



MUNICIPAL DISTRICT OF  
BONNYVILLE NO. 87

# MUNICIPAL DEVELOPMENT PLAN

2023





**OCTOBER 2023**

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# EXECUTIVE SUMMARY

The M.D. of Bonnyville Municipal Development Plan (MDP) provides a variety of background information and recommended directions focused around the following core components of the plan.

## PRIORITY FOCUS AREAS

1

Diversify the local economy: Growing a robust economy that provides local employment opportunities, complementary to the municipality's agricultural, natural, resource, and tourism-oriented assets.

3

Enable clear expectations and consistent decisions: Allow elected officials, staff, and citizens to have a unified understanding of the decision making process and rationale.

2

Focus on quality-of-life: Prioritizing land, infrastructure, and economic development decisions that maximize return on investment today and in the future.

4

Preserve rural character: Preserving the functional agricultural lands and natural ecosystems, is not solely for the sake of scenery and natural beauty, but also to preserve a living, working, and sustaining rural landscape that has a relationship with the community.

## A VISION FOR THE FUTURE

"A sanctuary and a destination for people seeking a rural way of life, leverage the natural environment, embrace a balance between tradition and innovation, preserving the rural character of our land and lifestyle, commitment to the well-being of citizens, and build synergy between the natural and built environment."

## GUIDING PRINCIPLES



### ENGAGED CITIZENS

Creating a supportive environment that promotes active community engagement to define what matters most, ensuring the Plan remains a relevant and useful tool to guide decisions.

### ENVIRONMENTAL STEWARDSHIP

Preserving and leveraging natural, cultural, historical, and renewable resources to strengthen the community identity.

### FISCAL RESILIENCE

An increasing focus on accounting for revenues, expenses, assets, and liabilities can support long-term fiscal solvency and strengthen the ability to prioritize decisions.

### SPIRIT OF COOPERATION

Continue to encourage and support collaboration with our municipal neighbours, while seeking non-traditional partnerships with the private sector, community groups, public agencies, and other levels of government.



PLAN PILLARS, GOALS, AND POLICIES



### ECONOMY AND WORKFORCE

Support a thriving, diverse, and innovative economy through business attraction, retention, and expansion that sustains a balanced tax base.

#### STRATEGIC DIRECTIONS

1. Continue and enhance coordination with federal, provincial, regional, local, and First Nations economic development groups to promote a healthy local economic environment.
2. Work in partnership with public and private economic development interests to review barriers and consider regulatory innovation that facilitates economic opportunities.
3. Recognize the important role that tourism plays as part of the regional economy and how it is enhanced by natural areas, recreational opportunities, and a healthy environment and habitat.
4. Continue to support efforts that strengthen economic diversity, recognizing the importance of business retention and expansion.
5. Coordinate the location and siting of commercial and industrial development to ensure minimal impacts on adjacent land uses.



### AGRICULTURE AND RURAL CHARACTER

Protect agricultural lands and preserve the rural character.

#### STRATEGIC DIRECTIONS

1. Promote agriculture as a key feature of the M.D. and component of the local economy.
2. Limit the conversion of areas with viable agricultural operations for development.
3. Expand awareness of local agricultural opportunities and agriculture-related businesses.



### PARKS, RECREATION, AND OPEN SPACE

Provide a diverse, functional, and accessible system of parks, open spaces, and recreational facilities.

#### STRATEGIC DIRECTIONS

1. Provide recreational opportunities and access to open spaces to support healthy community outcomes and conserve natural resources.
2. Encourage the multiple use of open spaces and corridors.
3. Plan for, develop, and maintain public parks, recreational facilities, and open spaces that are responsive to the evolving needs and interests of M.D. citizens and visitors.



### ENVIRONMENT

Protect the ecological integrity of the municipality and preserve natural and environmentally sensitive areas.

#### STRATEGIC DIRECTIONS

1. Preserve the functions and values of critical environmental areas and protect development from the risks of environmental hazards.
2. Cooperatively manage, protect, enhance, and conserve water resources.
3. Demonstrate environmental leadership through responsible use of the natural landscape.



### TRANSPORTATION AND SERVICING

Provide transportation and servicing networks that are compatible and complementary to the scale of the proposed development.

#### STRATEGIC DIRECTIONS

1. Coordinate a safe, reliable, and cost-effective transportation system.
2. Coordinate a safe, reliable, and cost-effective system of municipal services to support growth and development.
3. Consider the long-term fiscal impact of infrastructure and municipal services associated with new growth and development.



### COLLABORATION AND PARTNERSHIPS

Increase the capacity of the M.D. through developing and nurturing mutually beneficial partnerships.

#### STRATEGIC DIRECTIONS

1. Maintain mutually beneficial relationships with neighbouring local governments, other government agencies, First Nations, and other organizations that serve M.D. citizens.
2. Foster strong municipal leadership through a renewed commitment to communication and engagement with the public to demonstrate transparent and accountable local governance.



### LAND USE AND GROWTH MANAGEMENT

Growth and development that provide opportunities for diverse residential and employment opportunities and accommodate people looking to sustainably enjoy a rural lifestyle.

#### STRATEGIC DIRECTIONS

1. Manage growth through orderly development that minimizes impacts on natural and agricultural areas, while maximizing the use of existing infrastructure, facilities, and services to support sustainable service delivery and fiscally responsible growth.
2. Strengthen the viability of the existing Hamlets as social, cultural, and economic hubs of the M.D.
3. Accommodate a variety of housing opportunities through residential communities designed to reflect the character and scale of development in the M.D., in coordination with market demand, demographic change, and sustainable service delivery.
4. Strengthen the resilience of the local economy through diversification efforts that direct economic development to areas that can accommodate commercial and industrial land uses.





# 1 INTRODUCTION

Planning enhances the ability to weigh competing needs in the community. It affords the opportunity to balance the demands of development with impacts to the economy, service delivery, and environment, without compromising the rural character.

Comprehensive planning is a systematic process designed to unite a clear understanding of existing conditions within a community with the goals and policies that enable the community, to make decisions in alignment with the long-range vision.

## **1.1 WHY DO WE NEED A PLAN?**

A comprehensive Municipal Development Plan provides a legally recognized framework for making decisions about land use in the areas of the Municipal District of Bonnyville, outside incorporated urban municipal boundaries, through the authority granted by the Municipal Government Act (MGA).

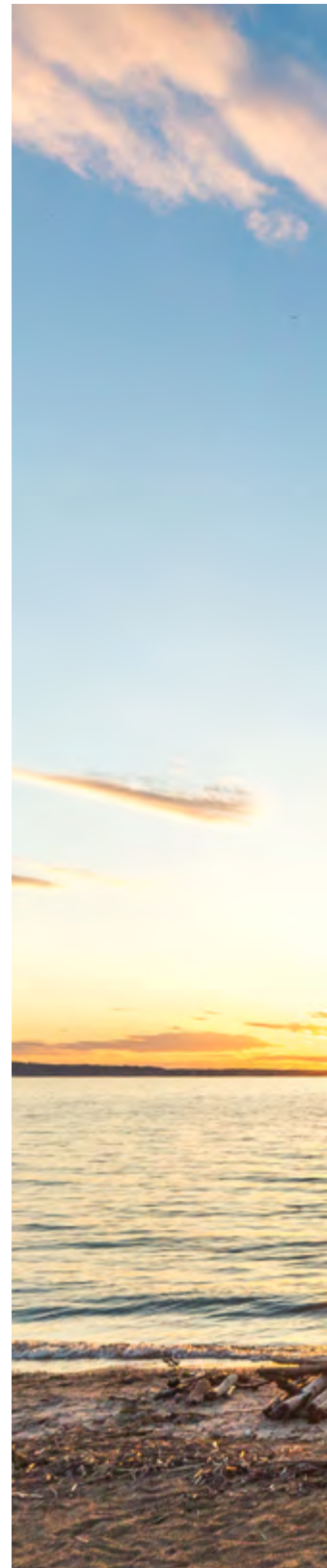
The Plan manages growth by establishing policy that directs more intensive development to appropriate areas while reinforcing the importance of agriculture, environmentally sensitive areas, and open space lands and their contribution to preserving the rural character of the community. It can also provide an educational and policy implementation tool for a broad range of public and private users, including community groups, elected officials, and other government agencies.

The Plan helps users enhance awareness of the challenges in the planning and development decision-making process in the following general categories:

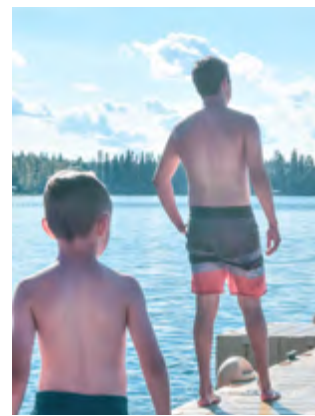
1. **Promoting growth that enhances the health of the M.D.:** Focusing on fiscally sound development that does not impact the financial health of the municipality.
2. **Doing more with less:** Aligning levels of service and expectations with the fiscal reality of the community.
3. **Proactive vs. reactive planning:** Minimizing the need for immediate responses to rapid changes in local context.
4. **Consistent communication:** Clarity of roles and expectations for internal stakeholders (i.e. staff and Council), citizens, business community, local developers, etc.

A Plan is the foundation for ensuring the preserving of community values while proactively planning for future growth and development opportunities. The Plan serves as a decision-making tool for local government officials and community leaders, guiding land use, development, community investment, and overall quality of life in the short and long term. It establishes a vision for the community, a series of policy recommendations, and a rationale for consistent application of regulatory tools (for example, land use and subdivision regulations), and should be used for the following:

1. **A basis for regulatory actions:** Serves as a foundation and guide for the Land Use Bylaw.
2. **A tool for decision making:** Acts as resource that guides and recommends investments in local initiatives, based on changing priorities.
3. **A source for more detailed plans:** Provides high-level direction that can inform the development of more detailed plans and studies where they are needed to address a specific issue.
4. **A standard of review:** Establishes the standard for review for development proposals and applications.
5. **A source of information:** Is a valuable source of information for local organizations, citizens, and businesses. It is also a tool for promoting the community and highlighting opportunities for investment.
6. **A long-term guide:** Is a long-term guide by which to measure and evaluate public and private actions that will have lasting effects on the physical, social, and economic environment of the community.







## 1.2 WHAT IS A MUNICIPAL DEVELOPMENT PLAN (MDP)?

An MDP is a long-term planning document, setting direction for 10+ years into the future, that Council uses to make decisions about the community. The document is referenced often and is an important guiding tool for community development. Successful plans balance vision and big ideas with careful consideration of resource constraints, the costs of community services, and citizens willingness to pay for them.

The MDP is a tool to help deal with the constant change, evolution, growth, and decline of communities and serves a variety of purposes including, but not limited to, the following:

1. **Continuity:** The plan gives Council across time, a common framework for addressing land use issues.
2. **Balance:** It can help strike a balance among the many competing interests in the community and the competing demands for the development and use of land.
3. **Protection:** Use of the plan can help protect public investments (e.g. roads, community facilities, etc.) and natural areas (e.g. wetlands, prime agricultural lands, etc.) from inefficient development patterns.
4. **Guidance:** The plan contains valuable information and policies that help shape the community and provide objective justifications to support decisions.





## 1.3 STRUCTURE OF THE MDP

The MDP's vision, priority focus areas, and guiding principles provide structure to the Plan and serve as a guide to support decision making. Further, the MDP provides policies that provide further direction on growth, land use, agriculture, the natural environment, and the physical development of the M.D.

The Plan is divided into the five sections below, collectively presenting a blueprint for future development that will support the M.D. in implementing its vision, and priority focus areas.

- 1. Introduction:** Summarizes the purpose and role of the MDP, the context of the M.D., how the MDP should be interpreted, and the planning framework guiding its development.
- 2. Community Guide:** Presents the community's vision, priority focus areas, guiding principles, and overarching policy pillars to implement the vision and priority focus areas.
- 3. Land Use and Growth Management:** Outlines opportunities for the MDP to facilitate growth and development of different land uses and reinforces the importance of growth management through the context of fiscal and environmental resilience.
- 4. Policy Pillars:** Provides guidance on policy areas that apply across the M.D., reinforcing connection to growth management, the vision, and priority focus areas.
- 5. Implementation:** Establishes a commitment to maintaining and adapting the Plan and identifying actions that will serve to advance the M.D. towards desired outcomes.

### 1.3.1 POLICY STRUCTURE

The MDP uses specific terminology within its policies to ensure that the intent behind each is clear and they can be attributed to necessary actions. Specific actions are colour coded throughout the document Table 1 below illustrates how the terminology is used throughout the policy pillars.

Policies **requiring** an action are considered mandatory and must be met to receive support for any proposal. In addition to the **required** policies, proposals should also be consistent with any applicable **encourage** policies to gain support. Proposals that meet the **required** policies, but do not meet applicable **encourage** policies, must provide justification to the M.D.'s satisfaction why the **encourage** policy cannot be met.

Proposals that fall under a **consider** policy will be evaluated on a case-by-case basis and may or may not be supported based on the specifics of the proposal and how it aligns with the goals and strategic objectives of the Plan.

TABLE 1 - POLICY TERMINOLOGY

Policy Terms	
Intent	Action
<b>Ensure</b> To provide certainty of a result through a specific action	<b>Require</b> Represents a commitment to complete the action
<b>Promote</b> Demonstration of active encouragement on what the M.D. hopes to achieve	<b>Encourage</b> Provides direction on the expectations of desired outcomes
<b>Support</b> Demonstration of passive support from the M.D. based on conditional considerations	<b>Consider</b> Provides direction for when actions may be suitable

### 1.3.2 PLANNING FRAMEWORK

The MGA delegates the responsibility for land use planning to municipalities. The MGA identifies a hierarchy of plans that must be consistent with one another and states which plans shall prevail when there are inconsistencies between plans.

Statutory plans provide guidance to the municipality and private developers and landowners, establishing a logical process for the development and management of land. The MGA identifies what each statutory plan must address. Non-statutory plans are more detailed in nature and are used to demonstrate how they conform with the guidance and direction provided in the higher order statutory plans.

