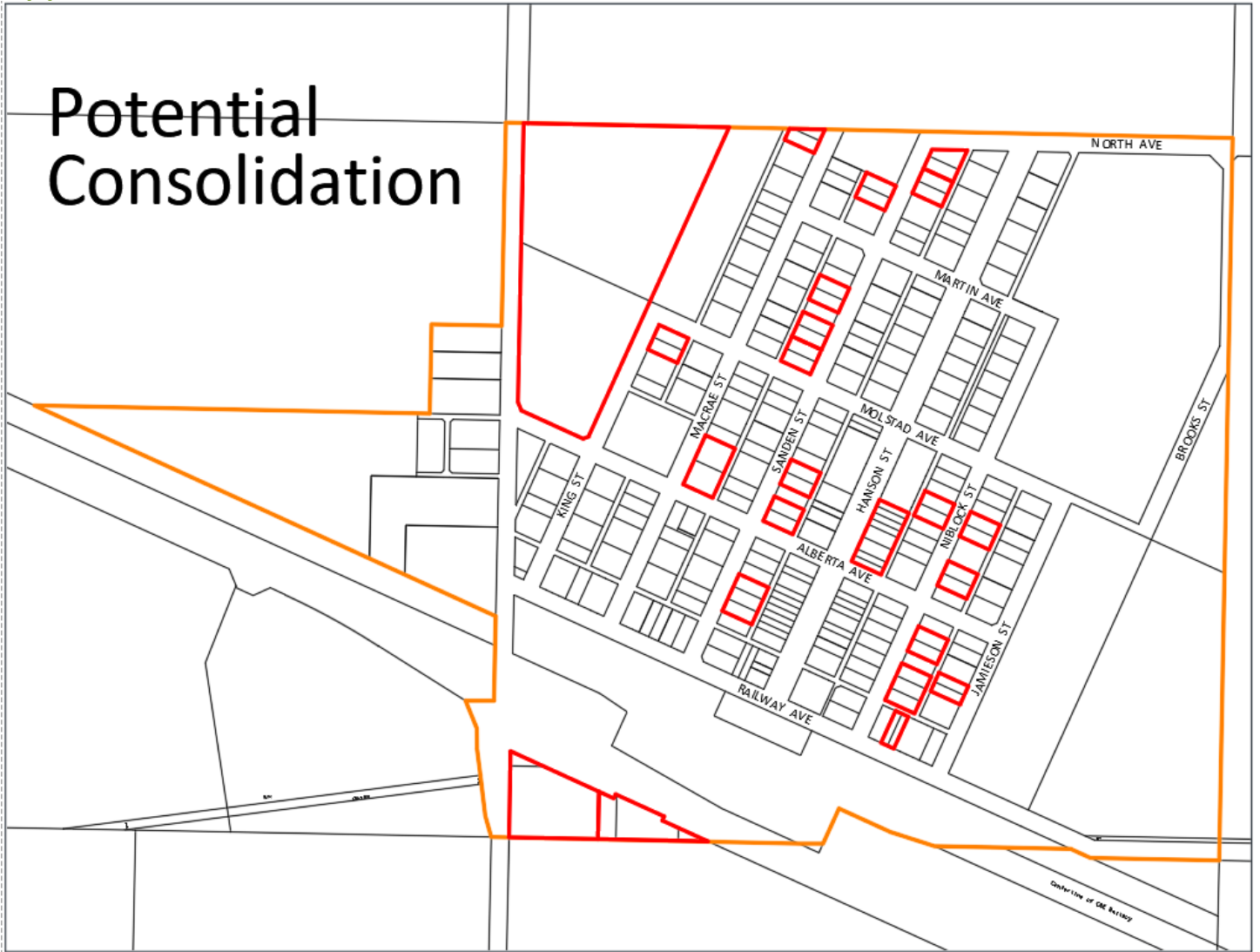


# Appendix B: Potential Redistricting



# Appendix C: Potential Title Consolidations

## Potential Consolidation



# Appendix D: Future Residential Subdivision Layout Concept

