MUNICIPAL DEVELOPMENT PLAN

Bylaw No. 1826







Prepared by



OLDMAN RIVER REGIONAL SERVICES COMMISSION

August 2015

BYLAW NO. 1826

OF THE TOWN OF FORT MACLEOD
IN THE PROVINCE OF ALBERTA

Being a Bylaw of the Town of Fort Macleod in the Province of Alberta, to Adopt a New Municipal Development Plan.

WHEREAS, the provisions of Section 632(2) of the *Municipal Government Act*, RSA 2000, Chapter M-26 permits a Council of a municipality with a population of less than 3,500 to adopt a Municipal Development Plan;

AND WHEREAS, the purpose of a Municipal Development Plan is to provide a comprehensive long-range land use plan pursuant to the provisions of Section 632(3) of the *Municipal Government Act*;

AND WHEREAS, Council deems it necessary to adopt a new Municipal Development Plan;

AND WHEREAS a Public Hearing, as required by Section 692 of the Municipal Government Act, will be held prior to second reading of this bylaw.

NOW, THEREFORE, **THE MUNICIPAL COUNCIL OF THE TOWN OF FORT MACLEOD, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, ENACTS AS FOLLOWS:**

1. This Bylaw shall be cited as the "Municipal Development Plan Bylaw".
2. Bylaw No. 1826, being the new Municipal Development Plan Bylaw, is hereby adopted.
3. Bylaw No. 1745, being the former Municipal Development Plan Bylaw, is hereby repealed.
4. This Bylaw shall come into full force and effect upon receiving third and final reading.

READ A FIRST TIME THIS 13 **DAY OF** July **, 2015 A. D.**

MAYOR *MUNICIPAL MANAGER*

READ A SECOND TIME THIS 24 **DAY OF** August **, 2015 A. D.**

MAYOR *MUNICIPAL MANAGER*

READ A THIRD TIME AND FINALLY DECLARED PASSED BY COUNCIL THIS 24 **DAY OF** August **, 2015 A. D.**

MAYOR *MUNICIPAL MANAGER*

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PART 1: INTRODUCTION

PART 1: INTRODUCTION

1.0 INTRODUCTION



The Town of Fort Macleod is a vibrant community situated on the banks of the Oldman River in southern Alberta. The existing footprint of Fort Macleod is a reflection of the physical, social and economic influences that have been responsible for the community's development over time. Generally, the essential elements required to shape a community originate on the landscape and often a community is judged by how well it uses the land within its boundaries. By engaging in long-range land use planning, a community can be better prepared to take advantage of potential opportunities and confront future challenges.

The Town undertook the exercise of updating the 2004 Municipal Development Plan in 2011. The 2011 Plan was largely the result of the Town being chosen as the site of the now-defunct Alberta Public Safety and Law Enforcement Training Centre (APSLETC), and the associated growth pressures such a facility would put on Fort Macleod.

Although the APSLETC was ultimately not realized, the servicing of the lands left the Town with an opportunity to reconsider the use of the site. This was a primary factor in the decision to initiate a review of the Town's 2011 Municipal Development Plan. In addition to the new opportunities resulting from the serviced lands, a review of the Plan also provided an opportunity to gain up-to-date insights from the 2013-2017 Town Council, and the citizens of Fort Macleod. Technical and supporting information have also been updated. Since the last iteration of the Plan, the 2011 Federal census has been released, along with the Town's Infrastructure Master Plan.

1.1 PURPOSE OF A MUNICIPAL DEVELOPMENT PLAN

An effective planning process is an ongoing activity which involves Council, the Municipal Planning Authorities, Administration and the residents of the community. Matters relating to planning are found in Part 17 of the Municipal Government Act. Under this legislation, a hierarchy of statutory planning documents exists and the role of a Municipal Development Plan is to guide the general direction of future development and provide land use policies regarding development.