Refer to **Figure 1** for an illustration of the hierarchy of plans and planning processes within the M.D.

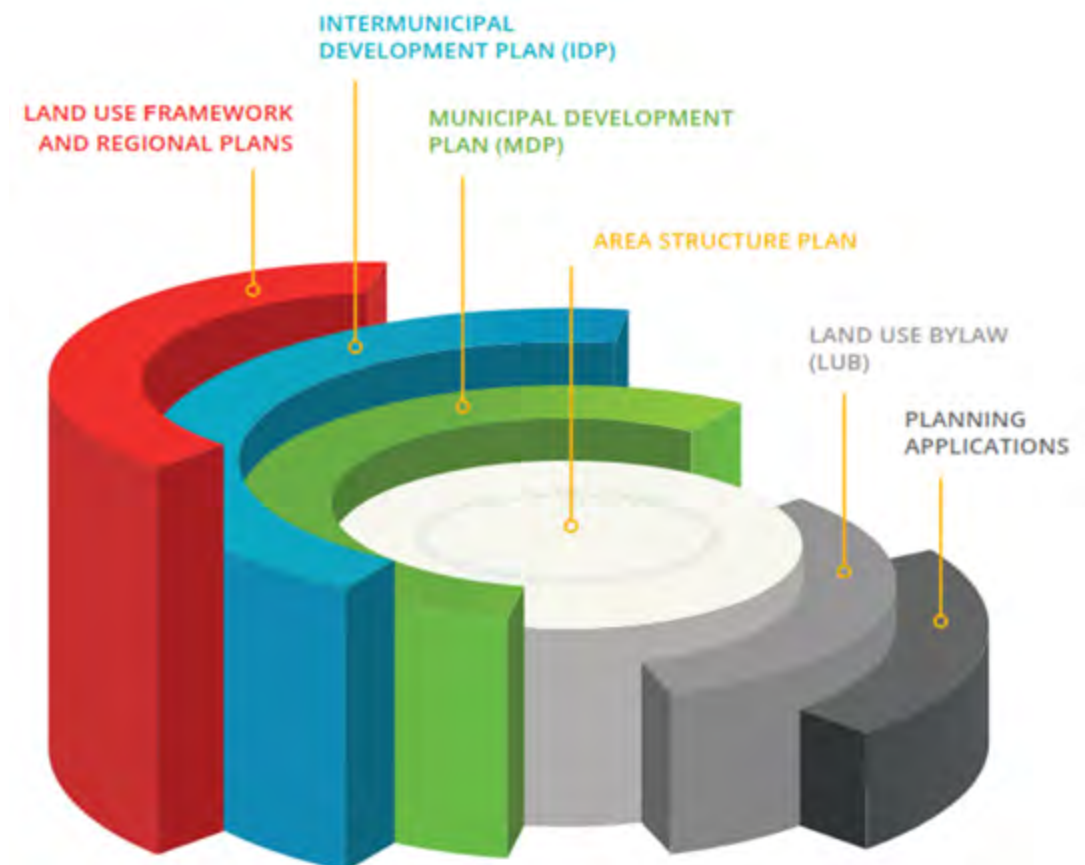


FIGURE 1 - HIERARCHY OF PLANS

## 1.4 SUMMARY OF THE CURRENT CONTEXT

The review and update of the MDP stems from the changing context within the M.D. of Bonnyville since the last review in 2007. The general location of the M.D. of Bonnyville is illustrated in **Figure 2: Geographic Location of the M.D. of Bonnyville**. Before we begin to consider the future of the M.D. of Bonnyville, it is important to take stock of the existing trends of the recent past. The information that follows helps develop an informed picture of the M.D. today.

**The population growth is slowing down.** The average growth rate between 2006-2016 census years was 1.93% (growing from 9,047 to 11,661). The 2021 population was 11,889, representing a 0.39% increase over the last five years. Total housing units have closely followed population trends, remaining relatively constant over the last five years. However, 2020 represented the lowest number of housing starts in the last 20 years (11), which jumped up to 31 in 2021.

**The population is aging.** Between the 2011-2016 census years, the median age of the population aged slightly from 37.1 to 37.5 years old. This trend has sped up between the 2016-2021 census years, where the median age of the population now sits at 40. This corresponds with the decreasing distribution of the 0-19 age cohort. In 2011 the total percentage was 29.9%, which dipped slightly in 2016 to 28.9%, and dropped again in 2021 to 27.8%. The decreasing youth population also coincides with the increase of the 65+ cohorts, which has grown from 9.7% in 2011, to 11.9% in 2016, and 13.3% in 2021.

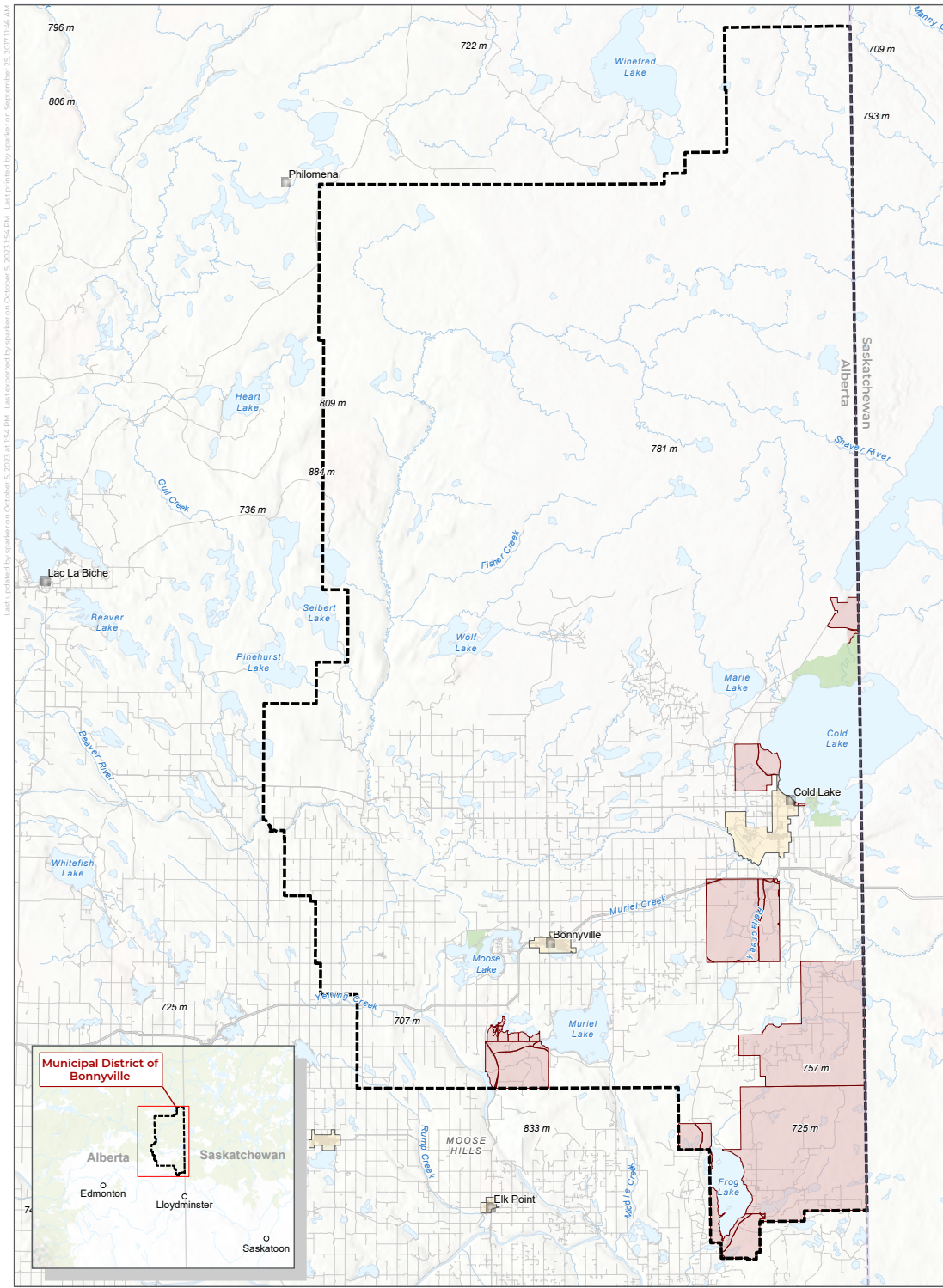
**The municipal assessment base is stable.** The overall assessment base has consistently expanded since 2000. While there has been some fluctuations over the last few years, much of that can be attributed to the external influences of the pandemic, with total assessment remaining relatively stable.

**The global energy economy has local impacts.** Oil and gas represents a significant economic engine for the MD and major employer. As global energy prices fluctuate, this impacts oil and gas activity locally, which can have impacts on the local and regional economy.

**Agricultural production is changing.** While agriculture remains a driver of the local economy and identity, the nature of farming has changed over the last 15 years. Between the 2006 and 2021 Agricultural Census, the total amount of cropland decreased by 8%, total livestock production decreased by 30.6%, and the total amount of farms declined from 739 to 658.

**Changes to the economic drivers impact the labour force.** Both the size of the labour force and the participation rate decreased over the last five years. The size of the labour force dropped by 9.2% and the participation rate decreased from 72.4% to 67.8%.

**Changes in the macro and micro economy have impacted local development activity.** The total value of building permits in 2001 was \$28.8 million, increasing to a peak of \$157.7 million in 2013 (all figures are adjusted for inflation to 2022 dollars). This mirrored the activity in the total number of permits that grew from 191 in 2001 to a peak of 503 in 2013. Since then, the trend in both the total number and value of building permits has declined consistently year over year, reaching 20-year lows of \$14.9 million in value and 136 total permits in 2020. But as the macro economy shifted, there has been an uptick locally with 2021 total permits generating \$18.6 million in value on 143 total permits.



<p>Project #: 3029.0013.03          Author: SP          Checked: CU          Status: <b>Review</b>          Revision: A          Date: 2023 / 10 / 5</p>	<p>Kilometers</p>	<p>Scale: 1:550,000 (When plotted at 11"x17")</p>	<p><b>Legend</b></p> <ul style="list-style-type: none"> <li> Municipal Boundary</li> <li> Provincial Park</li> <li> Metis Settlement</li> <li> Reserve Land</li> </ul>	<p><b>FIGURE 2</b> <b>Location Map</b></p>
	<p>Coordinate System: NAD 1983 UTM Zone 12N</p> <p>Data Sources: - Data provided by District of Bonnyville, Alberta Government, ESRI Basemap</p> <p><small>The accuracy &amp; completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate &amp; establish the precise location of all existing information whether shown or not.</small></p>			

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FIGURE 2 - GEOGRAPHIC LOCATION OF THE M.D. OF BONNYVILLE



## 1.5 COMMUNITY ENGAGEMENT SUMMARY

As part of Council's commitment to engaging with the citizens of the M.D., community engagement was a key component of the review and update to the MDP. A variety of methods were used to collect input and feedback. The engagement program was intentionally organized to balance information sharing (education and awareness), and information gathering (listening).

Options were provided for the community to engage online (there were 330 total responses) and in person the community engagement sessions included interactive displays that provided both education and awareness and direct feedback opportunities. The in-person sessions were structured as community conversations, which were held in Eastbourne, La Corey, and Cherry Grove with 144 people attending over the course of the 3 evenings. The community conversations also provided presentations as part of engagement sessions to ensure clarity of process, share information received via the online platform, and provide opportunities to engage in direct questions and answers with the M.D. team.

The intent of the presentations and conversations were to identify connections between the previous MDP and the current reality, and articulate changes to the local context driving the update to the MDP. The community engagement provided the underpinning for establishing the direction for the new MDP and creating alignment with Council's strategic priorities.

## 1.5.1 WHAT MATTERS MOST?

As part of an overall evaluation of what matters most and a starting point for understanding the community's position on a variety of key community elements, participants were asked to consider a series of different questions designed to identify what matters most to them to sustain a strong and healthy community.

To consider what matters most from a variety of different perspectives, the following interactive questions were posed to the community:

1. **Elements of a Complete Community:** as part of the community conversation sessions, participants were asked to rank the overall importance of different elements of a complete community as well as rank their satisfaction with the current services and their associated costs.
2. **Envision the Community twenty (20) Years into the Future:** to envision the community into the future through the lens of what matters most, participants were asked to imagine they heard people talking about the M.D. twenty (20) years from now, what would they most like to hear people say about the community.
3. **Articulate Priorities:** recognizing everything is important, participants were asked to review key community elements and articulate their top three (3) priorities to focus on.