A Municipal Development Plan can be defined as a framework for decision-making that guides future development and redevelopment

Beyond the hierarchy of statutory plans contained within the Municipal Government Act, a number of other processes and documents exist that

provide vision and direction and to a municipality. The Town's Integrated Community Sustainability Plan (ICSP) (adopted in 2011) and 2014 – 2017 Strategic Plan provide invaluable insight into the desired future of the community, and are important touchstones in the broader process of setting and achieving the vision, goals and objectives for Fort Macleod into the future.

Therefore, a Municipal Development Plan can be defined as a framework for decision-making that synthesizes information from other related documentation and plans and captures the ideals and principles that are valued by the community to guide future development and redevelopment. It studies both a community's past experiences and evaluates its current circumstances in order to anticipate its future needs. The content of a Municipal Development Plan is designed to encourage municipalities to integrate proposals into long-term plans for the financial and social wellbeing of the community, as well as the physical landscape. Therefore, plans for future growth must be realistic. By ensuring that growth takes place in a sustainable, orderly, and rational manner, a community can balance the economic, social and environmental requirements of its residents and bring a sense of stability to the community.

The Town of Fort Macleod, by updating the Municipal Development Plan, will accomplish the following:

- Identify land use and urban design policy that will ensure and promote growth for the community.
- Establish a strategy that will create a financially sustainable community.
- Reinforce Fort Macleod's traditional agricultural service centre role while increasing tourism and other economic opportunities.
- Identify community facilities and services that will be required to accommodate future growth.
- Provide, where possible, time-based goals and objectives to ensure the ongoing success of the Municipal Development Plan.
- Ensure, through policy directive, the continued review and updating of the Municipal Development Plan and other related statutory and non-statutory documents.

PART 1: INTRODUCTION

1.2 STATUTORY REQUIREMENTS

A hierarchy of statutory planning documents exists, which are created and adopted by bylaw for the purpose of planning and managing land use. These statutory plans include municipal development plans, land use bylaws, intermunicipal development plans, area structure plans and area redevelopment plans. Presently all plans must comply with the Provincial Land Use Policies. In the future all plans will be required to comply with the South Saskatchewan Regional Plan when it is adopted in accordance with the Alberta Land Stewardship Act (ALSA) legislation.

Section 632(1) of the Municipal Government Act requires those municipalities with populations of 3,500 or more to adopt a Municipal Development Plan

Under this system, the role of a Municipal Development Plan is to guide the general direction of future development and provide land use policies regarding development, while the Land Use Bylaw regulates land use and development on a site-specific basis. Section 632(1) of the Municipal Government Act requires those municipalities with populations of 3,500 or more to adopt a Municipal Development Plan, whereas municipalities with smaller populations have the choice of creating and adopting a plan.

Specifically, section 632(3) of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26 states that:

> *A municipal development plan*
>
> *(a) must address*
>
> *(i) the future land use within the municipality,*
> *(ii) the manner of and the proposals for future development in the municipality,*
> *(iii) the co-ordination of land use, future growth patterns and other infrastructure with adjacent municipalities if there is no intermunicipal development plan with respect to those matters in those municipalities,*
> *(iv) the provision of the required transportation systems either generally or specifically within the municipality and in relation to adjacent municipalities, and*
> *(v) the provision of municipal services and facilities either generally or specifically,*

(b) may address

(i) proposals for the financing and programming of municipal infrastructure,
(ii) the co-ordination of municipal programs relating to the physical, social and economic development of the municipality,
(iii) environmental matters within the municipality,
(iv) the financial resources of the municipality,
(v) the economic development of the municipality, and
(vi) any other matter relating to the physical, social or economic development of the municipality,

(c) may contain statements regarding the municipality's development constraints, including the results of any development studies and impact analysis, and goals, objectives, targets, planning policies and corporate strategies,

(d) must contain policies compatible with the subdivision and development regulations to provide guidance on the type and location of land uses adjacent to sour gas facilities,

(e) must contain policies respecting the provision of municipal, school or municipal and school reserves, including but not limited to the need for, amount of and allocation of those reserves and the identification of school requirements in consultation with affected school authorities, and

(f) must contain policies respecting the protection of agricultural operations.