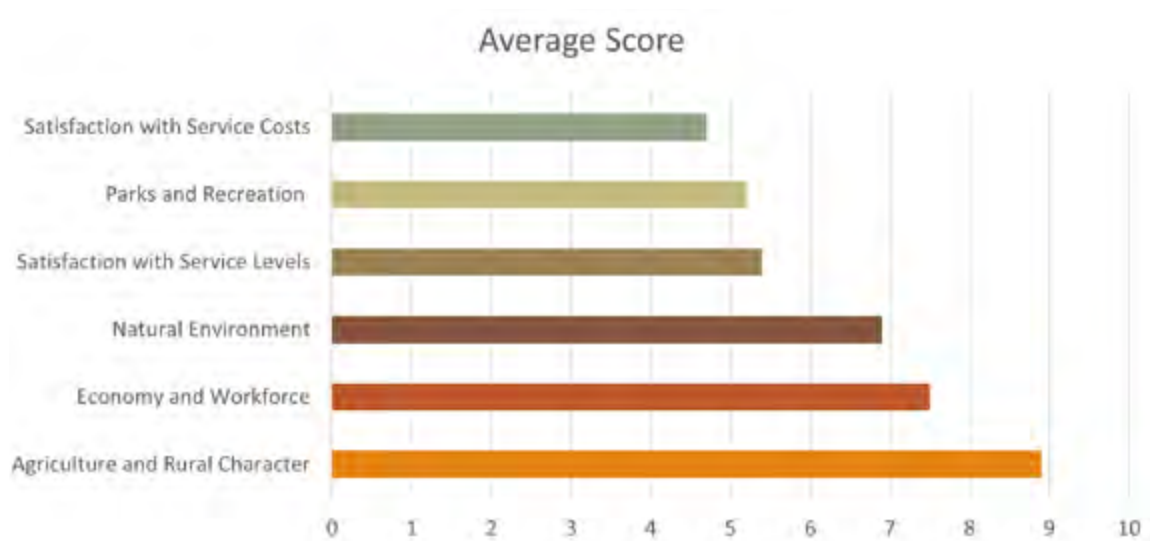


FIGURE 3 - ELEMENTS OF COMPLETE COMMUNITIES

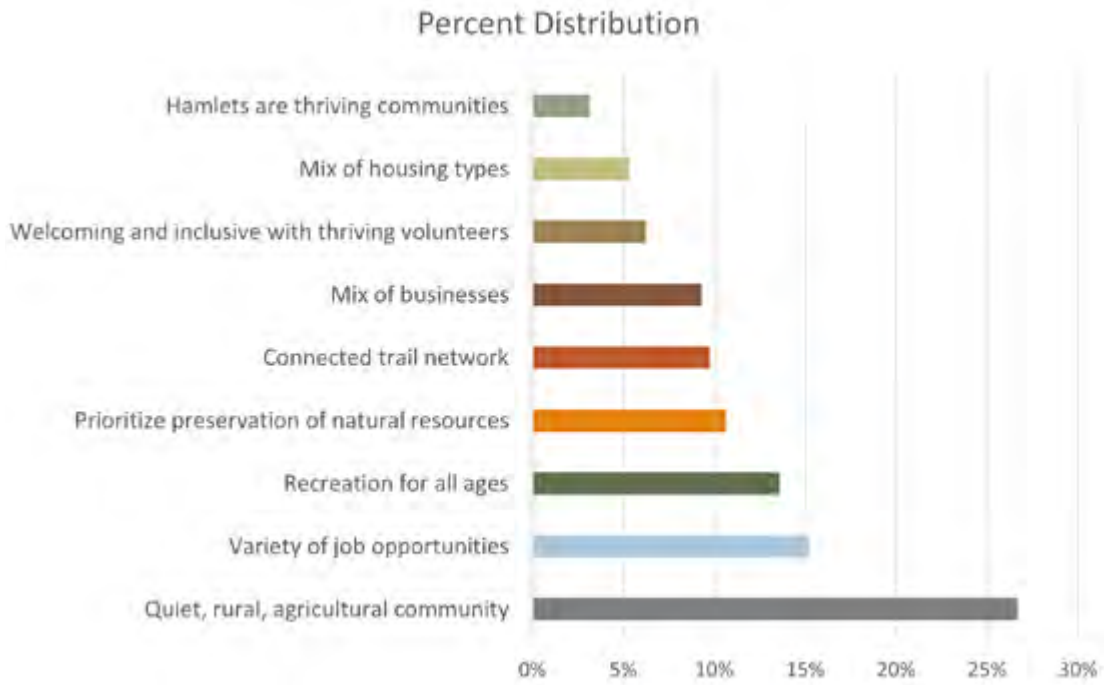


FIGURE 4 - THE COMMUNITY 20 YEARS FROM NOW

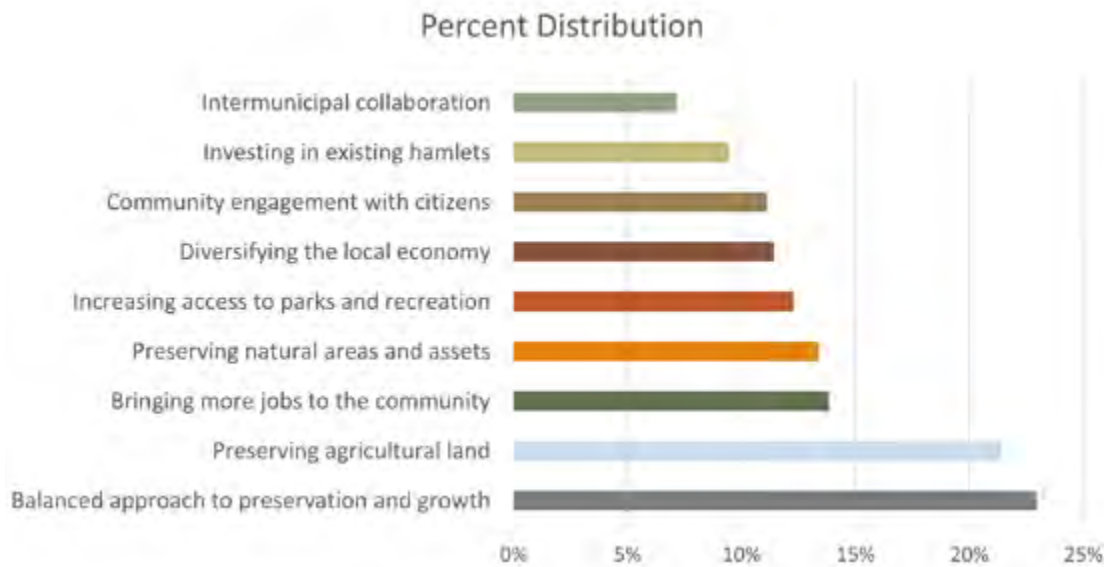


FIGURE 5 - COMMUNITY PRIORITIES



## 1.5.2 STRENGTHS, ASSETS, AND AREAS OF FOCUS

As part of the engagement process, participants also identified elements as most unique and valuable to the community. These elements can be viewed as building blocks for a strong and healthy community. This also included exploration of opportunities for improvement.

A community's potential is directly tied to its assets and these can be leveraged to support the areas of focus for improvement. To explore the assets and opportunities, the following interactive questions were posed:

1. Strengths and Assets: participants were asked to rank the overall importance of different components of the community.
2. Areas of Focus: recognizing every community has challenges, participants were also asked to rank different areas of the community relative to their perspectives on where to focus efforts.

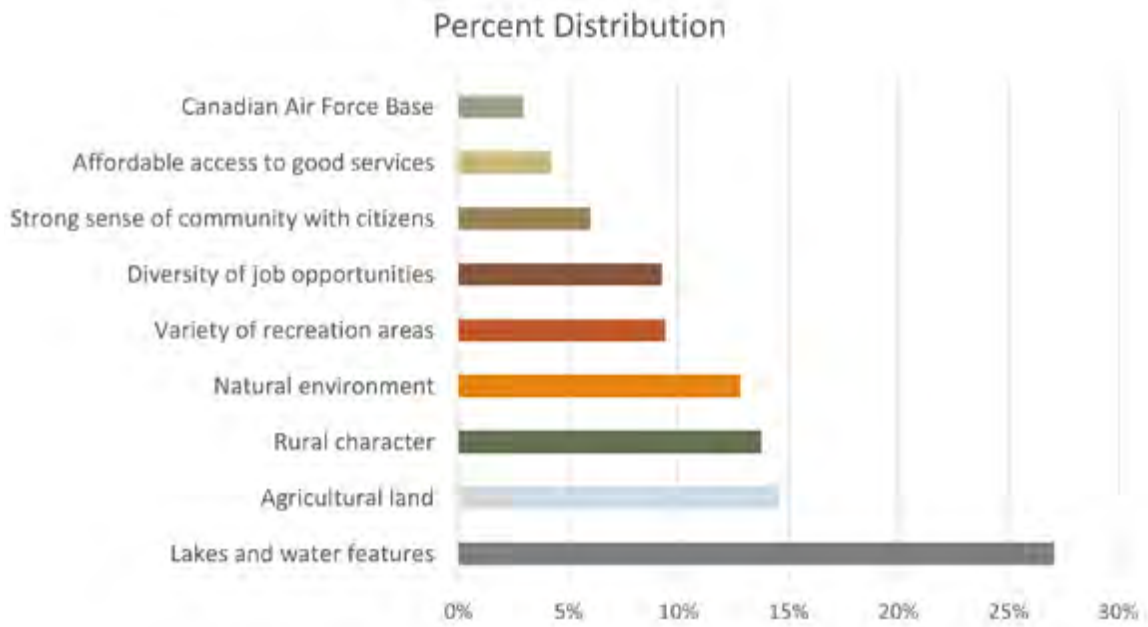


FIGURE 6 - STRENGTHS AND ASSETS

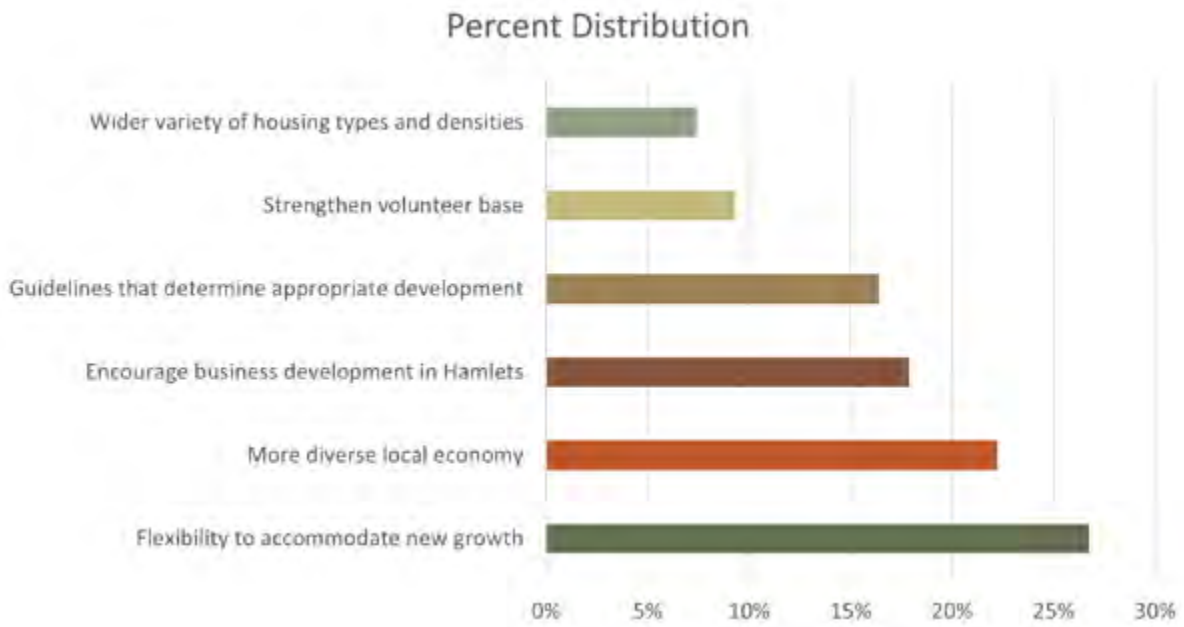


FIGURE 7 - AREAS OF FOCUS





## 2 THE COMMUNITY GUIDE

This section of the Plan establishes the overall guide for decisions, establishing a community vision, informing a series of priorities, and establishing guiding principles for decision making. Collectively, these elements contribute to the policy pillars of the plan and a land use and growth management section.

### **2.1 A VISION FOR THE FUTURE**

As both a sanctuary from the big city, and a destination for economic opportunity, the Municipal District of Bonnyville stands out as a place where independent and innovative entrepreneurs of every kind, farmers, outdoor enthusiasts, and anyone seeking a rural way of life form a diverse community with a distinctive and collective rural identity.

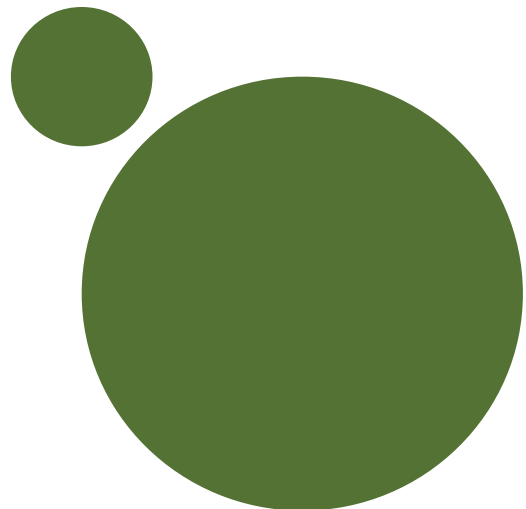
We will leverage our natural environment, embracing a balance between tradition and innovation while preserving the rural character of our land and lifestyles.

Through a commitment to putting the wellbeing of citizens first, we will make quality of life and healthy living a focal point while seeking opportunities for increased synergy between the natural and built environment.

## 2.2 PRIORITY FOCUS AREAS

Moving beyond the community vision, the Plan is intended to provide background information, recommendations, and policy direction that inform key priorities. To ensure the plan remains relevant over time, the priorities need to balance the relevance to the short-term context with long-term vision. As the context changes, the priorities will shift and should help inform any changes to the vision. As a continuation of the previous MDP, in relation to the current context, the following priorities establish the focus moving forward:

1. **Diversify the local economy:** Growing a robust economy that provides local employment opportunities complementary to the municipality's agricultural, natural, resource, and tourism-oriented assets.
2. **Focus on quality-of-life:** Prioritizing land, infrastructure, and economic development decisions that maximize return on investment today and in the future.
3. **Enable clear expectations and consistent decisions:** Allow elected officials, staff, and citizens to have a unified understanding of the decision-making process and rationale.
4. **Preserve rural character:** Preserving the functional agricultural lands and natural ecosystems, is not solely for the sake of scenery and natural beauty, but also as a living, working, and sustainable rural landscape that has a relationship with the community.







## 2.3 DECISION-MAKING PRINCIPLES

While the Plan cannot cover every possible scenario, the nature of the Community Guide section is to offer a flow from the community vision to a set of priorities the municipality hopes to achieve, followed by a set of guiding principles to help guide citizens, staff, and elected officials in creating a shared understanding of the decision-making process.

The intent of establishing guiding principles is to recognize the importance of flexibility in the planning and development process, this is not linear or “black and white”, but that all decisions need to be rooted in principles that reflect the vision and priorities.

1. **Engaged citizens:** Creating a supportive environment that promotes active community engagement to define what matters most, and ensuring the Plan remains a relevant and useful tool to guide decisions.
2. **Fiscal resilience:** An increasing focus on accounting for revenues, expenses, assets, and liabilities that supports long-term fiscal solvency and strengthens the ability to prioritize decisions.
3. **Environmental stewardship:** Preserving and leveraging natural, cultural, historical, and renewable resources to strengthen the community identify.
4. **Spirit of cooperation:** Continue to encourage and support collaboration with our municipal neighbours, while seeking non-traditional partnerships with the private sector, community groups, public agencies, and other levels of government.



## 2.4 POLICY PILLARS

The following policy pillars represent each of the sub-sections of the MDP. These build off the vision, priorities, and principles to provide a series of different policy directives that provide more detailed guidance to help inform decisions.

1. **Economy and Workforce:** Support a thriving, diverse, and innovative economy through business attraction, retention, and expansion that sustains a balanced tax base.
2. **Agriculture and Rural Character:** Protect agricultural lands and preserve the rural character.
3. **Parks, Recreation, and Open Spaces:** Provide a diverse, functional, and accessible system of parks, open spaces, and recreational facilities
4. **Environment:** Protect the ecological integrity of the municipality and preserve natural and environmentally sensitive areas.
5. **Transportation and Servicing:** Provide transportation and servicing networks that are compatible and complementary to the scale of the proposed development.
6. **Collaboration and Partnerships:** Increase the capacity of the M.D. through developing and nurturing mutually beneficial partnerships.

The policy pillars are interconnected and are collectively used to inform the final two sections of the Plan that map out the land use and growth management framework while establishing the priority actions on moving forward in support of implementing the community vision.



# 3.0

## 3 POLICY PILLARS



## 3.1 ECONOMY AND WORKFORCE



### 3.1.1 GOAL

Citizens enjoy an enviable quality of life, built around outstanding scenic, recreational, and ecological resources. The proximity to urban areas, a strong rural resource-based history, and a growing popularity as a tourist destination present significant opportunities for the M.D. to capitalize on its natural abundance as a key economic asset.

Our strong, stable, and diversified economy contributes to our continued rich quality of life, providing opportunities for the growth and expansion of existing businesses, while providing for new opportunities that fit within the unique nature of the M.D.

STRATEGIC DIRECTION	PRIORITY FOCUS AREAS (PFA)
Continue and enhance coordination with federal, provincial, regional, local, and First Nations economic development groups to promote a healthy local economic environment.	PFA-1
Work in partnership with public and private economic development interests to review barriers and consider regulatory innovation that facilitates economic opportunities.	PFA-1
Recognize the important role that tourism plays as part of the regional economy and how it is enhanced by natural areas, recreational opportunities, and a healthy environment and habitat.	PFA-2
Continue to support efforts that strengthen economic diversity, recognizing the importance of business retention and expansion.	PFA-4
Coordinate the location and siting of commercial and industrial development to ensure minimal impacts on adjacent land uses.	PFA-1/ PFA-2



### 3.1.2 CONNECTION TO THE VISION

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Entrepreneurship and business development comes in many different ways, and the M.D. respects multiple forms of economic development that contribute to achieving community goals. Economic development is interconnected with the natural and social environments and contributes to multiple goals that focus on citizen wellbeing.

### 3.1.3 INTRODUCTION

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Economic activity is the engine that creates jobs for M.D. residents and powers local government. Diversifying economic activity is essential to facilitate sustainable economic and population growth. Continued growth of the economic base, while protecting land for continued successful operations of the agricultural sector, lowers the risk of community economic challenges by distributing the effects of industry-specific cycles across a broader range of industries. Economic development cannot occur without strong community assets and an abundant and talented workforce. These are interdependent, mutually supportive, and essential for a healthy and resilient local economy.

Maintaining a healthy and diverse tax base is an important function of local government. However, the nature of economic development is primarily the role of the private sector. The local government can play an important role that contributes to a robust economy. The M.D. can help facilitate individuals and businesses reach their potential and in preserving the unique aspects of the community character that serve as key factors in citizen and business attraction and retention.

### 3.1.4 STRATEGIC DIRECTION

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- A. Continue and enhance coordination with federal, provincial, regional, local, and First Nations economic development groups to promote a healthy local economic environment.

#### POLICIES

1. **Promote** collaborative work among economic development partners by **encouraging** education and training that helps attract, build, and maintain businesses and economic development efforts.
  2. **Support** intermunicipal collaboration by **considering** partnerships that promote regional economic expansion.
  3. **Support** consultation with Cold Lake First Nations by **considering** shared economic development initiatives and shared issues of concern and opportunity.
- B. Work in partnership with public and private economic development interests to review barriers and consider regulatory innovations that facilitate economic opportunities.

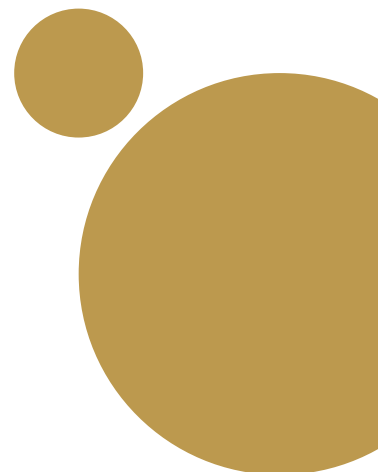
#### POLICIES

1. **Ensure** a proper balance between expeditious review and protecting the public interest by **requiring** regular land use process reviews.
2. **Ensure** a flexible environment for rural businesses that have a limited impact on adjacent properties by **requiring** them to demonstrate how they preserve and/or contribute to the rural character and lifestyle.
3. **Promote** a proactive and competitive business environment by **encouraging** that the local policies and approval process takes a business-friendly approach as directed by the M.D.
4. **Promote** opportunities for remote work by **encouraging** the expansion of broadband services throughout the community, as directed by the M.D.

- C. Recognize the important role that tourism plays as part of the regional economy and how it is enhanced by natural areas, recreational opportunities, and a healthy environment and habitats.

#### POLICIES

1. **Support** tourism as a source of employment and business opportunities by **considering** the development of tourism and tourism-related activities.
2. **Promote** the protection of natural resources and open spaces by **encouraging** economic development that protects environmental quality and historic and cultural resources that attract both residents and visitors.
3. **Ensure** that commercial/industrial developments are compatible with adjacent land uses by **requiring** development to minimize their visual, traffic, and environmental impacts on tourism, quality of life, natural resources and community character.



- D. Continue to support efforts that strengthen economic diversity, recognizing the importance of existing business retention and expansion.

#### POLICIES

1. **Ensure** a strong and diversified economy by **requiring** optimal utilization of infrastructure to support business development.
2. **Ensure** the availability of development-ready land by **requiring** the evaluation of development impacts on existing infrastructure and services.
3. **Support** job retention and advancement by **considering** a comprehensive approach to education and training for employment, based on understanding the evolving needs of local businesses.
4. **Promote** a range of lifestyle and economic opportunities by **encouraging** home-based businesses throughout the M.D. in accordance with the provisions of the Land Use Bylaw, ensuring they do not have a negative impact on agricultural operations or residential areas.
5. **Promote** a resilient economy by **encouraging** a balance among tourism, recreation, agriculture, commercial, and industrial uses to provide diverse employment opportunities and strengthening the tax base.
6. **Support** the agricultural sector as a major component of the local economy by **considering** new and existing businesses that utilize agricultural products or provide agricultural inputs.

- E. Coordinate the location and siting of commercial and industrial uses to ensure minimal impacts on adjacent land uses.

#### POLICIES

1. **Ensure** the appropriate siting of commercial and industrial development by **requiring** locations that possess the appropriate physical features and access to infrastructure and servicing, that may include, but are not limited to:
  - a. Adjacent to or near major transportation routes.
  - b. The site has favourable attributes for the proposed business and building.
  - c. There are no significant negative impacts on the road network.
  - d. The site can accommodate on-site sewage disposal.
  - e. There is a demonstrated water supply that is adequate for the use and will have no impact on adjacent water users.
  - f. Stormwater can be adequately addressed on-site and there are no negative impacts on adjacent landowners.
  - g. The proposed use would not interfere or conflict with surrounding land uses.
  - h. The proposed use would not have any negative impacts on any adjacent environmental or cultural features.
  - i. All safety and environmental issues have been addressed.



2. **Ensure** development does not adversely impact or affect the growth of commercial or industrial uses by **requiring** the protection of existing or potential employment areas from incompatible development.
3. **Support** synergies and cooperative relationships among commercial and industrial uses by **considering** clusters of similar types of businesses in business/industrial parks.
4. **Support** isolated industrial development by **considering** their merits on a case-by case basis, where it can be demonstrated that:
  - a. It is located along or near a major transportation route.
  - b. It is compatible with adjacent land uses.
  - c. It does not needlessly fragment agricultural areas.
  - d. It can be adequately serviced on-site.



## 3.2 AGRICULTURE AND RURAL CHARACTER



### 3.2.1 GOAL

Agriculture is promoted and protected as a critical sector of the local economy, reinforcing the importance of conserving lands for agricultural uses, protecting the natural resources that sustain agriculture in the M.D., and preserving the rural character and lifestyle.

STRATEGIC DIRECTION	PRIORITY FOCUS AREAS (PFA)
Promote agriculture as a key feature of the M.D. and component of the local economy.	PFA-1
Limit the conversion of areas with viable agricultural operations for development.	PFA-4
Expand awareness of local agricultural opportunities and agriculture-related businesses.	PFA-4

### 3.2.2 CONNECTION TO THE VISION

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Focusing on the preservation of agricultural lands strengthens connections to the rural character of the community. Stewardship of agricultural lands promotes healthy connections among the environmental, social, and economic elements that contribute to a sustainable community.

### 3.2.3 INTRODUCTION

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Agriculture is a cornerstone of the livelihoods and lifestyles for many in the M.D. Agriculture, and its related commercial aspects, promote rural character and contribute to the local economic base. The diversity of the agricultural sector provides the M.D. with a relatively stable economy and contributes to the area's cultural heritage and quality of life. The direction set forth in this element recognizes and acknowledges the importance of protecting agricultural lands and seeks to prevent conflicts between agricultural activities and other land uses.

### 3.2.4 STRATEGIC DIRECTION

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- A.** Promote agriculture as a key feature of the M.D. and component of the local economy, while promoting and strengthening agricultural operations and their complementary businesses.

#### POLICIES

1. **Ensure** the protection of agricultural land and its contribution to the community character by **requiring** that all lands be considered as agricultural unless otherwise stated in an approved statutory or non-statutory plan, the Land Use Bylaw, or provincial legislation.
2. **Ensure** the long-term viability of agricultural operations by **requiring** the continuation and/or integration of supportive and complementary uses in agricultural areas that may include, but are not limited to:
  - a. Suppliers of agricultural goods and services
  - b. Processing facilities

- c. Engine and machinery repair
- d. Other non-agricultural uses that support the viability of existing operations

- 3.** **Promote** opportunities to supplement agricultural income by **encouraging** non-agricultural uses in agricultural areas, provided the proposed use is compatible with the rural nature of the area. This may include, but is not limited to:

- a. Home-based businesses
- b. Bed-and-breakfast establishments
- c. Event venues
- d. Other non-agricultural uses that support the financial sustainability of existing operators

- 4.** **Ensure** opportunities for livestock operations by **requiring** land uses that are incompatible with confined feeding operations to locate outside the minimum separation distance from the confined feeding operation.

- B.** Limit the conversion of areas with viable agricultural operations for development.

#### POLICIES

1. **Ensure** the preservation of better agricultural lands (defined as assessment records that define soil rating as 45% or better) by **requiring** non-agricultural uses and development to locate in areas that will not impact agricultural operations and activity. Refer to **Figure 8: Agricultural Soil Productivity**, for an overview of the quality of agricultural soils throughout the M.D.
2. **Ensure** new development does not impact agricultural operations by **requiring** ongoing monitoring and evaluation of the incremental volume of subdivisions in agricultural areas and ensuring there is not an automatic right to subdivide.

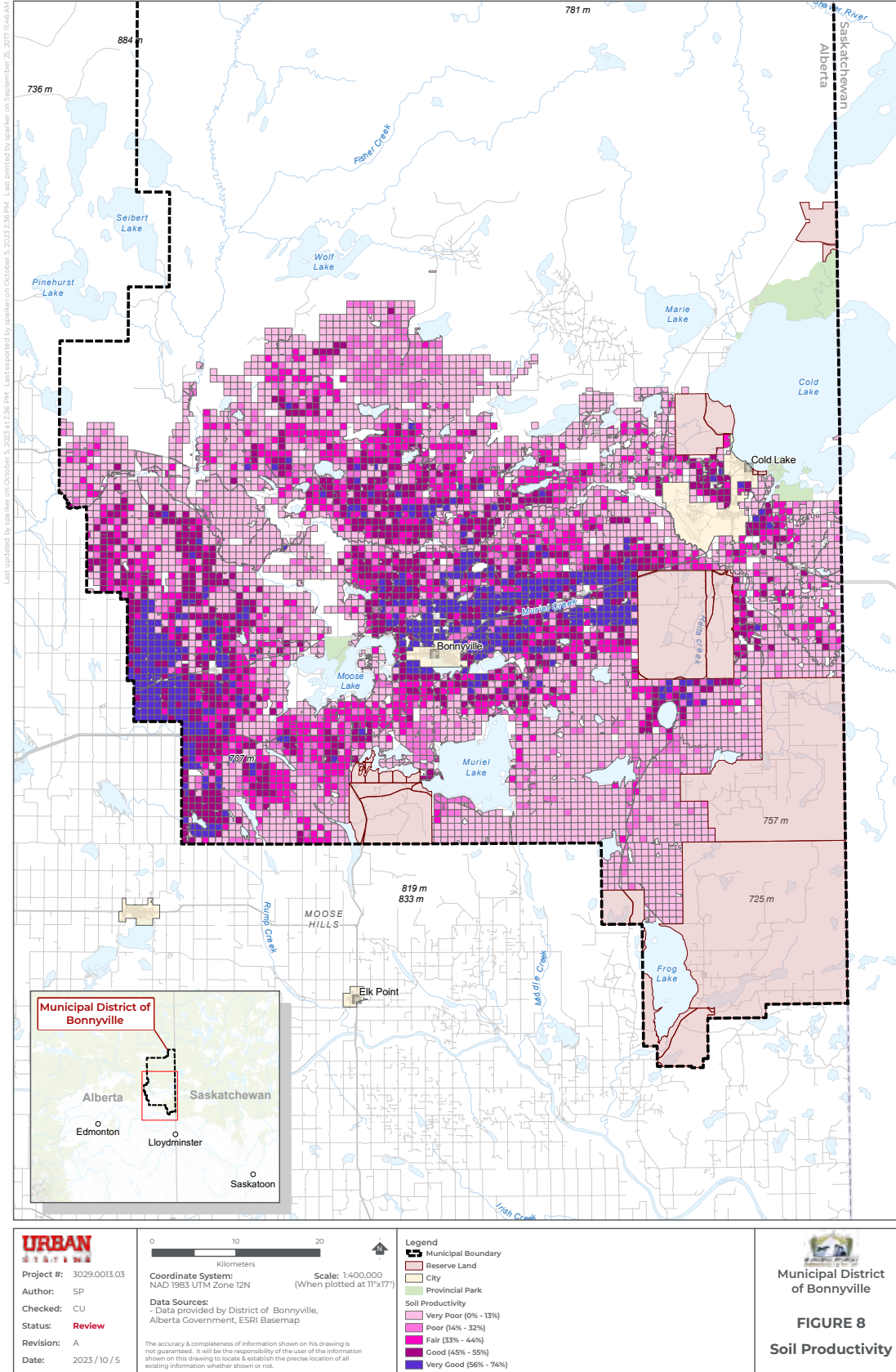
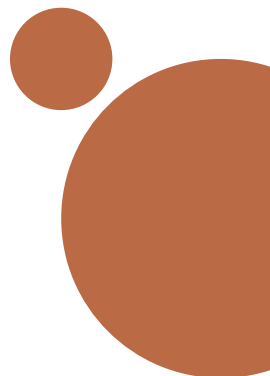


FIGURE 8 - AGRICULTURAL SOIL PRODUCTIVITY

3. **Ensure** large, contiguous tracts of land available for agricultural operations with minimal fragmentation by **requiring** that a first parcel out subdivision of an unsubdivided quarter-section is considered based on the following criteria:
  - a. A parcel for an existing habitable permanent residence.
  - b. A parcel, with a suitable building site, for a proposed permanent residence.
  - c. The parcel is not greater than ten (10) acres, unless the M.D. is satisfied that a larger parcel is necessary to accommodate residential improvements, natural features, or is considered reasonable based on the topography of the proposed parcel.
  - d. There is legal and physical access to the proposed parcel and the remainder of the quarter-section.
  - e. The location of the parcel minimizes the loss of any agricultural land.
4. **Ensure** that subdivision activity does not impact agricultural operations by **requiring** the consideration of the subdivision of a fragmented parcel based on the following criteria:
  - a. The proposed subdivision is separated from the balance of the quarter-section by a physical feature (i.e., a road or railway) or a natural feature (i.e., a permanent and naturally occurring body of water).
  - b. The application demonstrates, to the satisfaction of the M.D., that the size, accessibility, and characteristics of the proposed parcel illustrates that it cannot be reasonably used with the balance of the quarter-section.
    - c. The naturally occurring body of water is not traversable by an access road or bridge.
    - d. The application demonstrates, to the satisfaction of the M.D., that the intended use of the fragmented parcel would not interfere with continued agricultural operations on the remainder of the quarter-section or on adjacent lands.
    - e. There is a suitable building site on the proposed parcel.
    - f. There is legal and physical access to the proposed parcel and the remainder of the quarter-section.
    - g. Demonstrate the potential impacts, and any mitigation strategies, on the natural environment.
5. **Promote** agricultural friendly design in new subdivisions by **encouraging** site designs that reduce the potential for land use conflicts through:
  - a. The preservation or establishment of vegetative buffers.
  - b. Open spaces or natural areas between agricultural operations and non-agricultural uses.
  - c. Expand awareness of local agricultural opportunities and agriculture-related businesses.





## POLICIES

1. **Support** increased awareness and appreciation of agriculture by **considering** increased education, outreach, and training around its value to the community through economic, environmental, social, and health lens.
2. **Support** opportunities for live-work, local food production and distribution by **considering** the development of small- and medium-scale indoor agriculture uses where the development:
  - d. Mitigates any environmental impacts.
  - e. Mitigates any nuisances on adjacent land uses.
  - f. Has access to the levels of infrastructure that meet the requirements of municipal and provincial standards and regulations.
3. **Promote** value-added agriculture and agricultural support businesses by **encouraging** innovative ventures that support the vision of this Plan.

## 3.3 PARKS, RECREATION, AND OPEN SPACE



### 3.3.1 GOAL

Open spaces, recreational areas, parks, and trails are available throughout the M.D. The demand for access to public lands will increase as more areas are preserved and enhanced. Recreational and outdoor tourism industries are an important and growing part of the economy and recreational and active transportation facilities are encouraged and supported in appropriate locations throughout the municipality to promote public health and physical, social, and mental well-being.

STRATEGIC DIRECTION	PRIORITY FOCUS AREAS (PFA)
Provide recreational opportunities and access to open spaces to support healthy community outcomes and conserve natural resources.	PFA-2
Encourage the multiple use of open spaces and corridors.	PFA-1
Plan for, develop, and maintain public parks, recreational facilities, and open spaces that are responsive to the evolving needs and interests of M.D. citizens and visitors.	PFA-3

### 3.3.2 CONNECTION TO THE VISION

Reinforcing the importance of parks, recreation, and open spaces supports environmental preservation and contributes to the rural character and lifestyle. Strengthening a system of these places puts citizen-wellbeing at the forefront, while providing opportunities for people outside the M.D. the opportunity to enjoy what the community has to offer. Maintaining recreation and open spaces contribute to the local quality of life, which plays a significant role in citizen and business retention and expansion.

### 3.3.3 INTRODUCTION

Access to parks and recreation opportunities are key determinants of quality of life and wellness. Parks, recreation areas, and open spaces are places people go to have fun, relax, and play. Whether it is a place to fish, take a quiet stroll through the woods, or simply a place to sit quietly and engage with nature, a high-quality system of parks, recreation areas, and open spaces has something for all ages and abilities.

The M.D. acknowledges the importance of parks, recreation, and open space opportunities that enhance the quality of life for residents and visitors. Beyond promoting community health and wellness, these places and facilities connect people to ecological education and stewardship, promote cultural awareness and understanding, and foster economic viability.

### 3.3.4 STRATEGIC DIRECTION

- A. Provide recreational opportunities and access to open spaces to support healthy community outcomes and conserve natural resources.

#### POLICIES

1. **Ensure** recreation opportunities are available in new residential areas by **requiring** proposed subdivisions to demonstrate the inclusion of recreation amenities appropriate to their density and scale.
2. **Promote** a diversity of outdoor recreation and open space lands by **encouraging** responsible access to water bodies, public lands, and valuable natural areas.
3. **Promote** public health and wellbeing by **encouraging** efforts to preserve open space, ecological features, and recreation areas and facilities.
4. **Promote** the safety of recreation areas and facilities for all users by **encouraging** the application of Crime Prevention Through Environmental Design principles.

#### 8 Keys to a Successful Park System:

1. A clear expression of purpose
2. Ongoing planning and community involvement
3. Equitable and convenient access
4. Sufficient assets in land, people, and equipment to meet the system's goals
5. User satisfaction
6. Safety from physical hazards and crime
7. Benefits to the community beyond the boundary of the park
8. Trust for Public Land

- B. Encourage the multiple use of open spaces and corridors.

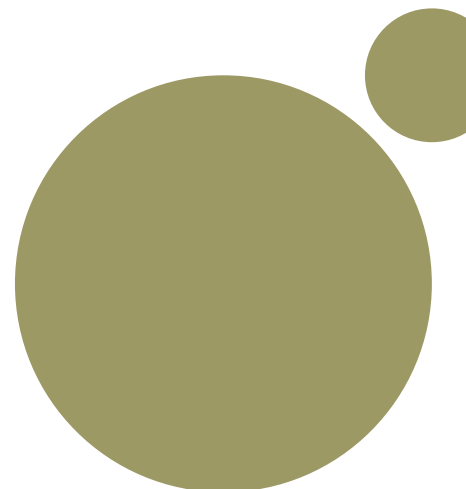
#### POLICIES

1. **Promote** the connectivity of recreational trail corridors by **encouraging** new development adjacent to existing trail facilities provide connections to the existing network.
  2. **Promote** a financially sustainable, high quality, and diversified system of parks, recreation facilities, and open spaces by **encouraging** collaboration with public and private agencies, community service organizations, and volunteers.
  3. **Support** the development of a diversity of parks and recreation amenities by **considering** the value of a well-maintained system of parks, recreation, and open spaces in attracting economic development and tourism.
  4. **Promote** opportunities for multiple uses of open spaces by **encouraging** their multi-functional design as part of new development proposals.
- C. Plan for, develop, and maintain public parks, recreational facilities, and open spaces that are responsive to the evolving needs and interests of M.D. citizens and visitors.

#### POLICIES

1. **Promote** that existing parks and recreation areas meet evolving facility and programming needs by **encouraging** ongoing maintenance and improvement programs.
2. **Promote** authentic community character, improved access to recreation, and support for tourism by **encouraging** opportunities to leverage natural, cultural, and historic resources.

3. **Ensure** that parks and recreation initiatives align with the M.D.'s strategic directions by **requiring** new facilities and amenities to fit within the direction of the Recreation Master Plan.
4. **Promote** the sustainability of the network of parks and recreation facilities by **encouraging** recreational opportunities and programs that enhance, support, and utilize existing facilities to the highest degree possible.
5. **Promote** accessible recreation opportunities that meet the needs of a wide range of ages by **encouraging** defining existing and proposed levels of service for parks, recreation facilities, and open spaces that address increased requirements due to population growth, demographic changes, and evolving facility standards.
6. **Ensure** the equitable distribution of recreational funding and programming by **requiring** funding and programming requests to demonstrate their alignment with levels of service and the goals outlined within the Recreation Master Plan.
7. **Promote** tourism opportunities by **encouraging** the use of existing recreation resources by visitors, while preserving access for local citizens.



## 3.4 ENVIRONMENT



### 3.4.1 GOAL

The M.D. is valued for and values its natural beauty and quality of life through a strong connection to the natural environment and its abundant waterways, natural areas, and open spaces, which contribute to the quality-of-life of the community. The M.D. cooperates to ensure the conservation and enhancement of the quality of air, water, land, and natural systems found within the region.

STRATEGIC DIRECTION	PRIORITY FOCUS AREAS (PFA)
Preserve the functions and values of critical environmental areas and protect development from the risks of environmental hazards.	All
Cooperatively manage, protect, enhance, and conserve water resources.	All
Demonstrate environmental leadership through responsible use of the natural landscape.	All

### 3.4.2 CONNECTION TO THE VISION

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The natural environment is a critical component of the sustainability of the M.D., serving as a key element of why people choose to live and visit the region. The natural beauty and recreational opportunities the environment provides, serve as a significant attraction for citizens and tourists, which fuels the economic activity of the M.D. and its financial sustainability.

### 3.4.3 INTRODUCTION

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The landscape is a complex ecosystem comprised of natural resources and water features, defined by fields, rolling topography, stands of mature trees, large wetlands, flats and depressions, scattered lakes, and waterways, each one of these features contribute to the unique characteristics that citizens value.

Respecting the natural environment pays great dividends over the long-term. A healthy forest helps filter the air. Wetlands recharge groundwater and clean lakes and water resources. Intact open spaces serve as habitat for wildlife populations. Preservation of natural resource areas and the integration of development patterns within the natural characteristics of the landscape contribute to a healthy natural environment.

The sustainable management of natural resources is critical to the future health and vitality of the community. Beyond protecting the environment from the negative impacts of development, the M.D. strives to incorporate natural features of the landscape as community amenities.

### 3.4.4 STRATEGIC DIRECTION

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- A. Preserve the functions and values of critical environmental areas and protect development from the risks of environmental hazards.

#### POLICIES

1. **Ensure** the protection, restoration, and enhancement of environmentally sensitive areas by **requiring** a Biophysical Impact Assessment, prepared by a qualified professional, for all major multi-lot development applications that identify and assess the significance and sensitivity of existing vegetation, wetlands, habitats, and other unique environmental features.
2. **Ensure** new development is considered in relation to any known contaminated areas on, or adjacent to, the subject site by **requiring** a Phase 1 Environmental Site Assessment to be conducted by a qualified professional.
3. **Ensure** new development is protected from natural flooding events by **requiring** permanent structures to locate outside the 1:100-year floodplain of any water body or watercourse, as defined by a qualified professional.
4. **Ensure** new development minimizes any negative impacts on environmentally sensitive areas by **requiring** any mitigation strategy identified within a technical report to be incorporated into the site design, to the satisfaction of the M.D.



5. **Ensure** the protection of any new development by **requiring** applications demonstrate, to the satisfaction of the M.D., the proposed structure will not be located within the setback adjacent to any hazard lands, unless a geotechnical investigation can demonstrate how the development could safely proceed without any harm to the environment or the property.
  6. **Promote** new development is sensitive to the potential impacts on historic or cultural resources by **encouraging** any developer to submit confirmation from the Government of Alberta that a Historical Resources Impact Assessment is not required.
- B. Cooperatively manage, protect, enhance, and conserve water resources.

## POLICIES

1. **Ensure** the protection of water resources by **requiring** applications adjacent to water bodies and watercourses to prepare an engineering and/or geotechnical analysis to identify the high-water mark and/or top of bank to define an appropriate setback for the Environmental Reserve dedication.
2. **Ensure** the functions of wetlands are protected by **requiring** proposed developments to adequately incorporate existing wetlands into the site design and support wetland enhancement and restoration throughout the M.D.
3. **Promote** stormwater management and drainage by **encouraging** stormwater management plans, prepared by a qualified professional, that demonstrate how the development protects the conditions and functions of the drainage pattern on the subject site and adjacent properties.

4. **Ensure** the protection of the quality and quantity of surface and groundwater resources for environmental, economic, and residential needs by **requiring** new major multi-lot applications to address the following:
  - a. Demonstrate the source of water is adequate to support the proposed development.
  - b. Demonstrate the increased water use will not impact adjacent water sources.
  - c. Demonstrate how native vegetation and natural areas have been incorporated into the site design to minimize the adverse impacts on surface or groundwater.



- C. Demonstrate environmental leadership through responsible use of the natural landscape.

## POLICIES

1. **Support** responsible use of the natural landscape by **considering** Municipal Reserves through the following criteria:
  - a. The M.D. shall normally require 10% of the gross developable area to be subdivided as Municipal Reserve, in accordance with the MGA.
  - b. The M.D. will look to coordinate the dedication of municipal and environmental reserves, wherever possible, to establish corridors and retain contiguous tracts of natural areas.
  - c. The M.D. may defer reserve dedication, or consider cash-in-lieu, if it is considered unnecessary at the time of application and deemed more appropriate at a future time or location.
2. **Promote** environmentally sensitive development by **encouraging** applications to incorporate fire hazard assessments and FireSmart mitigation guidelines, where deemed appropriate by the M.D.
3. **Promote** initiatives that support a more environmentally responsible community by **encouraging** programs that highlight the importance of biodiversity and environmentally significant areas on the overall health of the community.
4. **Support** cooperative ecosystem management by **considering** opportunities to establish and strengthen partnerships with relevant organizations and governments.
5. **Ensure** the protection of Environmental Reserves by **requiring** any proposed development on these lands demonstrate they serve the interests of the general public.



# 3.5 TRANSPORTATION AND SERVICING



## 3.5.1 GOAL

The diverse and sustainable economy and population across the M.D. is built around a safe, reliable, and efficient transportation network and the sustainable expansion of the municipal infrastructure and servicing systems that support the fiscal health of the municipality.

STRATEGIC DIRECTION	PRIORITY FOCUS AREAS (PFA)
Coordinate a safe, reliable, and cost-effective transportation system.	PFA-1/PFA-3
Coordinate a safe, reliable, and cost-effective system of municipal services to support growth and development.	PFA-1/PFA-2
Consider the long-term fiscal impact of infrastructure and municipal services associated with new growth and development.	PFA-1/PFA-2

### 3.5.2 CONNECTION TO THE VISION

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To promote a high quality of life and a diversity of economic and tourism opportunities, a connected and reliable transportation network that supports multiple modes of transportation is critical. As the M.D. explores ways to sustain existing communities, the ability to maintain municipal services and infrastructure is an important part of citizen and business retention and attraction.

### 3.5.3 INTRODUCTION

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Roadways provide for an integrated transportation system that will serve the future needs of residents, businesses, and visitors. Maintaining and improving this system is important to the ongoing economic health and quality of life of the M.D., and to the ability of people to travel easily and safely to work and other destinations. If a major component of this system fails, it can have an impact on the overall health of the community.

Similarly, effective services and utility systems are essential to support concentrated population growth and economic activity. Quality services and infrastructure systems are a critical part of making a place attractive to new businesses and residents alike and can contribute to development patterns that support preserving the natural environment.

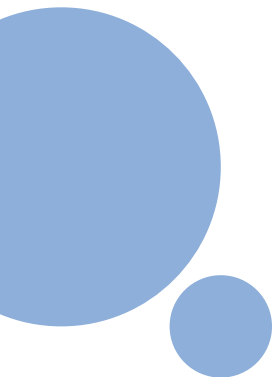
### 3.5.4 STRATEGIC DIRECTION

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- A. Coordinate a safe, reliable, and cost-effective multi-modal transportation system. Refer to **Figure 9: Major Transportation Network**, for an illustration of key roadways throughout the M.D.

#### POLICIES

1. **Promote** the efficient use of the roadway network by **encouraging** ongoing coordination of transportation planning with the Government of Alberta and directing development to areas adjacent to the road network that can accommodate increased traffic volumes.
2. **Ensure** the effective management of the existing road network by **requiring**, unless otherwise directed by the M.D., the preparation of a Traffic Impact Assessment, prepared by a qualified professional, on major multi-lot development at the time of subdivision.
3. **Promote** effective access to commercial and industrial development and management of the existing road network by **encouraging** the preparation of a Traffic Impact Assessment, prepared by a qualified professional, on commercial and industrial subdivisions, where the scale and intensity of the proposed development is deemed warranted by the M.D.
4. **Promote** opportunities for active transportation by **encouraging** connectivity to existing trail networks and creating linkages to existing and planned tourism opportunities.



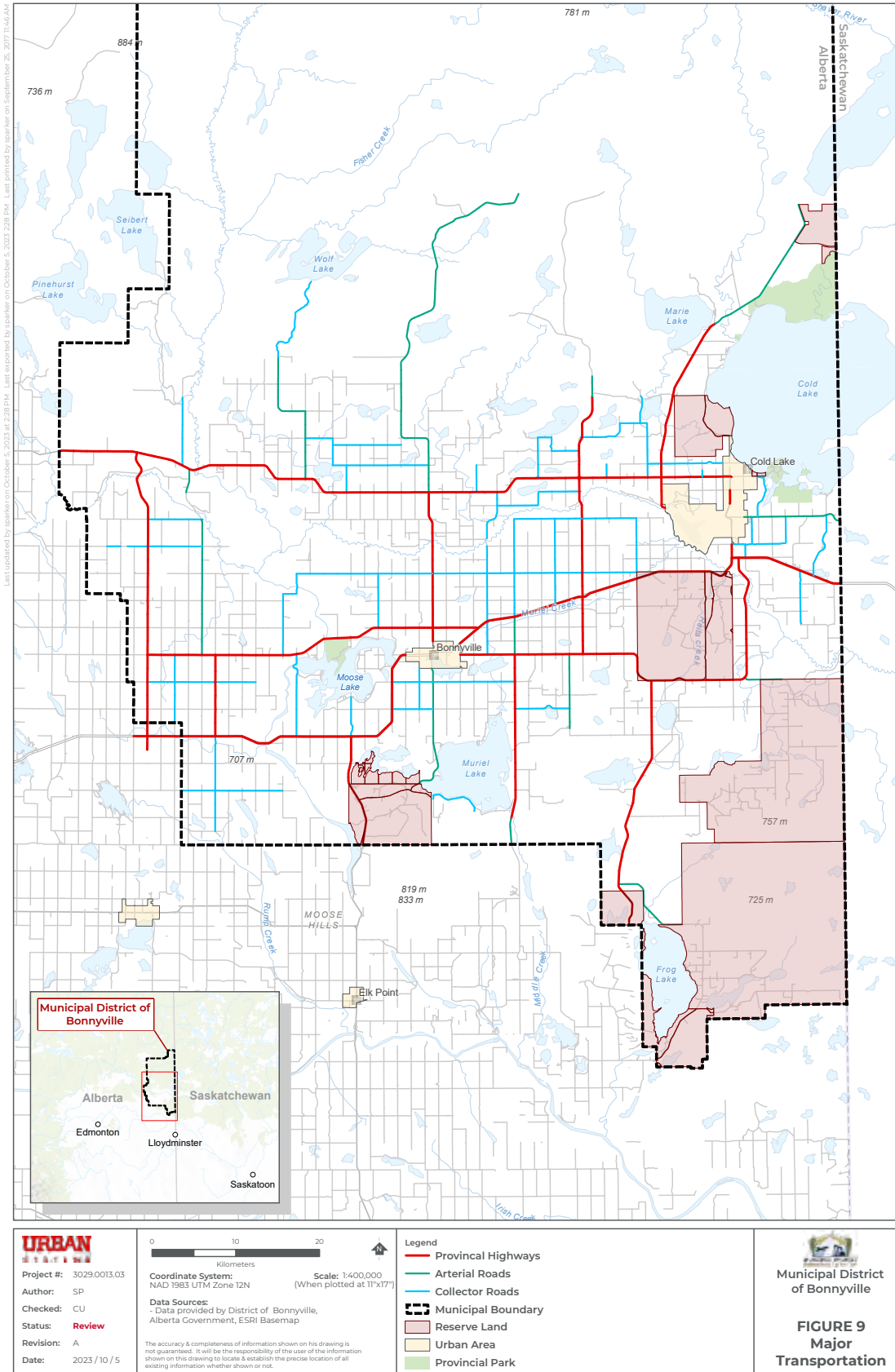


FIGURE 9 - MAJOR TRANSPORTATION NETWORK

- B. Coordinate a safe, reliable, and cost-effective system of municipal services to support growth and development. Refer to **Figure 10: Municipal Service Networks**, to illustrate the location of municipal infrastructure throughout the M.D.

## POLICIES

1. **Promote** collaborative municipal service delivery by **encouraging** continued intermunicipal collaboration for the development of regional water and wastewater systems for the benefit of the region.
2. **Ensure** access to effective water and wastewater services by **requiring** all developments to connect to regional or municipal water and wastewater services, where they are available. If a pressurized water supply is not feasible, require a static water supply is available for fire suppression.
3. **Ensure** new development within areas that do not have access to municipal services address public health and safety by **requiring** that legal, adequate, dependable, and environmentally sound on-site water and wastewater systems can be provided.
4. **Ensure** new development effectively addresses any changes to the stormwater drainage system by **requiring**, unless otherwise directed by the M.D., the preparation of a stormwater management plan, by a qualified professional, that regulates stormwater discharge and monitors pre- and post-development stormwater flows.
5. **Ensure** effective site design by **requiring** any additional utilities required to service subdivided lots are located within a designated utility right-of-way.
6. **Promote** the location of major utility and pipeline infrastructure to reduce the impacts on residential and agricultural areas by **encouraging** the parallel location of corridors wherever possible.
7. **Promote** the effective use of solid waste facilities by **encouraging** waste reduction through

educational programs that continue to promote reducing and reusing materials before they enter the waste stream, diverting and recycling materials to keep out of the waste stream, and establishing price incentives to reduce waste.

8. **Support** all new residential development that can be accommodated by the existing schools in Ardmore and Iron River and the future school site in La Corey by **considering** the projection of school-aged population within all new applications.
- C. Consider the long-term fiscal impact of infrastructure and municipal services associated with new growth and development.

## POLICIES

1. **Ensure** cost-effective maintenance and replacement of transportation infrastructure by **requiring** that costs directly associated with providing access or the necessary upgrades to new development are borne by the developer.
2. **Ensure** cost-effective municipal infrastructure services by **requiring** the costs directly associated with extending municipal services to new development be borne by the developer.
3. **Support** planning for the expansion of existing municipal infrastructure systems by **considering** the future sizing, phasing, and expansion of existing networks to accommodate development, while ensuring services are provided at the greatest cost-effectiveness and fully funded by development when it occurs (i.e., as part of an application or as part of future developments through latecomer agreements or endeavours to assist).
4. **Promote** cost-effective provision of municipal services by **encouraging** the expansion of water and wastewater systems only within Hamlet service areas, unless identified as part of a regional network.



## 3.6 COLLABORATION AND PARTNERSHIPS



### 3.6.1 GOAL

The M.D. strengthens and nurtures its long tradition of partnerships with neighbouring municipalities, other levels of government, First Nations, and the broader community to continue building on mutually beneficial successes that acknowledge fiscal resilience, environmental stewardship, and healthy communities do not recognize borders.

STRATEGIC DIRECTION	PRIORITY FOCUS AREAS (PFA)
Maintain mutually beneficial relationships with neighbouring local governments, other government agencies, First Nations, and other organizations that serve M.D. citizens.	PFA-1/PFA-3
Foster strong municipal leadership through a renewed commitment to communication and engagement with the public to demonstrate transparent and accountable local governance	PFA-2



### 3.6.2 CONNECTION TO THE VISION

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As the M.D. establishes a vision and direction towards achieving its desired outcomes, it is clear that the municipality, no matter how influential, cannot accomplish all of its priorities on its own. Collaboration and partnerships, which come in a variety of forms, are critical in progressing toward creating a strong and healthy community, which does not recognize arbitrary boundary lines on a map.

### 3.6.3 INTRODUCTION

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Maintaining strong relationships with governments, organizations, and the public help the municipality achieve its vision. These relationships are critical to help coordinate growth and development across the region. Fostering strong local governance requires considering the variety of funding tools and opportunities each sector of the community brings which can support establishing the shared services necessary to support a strong and healthy community.

Beyond formal partnerships, a strong relationship with the community through continued and expanded communication and engagement initiatives helps determine the success of any planning initiative. Strong and transparent municipal leadership and a willingness to adapt the Plan when the context changes are key components of maintaining a healthy relationship with the community.

### 3.6.4 STRATEGIC DIRECTION

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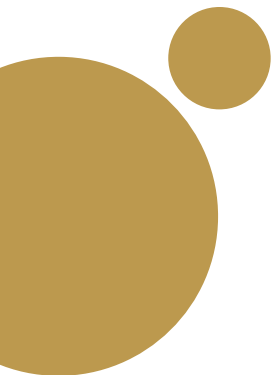
- A. Maintain mutually beneficial relationships with neighbouring local governments, other government agencies, First Nations, and other organizations that serve M.D. citizens.

#### POLICIES

1. **Ensure** ongoing collaboration with neighbouring municipalities, at both the political and administrative levels, by **requiring** consistent communication processes.
  2. **Ensure** effective intermunicipal planning by **requiring** timely and collaborative reviews and updates of intermunicipal development plans, intermunicipal collaboration frameworks, and intermunicipal agreements.
  3. **Ensure** effective communication and collaboration with First Nations by **requiring** effective communication and collaboration at both the political and administrative levels.
- B. Foster strong municipal leadership through a renewed commitment to communication and engagement with the public to demonstrate transparent and accountable local governance.

#### POLICIES

1. **Promote** equitable access to information on the evolution of the Municipal Development Plan by **encouraging** a coordinated and ongoing community engagement program that provides opportunities to communicate the successes and learnings of the implementation of the Plan and opportunities to continually evaluate changes in the community context.





# 4 LAND USE AND GROWTH MANAGEMENT





## 4.1 GOAL

The M.D. supports growth and development that provides opportunities for diverse residential and employment opportunities and accommodate people looking to sustainably enjoy a rural lifestyle. Growth is sensitive to the natural environment and current and future agricultural operations, making positive contributions to the rural character of the community and the fiscal health of the municipality.

STRATEGIC DIRECTION	PRIORITY FOCUS AREAS (PFA)
Manage growth through orderly development that minimizes impacts on natural and agricultural areas, while maximizing the use of existing infrastructure, facilities, and services to support sustainable service delivery and fiscally responsible growth.	All
Strengthen the viability of the existing Hamlets as social, cultural, and economic hubs of the M.D.	All
Accommodate a variety of housing opportunities through residential communities designed to reflect the character and scale of development in the M.D., in coordination with market demand, demographic change, and sustainable service delivery.	PFA-2/PFA-4
Strengthen the resilience of the local economy through diversification efforts that direct economic development to areas that can accommodate commercial and industrial land uses.	PFA-1/PFA-2

## 4.2 CONNECTION TO THE VISION

Providing residential opportunities that complement economic development initiatives and that supports the efforts of businesses to promote the M.D.'s quality of life and variety of rural living options. Sustainably managed growth minimizes the intrusion of new development into areas that contribute to the character and identity of the community and support a diversity of land uses that strengthen the fiscal resilience of the municipality.

## 4.3 INTRODUCTION

Rural residential development refers to land in a rural setting, used for dwellings that are not primarily associated with agriculture. Because of its primarily residential function, rural residential development requires access to most of the normal services and infrastructure provided in more urban settings and often generates expectations of urban residential amenities.

Rural areas remain desirable places for lifestyle residential development, with people seeking a quieter lifestyle, lower cost of living, access to natural assets, and more "space". Providing a range of housing choice is an important factor in economic development efforts to attract and retain businesses and people.

However, if rural growth goes unmanaged, this development pressure can have significant environmental, social, and economic costs, resulting in a dispersed development pattern that negatively impacts other land uses.

Growth management seeks to establish a framework that balances sustainable development opportunities with providing a high quality of life and a diversity of residential and economic opportunities. The majority of more detailed land use planning is done through Intermunicipal Development Plans and Area Structure Plans. Refer to **Figure 11: Future Land Use**, for an overview of future planning areas throughout the M.D.



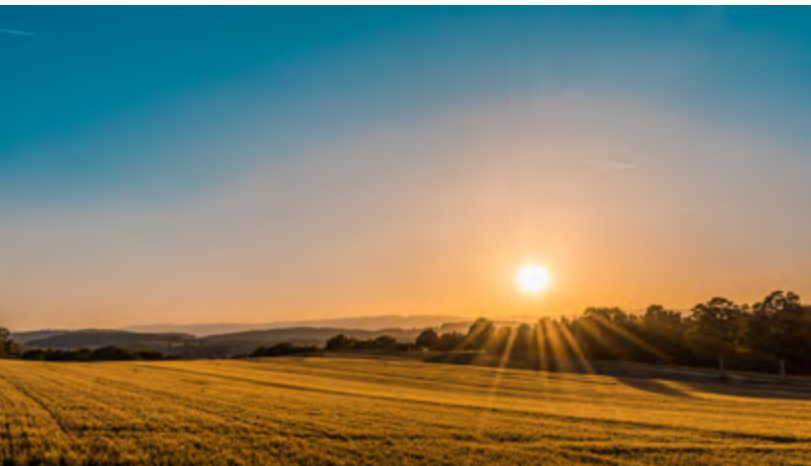
This can establish a degree of certainty for residents and potential developers around expectations and allow the M.D. to leverage municipal investments in sustainable service delivery to support fiscally responsible growth.

While growth has been modest in the M.D., it has remained relatively stable over the last decade, though the composition of the population continues to age. Looking at the age cohort composition of the population, the M.D. is expected to continue modest growth over the next 10 years. With anticipated annual growth rates ranging from 1.15% - 1.2%, it is expected the population will approach 14,500 residents over the next decade.

There are currently 163 vacant subdivided residential lots and 1,576 potential residential lots that have been rezoned with an approved Area Structure Plan. Given the anticipated level of population growth, there appears to be an adequate supply of residential lots to meet the potential demand over at least the next decade.

When planning for future growth, it is important to continue offering a range of land uses to maintain a high quality of life and a diversity of residential and economic opportunities.





## 4.4 STRATEGIC DIRECTION

- A. Manage growth through orderly development that minimizes impacts on natural and agricultural areas, while maximizing the use of existing infrastructure, facilities, and services to support sustainable service delivery and fiscally responsible growth.

### POLICIES

1. **Ensure** orderly and sustainable residential growth in the M.D. by **requiring** development applications align with the hierarchy of focused growth areas:
  - a. Growth Hamlets (Hamlets with access to municipal water and/or wastewater services).
  - b. Urban fringe areas in accordance with an adopted statutory plan.
  - c. Infill Hamlets (Hamlets without access to either municipal water or wastewater services).
  - d. Major multi-lot country residential development (defined as five (5) or more subdivided lots) in areas meeting the major multi-lot development criteria and proposed within an Area Structure Plan.
  - e. Minor multi-lot country residential development (defined as 4 or less subdivided lots, not more than a maximum of 20 acres combined) in areas meeting the minor multi-lot development criteria.
2. **Support** an adequate supply of rural residential options by **considering** the following questions in evaluating new applications:
  - a. Does the proposed rural residential development align with the overall vision and goals of the M.D.?
  - b. Is the proposed rural residential development considered necessary relative to the existing supply of subdivided lots and the need to provide appropriate diversity and choice to meet housing needs?
  - c. Is the proposed rural residential development in a suitable location, minimizing any negative impacts on adjacent land uses?
  - d. Is the proposed rural residential development designed with appropriate amenities and infrastructure that do not present a financial burden on the M.D.?

3. **Ensure** all proposals for rural residential development fit the broader strategic context of the M.D. by **requiring** applications to demonstrate how it conforms to strategic policies and objectives of the municipality as articulated within this Plan and other initiatives deemed relevant by the M.D.
4. **Ensure** major multi-lot residential developments minimize impacts on surrounding land uses and the fiscal sustainability of the municipality by **requiring** all proposals to establish the subject lands are suitable for residential use, recognizing rural residential development is not suitable on land that meets the following criteria:
  - a. Is considered productive agricultural lands, as defined in Section 2.2.
  - b. Is within a legislated setback of industrial, infrastructure, or agricultural facility that generates nuisances incompatible with residential use (e.g., oil and gas installation, wastewater lagoon, airport, confined feeding operation, etc.).
  - c. Contains land and/or groundwater contamination.
  - d. Contains and/or is adjacent to lands that are considered environmentally significant, as designated by the M.D. or within a Biophysical Impact Assessment, unless a suitable buffer zone has been established and confirmed by a qualified professional.
5. **Promote** the fiscal sustainability of new development by **encouraging** all proposals to include a fiscal impact assessment to consider the public maintenance and life cycle costs of servicing the development.
6. **Ensure** fiscally responsible growth by **requiring** the cost of constructing and installing all necessary municipal infrastructure and services are borne by the developer unless otherwise directed by the M.D.
7. **Ensure** major multi-lot residential developments can access the necessary municipal services by **requiring** proposals to demonstrate the land's physical capacity to sustain rural residential development, addressing the following criteria:
  - a. Where the land is accessible to existing municipal infrastructure, located within and operated by the M.D., the development must connect to the existing system(s) and may be developed at higher densities, as authorized by the M.D.
  - b. Physical characteristics of the land can meet the requirements for on-site wastewater management if municipal wastewater treatment is unavailable.
  - c. Availability of an adequate quantity and quality of ground water necessary to service the development, ensuring no adverse impacts on the supply on any adjacent developments if municipal water supply is unavailable.
  - d. Accessibility to a public road through an intersection constructed to the satisfaction of the M.D. or Alberta Transportation.
  - e. Stormwater management, designed to accommodate a 1:100-year storm event, demonstrating effective drainage for individual lots and the entire site.

8. **Promote** effective and efficient design and layout of rural development by **encouraging** subdivision layouts that incorporate the physical and natural features of the land and identify the environmental, landscape, infrastructure, and servicing constraints, including, but not limited to the following:

- a. Identifying native vegetation and wildlife habitat for protection.
- b. Retaining connectivity of riparian corridors along waterways.
- c. Identifying and managing existing and potential erosion areas.
- d. Identifying and designing around areas prone to flooding.
- e. Incorporating FireSmart principles into the design, where applicable, at the time of subdivision.
- f. Preserving ridgelines, sensitive landscapes, and other natural features to preserve views from adjacent lands and roadways.
- g. Identifying and designing around areas on slopes greater than 15%.

B. Strengthen the viability of the existing Hamlets as social, cultural, and economic hubs of the M.D.

## POLICIES

1. **Promote** the health and sustainability of Hamlets by **encouraging** new development opportunities that maximize the use of existing infrastructure in Growth Hamlets, characterized by the following:
  - a. Ability to connect to municipal water and wastewater services.
  - b. Ability to connect to municipal wastewater services with an adequate source of on-site groundwater supply.
  - c. Ability to connect to municipal water services with adequate soil conditions to accommodate on-site wastewater treatment.
  - d. Demonstrated capacity of the existing systems to accommodate new development.
  - e. An adopted and up-to-date Area Structure Plan that articulates a vision for the community that is aligned with the proposed development.
2. **Promote** the use of existing municipal infrastructure and services by **encouraging** growth and development outside the traditional Hamlet boundaries, provided the capacity of the existing systems can accommodate the planned development and that the costs of extending all necessary infrastructure is borne by the developer.



3. **Promote** development opportunities within Infill Hamlets by **encouraging** infill and redevelopment, provided they can be sustained by on-site water and wastewater services.
  4. **Ensure** proposed development is consistent with the future vision of each Hamlet by **requiring** a detailed Concept Plan in support of a major multi-lot subdivision, prepared by the developer, in accordance with the adopted Area Structure Plan and the Terms of Reference included as Appendix A in this Plan.
- C. Accommodate a variety of housing opportunities through residential communities designed to reflect the character and scale of development in the M.D., in coordination with market demand, demographic change, and sustainable service delivery.

## POLICIES

1. **Support** diversity of residential options by **considering** minor multi-lot developments without requiring an Area Structure Plan or redesignation, provided the applicant demonstrates, to the satisfaction of the M.D., the proposed development meets the following criteria:
  - a. The proposal is for a maximum of four (4) parcels, resulting in no more than five (5) titles per quarter-section.
  - b. The assessment of the soil productivity for agricultural purposes is assessed at less than 45%.
  - c. The lots are clustered and contiguous, limiting the fragmentation of the remaining lands.
  - d. All lots can accommodate on-site water and wastewater services, to the satisfaction of the M.D. and in conformance to all local and provincial regulations.
  - e. If one of the lots is considered a fragmented parcel, as defined in Section 3.2.4-B. (4), it will be considered as one (1) of the five (5) allowable titles for the quarter-section, however the total acreage of the fragment will not count toward the 20-acre maximum for minor-lot subdivisions, as described in Section 4.4-A. (1).
  - f. The proposed application demonstrates, to the satisfaction of the M.D., that it can meet all other relevant policy directives and aligns with the Vision, Priority Focus Areas, and Decision-Making Principles.





2. **Promote** that any proposed redesignation for major multi-lot residential development is aligned with the forecasted increase in population, the supply of vacant, subdivided residential parcels, and any changes in household structure and composition by **encouraging** a housing needs analysis as part of any application that demonstrates the following:
  - a. Demographic trends, including changes to household composition.
  - b. Housing market trends, including dwelling types.
  - c. Projected population and household need over the next ten years.
  - d. The projected total number of additional housing units needed and the proportion that would be in the form of major multi-lot development.
  - b. Demonstration, to the satisfaction of the M.D., the need for new residential lots beyond the current supply of vacant subdivided lots through the recommendations of the housing needs analysis.
  - c. Suitability of the site, minimizing the loss of productive agricultural soils, and intrusions on environmentally significant and sensitive areas.
  - d. The lots are accessible by an internal service road limiting the access points onto an M.D. road to a maximum of two (2), as determined by the M.D.
  - e. Proximity to other compatible land uses.
  - f. Proximity to incompatible land uses and the potential for negative impacts.
  - g. Proximity to urban areas.
3. **Promote** diverse residential options by **encouraging** new major multi-lot residential developments as part of a redesignation and Area Structure Plan application that demonstrates, to the satisfaction of the M.D., its ability to meet the following criteria:
  - a. Conformance with the requirements for the preparation of an Area Structure Plan, as articulated in Appendix A.



- D. Strengthen the resilience of the local economy through diversification efforts that direct economic development to areas that can accommodate commercial and industrial land uses.

#### POLICIES

1. **Promote** a strong and diverse local economy by **encouraging** the location of commercial and industrial uses in areas that:
  - a. Have efficient connections to the provincial highway network.
  - b. Contain large tracts of land that can accommodate a range of parcel sizes to ensure adaptability to a variety of development options.
  - c. Can access multiple transportation options (e.g., vehicle, heavy truck traffic, air, etc.).
  - d. Are in proximity to other similar uses or in areas that do not pose any significant impact on other dissimilar uses.
2. **Ensure** the orderly development of commercial and industrial areas by **requiring** the development of an Area Structure Plan for any development proposal resulting in three (3) or more parcels.
3. **Promote** the effective and efficient use of commercial and industrial areas by **encouraging** new developments to locate in areas that already have an approved Area Structure Plan in place.
4. **Promote** the effective use of existing infrastructure and transportation networks by **encouraging** infill and intensification of existing commercial and industrial areas before approving any new subdivisions.
5. **Ensure** the sustainability of existing commercial and industrial areas by **requiring** any application for redesignation to provide a justification why the proposed development cannot locate in existing areas that have an adopted Area Structure Plan.

6. **Promote** fiscally sound growth and development of planned commercial and industrial business parks that contribute to a diverse and sustainable local economy by **encouraging** no new business parks, beyond what have already been approved within an adopted Area Structure Plan, unless the proposal meets an identified need based on the following criteria:
  - a. The proposal is of regional or national significance.
  - b. The planned uses and target markets are clearly articulated and meet a defined need.
  - c. Approved business parks no longer meet the market demand.
  - d. Approved business parks are reaching capacity and no longer provide a suitable choice of location.
  - e. There are no adverse impacts on environmentally sensitive areas, adjacent agricultural operations, or existing residential communities.
  - f. The proposed development has the potential to contribute significant financial benefits to the M.D.
  - g. The adjacent transportation network has the capacity and infrastructure to accommodate the scale of the proposed development.
  - h. The proposed development can demonstrate a direct benefit to existing Hamlets through additional employment opportunities and/or the continued growth and development within the communities.
7. **Support** a variety of economic opportunities throughout the M.D. by **considering** proposals for new commercial or industrial businesses outside defined business parks, based on the following criteria:
  - a. The proposed development is limited in its scale and intensity.
  - b. The application can effectively demonstrate, through a Traffic Impact Assessment prepared by a qualified professional, there are no adverse impacts on the existing transportation network and the development can be accessed by a paved road that can accommodate the projected traffic.
  - c. The proposed development can demonstrate it will not compromise the viability of any existing business parks.
  - d. There are no adverse impacts on environmentally sensitive areas, adjacent agricultural operations, or other land uses.







# 5 IMPLEMENTATION

## 5.1 INTRODUCTION

The primary function of a Municipal Development Plan is to provide direction, through policies, that guide long-term development contained in both statutory and non-statutory documents, such as Area Concept Plans, Area Structure Plans, and Area Redevelopment Plans. All municipal documents and corporate actions need to reflect the intent of the plan. Implementation is achieved through the understanding and cooperation of citizens, developers, and relevant agencies.

Factors that affect land use, economic development, social and environmental sustainability, and the provision of municipal services are constantly changing. Therefore, the Municipal Development Plan is intended to remain an adaptive document. While it serves as the basis for decision-making over the next decade, or longer, it is also designed to evolve as the context changes and the priorities shift. As the M.D. looks to make decisions on actions or investments, staff and leadership should refer to this document to ensure decisions are supported by the Municipal Development Plan.

Throughout this document, there are priorities, goals, strategic directives, and policies to guide decision making across the various elements of the organization. As the priorities evolve, the plan should be continually evaluated to ensure new priorities are identified that can further support the M.D. in achieving the desired outcomes articulated in this Plan.

## 5.2 RELATIONSHIP TO EXISTING PLANS

1. If an Area Structure Plan (ASP) was adopted prior to the effective date of this Plan or was adopted in accordance with the provisions of Bylaw No. 1367, then any Land Use Bylaw amendment, subdivision, or development may be considered as per the adopted Area Structure Plan.
2. If an ASP was adopted prior to the effective date of this Plan, then an amendment to that ASP will continue to be considered in accordance with the intent of this Plan as defined within the Joint Planning Study.

## 5.3 IMPLEMENTATION

1. The policies contained in this MDP shall be implemented through the Land Use Bylaw as well as other statutory plans and non-statutory documents.
2. All new statutory and non-statutory plans shall reflect the contents of this MDP in order to provide a consistent and coordinated system for development.
3. The intent of the policies contained within this MDP shall guide amendments to the Land Use Bylaw and the preparation of amendments to statutory and non-statutory documents.

## 5.4 REVIEW

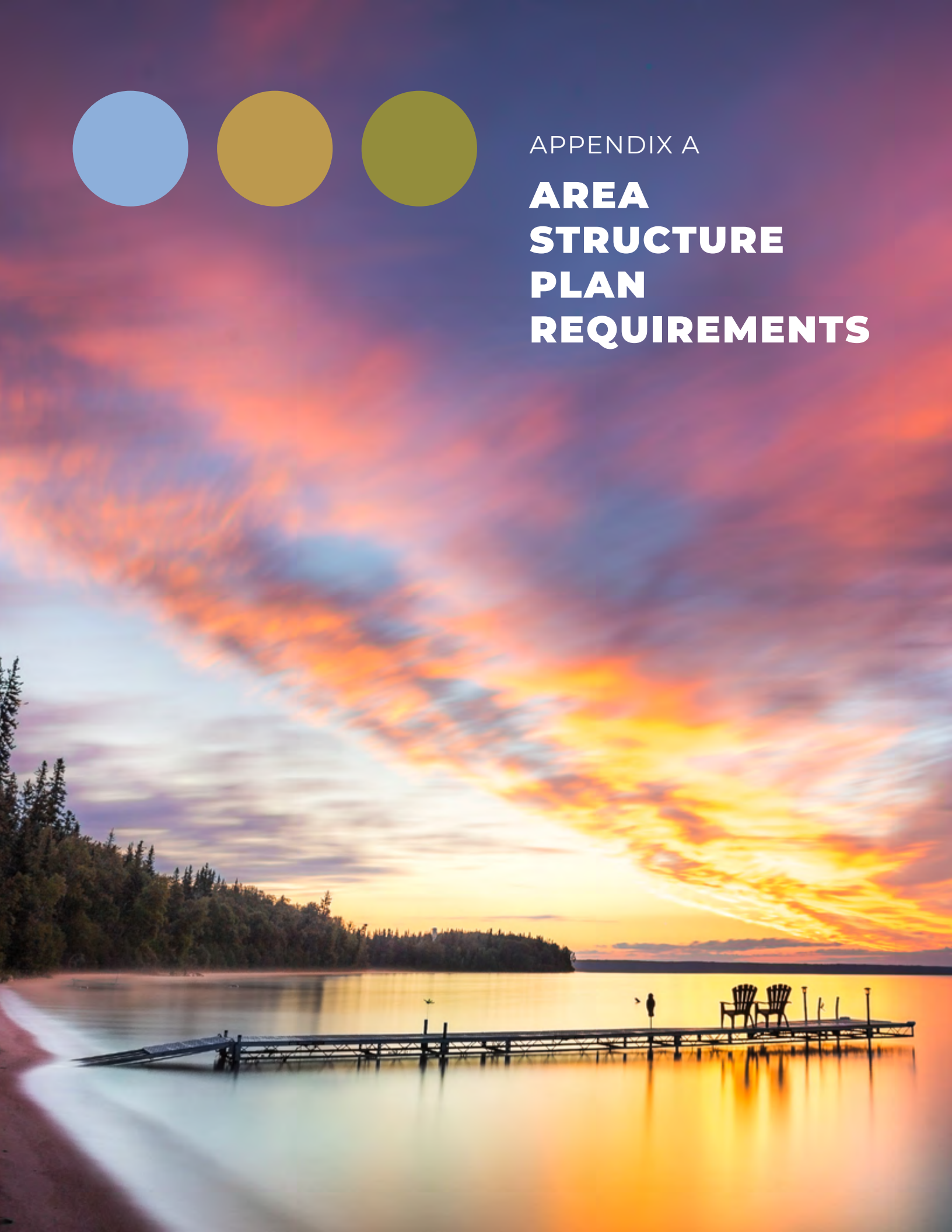
1. The MDP should be updated administratively and amended as needed, based on the need to adapt to:
  - a. Consistency with provincial or federal legislation.
  - b. Relevancy of policies in their ability to achieve the intended direction of the Plan.
  - c. Changes in best practices in planning and development.
2. A comprehensive review and update of the MDP shall occur within five (5) years of the date of adoption. As part of the review, consideration shall be given to:
  - a. Reviewing land use changes and emerging issues.
  - b. Revisiting the views and opinions of M.D. citizens through a thorough engagement process.
  - c. A review of best practices and emerging rural planning trends.
  - d. Changes to applicable provincial and federal legislation.
3. Amendments to this Municipal Development Plan shall be required if a proposed development is, in the determination of the M.D., in the best interest of the public but in contravention of the policy direction of the Plan. Such amendments shall be initiated by the applicant and approved by Council in advance of any subdivision or development approval.
4. As part of Administrative or full reviews, the M.D. may initiate an amendment to this MDP if it is deemed in the public interest to do so.
5. As part of any proposed amendment, the M.D. shall provide opportunities for citizens to review and comment on the anticipated changes.





APPENDIX A

**AREA  
STRUCTURE  
PLAN  
REQUIREMENTS**



## ASP REQUIREMENTS: **SMALL AREA PLANS**

1. Where a new Area Structure Plan (ASP) is required, the following elements must be addressed to the satisfaction of the M.D.:
  - a. Overall future land use concept that illustrates the geographic distribution of all proposed land uses and development types.
  - b. Development density ranges and dwelling unit totals, by type and geographic distribution.
  - c. Population estimates based on dwelling unit totals, developable lands, and the availability of water and wastewater services.
  - d. Policies and direction that articulate how open spaces will be effectively managed.
  - e. Demonstrate development patterns that maximize transportation connectivity and conform to any relevant technical infrastructure plans.
  - f. Proposed design of public realm elements (e.g., main thoroughfares, public gathering spaces, etc.).
  - g. Type and location of parks, open spaces, recreation amenities, and active transportation connections.
  - h. Consideration for the potential impact on school facilities and transportation.
  - i. Proposed mitigation strategies for any identified impact on the environment.
  - j. The planned interface between the proposed development and adjacent agricultural operations and/or natural areas of other developments.

## TERMS OF REFERENCE

1. Purpose Statement:
  - a. Why is the plan being prepared for consideration and a description of how it conforms to all other relevant M.D. plans and policies,
2. Plan Area:
  - a. Provide a map illustrating the plan area within the regional context.
  - b. Provide a site-specific map and provide a legal description and ownership conditions of the plan area parcel(s).
3. Current Reality:
  - a. Provide a map and description of the natural features of the plan area, including, but not limited to:
    - Treed areas
    - Bodies of water
    - Lands at risk of flooding or prone to drainage issues
    - Slopes greater than 15%
    - Top-of bank of any identified water body
    - Contours at one-metre intervals
    - Any other physical feature that poses a development constraint
  - b. Provide a map and description of any physical features of the plan area, including, but not limited to:
    - Existing land uses on the site
    - Surrounding land uses on adjacent lands (a larger area may be warranted by the M.D., based on the proposed development and its potential impacts)
    - Oil and gas installations
    - Existing pipelines and any associated rights-of-way and setbacks
    - Any existing or historic landfill and wastewater lagoon and their associated setbacks
    - Railways
    - Power transmission lines
    - Any other physical feature that poses a development constraint

- c. A preliminary geotechnical investigation, prepared by a qualified professional, that demonstrates the suitability of the plan area for the proposed development and provides clear recommendations for mitigating any development constraints.

**4.** Development Concept:

- a. Provide a description of the proposed land uses.
- b. Outline the land uses by total area for each use, as well as the proposed lot sizes.
- c. Illustrate the proposed phasing of the development, if applicable.
- d. Demonstrate how the development relates to any existing or future uses on surrounding lands, including a description of any mitigating measures needed to reduce any potential conflicts.
- e. Illustrate the location of any Environmental Reserve lands.
- f. Illustrate the proposed Municipal Reserve dedications along with a description of their intended use and why they should be considered as Municipal Reserves.

**5.** Municipal Servicing:

- a. Describe the proposed method of providing potable water to the development.
  - If the proposed development requires on-site water supply, a groundwater supply study, prepared by a qualified professional, must demonstrate the adequacy of the supply and quality of groundwater for the proposed uses and evaluate the cumulative impacts of development in the area on the groundwater supply.
- b. Describe the proposed method of providing a pressurized water system for fire suppression.
- c. Describe the proposed method of addressing wastewater treatment and disposal.
  - If the proposed development requires on-site wastewater treatment, a percolation test and water table evaluation, prepared by a qualified professional, must be submitted.
  - It is the responsibility of the developer to demonstrate, to the M.D.'s satisfaction, the viability of the proposed method of wastewater disposal, in accordance with all municipal and provincial regulations.

6. Stormwater Management:
  - a. Provide a map and a description that demonstrates how stormwater runoff will be managed.
    - Any proposed stormwater pond will be considered as a public utility lot.
  - b. Provide a stormwater management plan, prepared by a qualified professional, to evaluate the following:
    - The need for drainage improvements required to manage the quantity and quality of the estimated stormwater.
    - Post-development rates are consistent with pre-development rates for runoff to adjacent properties.
    - Mitigation measures necessary to protect downstream drainage systems and/or water bodies.
  
7. Transportation:
  - a. Demonstrate the planned access point(s) to the plan area.
  - b. Provide a Traffic Impact Assessment, prepared by a qualified professional, to evaluate the following:
    - Any required road or intersection upgrades triggered by additional traffic generated from the proposed scale and type of uses.
    - Any right-of-way dedication necessary for future road widening.
    - Internal road network to serve the proposed development and provide adequate emergency access.
    - Proposal to accommodate non-motorized transportation within the plan area.

**8. Environmental Evaluation:**

- a. Provide a map and description of any areas considered environmentally significant or sensitive, which generally refer to areas that perform environmental, ecological, or hydrological functions.
- b. Provide a Biophysical Impact Assessment, prepared by a qualified professional, to evaluate the significance and sensitivity of the following:
  - Existing vegetation
  - Wetlands
  - Water bodies
  - Wildlife habitat
  - Any unique natural features
- c. The assessment must provide recommendations related to the following:
  - Proposed methods to protect environmentally significant and sensitive areas.
  - Risk mitigation measures to minimize any impacts on natural features.
  - Any site planning considerations to effectively integrate natural features in the development.
  - Any other proposed studies necessary to effectively evaluate the sensitivity of the plan area.

**9. Other Considerations:**

- a. Historic Resources:
  - Provide a Historic Resources Impact Assessment, prepared by a qualified professional, or confirmation from the Ministry of Culture and Status of Women that an assessment is not required.
- b. Shallow Utilities:
  - Describe the proposed arrangements for providing non-municipal utilities (e.g., power, natural gas, etc.) to the proposed development.