1.3 SOUTH SASKATCHEWAN REGIONAL PLAN

The South Saskatchewan Regional Plan (SSRP) is a legislative instrument produced pursuant to Section 13 of the Alberta Land Stewardship Act (ALSA). The SSRP makes use of a cumulative effects management framework to set policy direction for municipalities to achieve desired environmental, economic, and social outcomes within the South Saskatchewan region over the next nine years.

PART 1: INTRODUCTION

The SSRP, made up of four distinct parts (Introduction, Strategic Plan, Implementation Plan, and Regulatory Details), is guided by the vision, outcomes and intended directions set by the Strategic Plan portion of the document. The Implementation Plan establishes the objectives and strategies to be implemented, in order to achieve the regional vision.

Pursuant to Section 15(1) of the ALSA, the Regulatory Details portion of the SSRP are enforceable as law and bind the Crown, decision makers, local governments and all other persons, while the remaining portions of the SSRP are statements of policy, and are not intended to have binding legal effect.

All statutory plans and relevant documents must comply with the SSRP by no later than September 1, 2019. Compliance can be achieved by updating relevant statutory and other relevant documents, and filing a statutory declaration declaring compliance with the province. The timing of the 2015 update of this MDP is convenient, providing an opportunity for Fort Macleod to align its highest level statutory planning document with the SSRP. However, ongoing consideration of what alignment means is recommended, as the implications of the SSRP continue to be determined and realized at all levels of government in Alberta.

While the SSRP must be considered in its entirety, its most relevant portions of the Regional Plan, in the context of Fort Macleod's MDP include:

Section 5 of the Implementation Plan (Efficient Use of Land), which indicates the desired outcome to be:

Lands are efficiently used to minimize the amount of area taken up by the built environment.

Section 8 of the Implementation Plan (Community Development), which indicates the desired outcome to be:

Community development needs are anticipated and accommodated.

While the abovementioned sections and context-specific outcomes of the SSRP are of a broad scope, one or two overarching objectives, and a number of strategies are provided that are intended to aid municipalities in achieving the outcomes.

The objectives and strategies focused on the 'Efficient Use of Land' include:

Objective

The amount of land that is required for development of the built environment is minimized over time.

Strategies

5.1 All land-use planners and decision-makers responsible for land-use decisions are encouraged to ***consider the efficient use of land principles*** *in land-use planning and decision-making.*

1 *Reduce the rate at which land is converted from an undeveloped state into a permanent, built environment.*

2 *Utilize the minimum amount of land necessary for new development and build at a higher density than current practice.*

3 Increase the proportion of new development that takes place within already developed or disturbed lands either through infill, redevelopment and/or shared use, relative to new development that takes place on previously undeveloped lands.

4 Plan, design and locate new development in a manner that best utilizes existing infrastructure and minimizes the need for new or expanded infrastructure.

5 Reclaim and/or convert previously developed lands that are no longer required in a progressive and timely manner.

6 Provide decision-makers, land users and individuals the information they need to make decisions and choices that support efficient land use.

5.2 Build awareness and understanding of the efficient use of land principles.

The objectives and strategies focused on 'Community Development' include:

PART 1: INTRODUCTION

Objectives

Cooperation and coordination are fostered among all land-use planners and decision-makers involved in preparing and implementing land plans and strategies.

Knowledge sharing among communities is encouraged to promote the use of planning tools and the principles of efficient use of land to address community development in the region.

Strategies

When making land use decisions, municipalities, provincial departments, boards and agencies and other partners are expected to:

8.1 Work together to achieve the shared environmental, economic and social outcomes in the South Saskatchewan Regional Plan and minimize negative environmental cumulative effects.

8.2 Address common planning issues, especially where valued natural features and historic resources are of interest to more than one stakeholder and where the possible effect of development transcends jurisdictional boundaries.

8.3 Coordinate and work with each other in their respective planning activities (such as in the development of plans and policies) and development approval processes to address issues of mutual interest.

8.4 Work together to anticipate, plan and set aside adequate land with the physical infrastructure and services required to accommodate future population growth and accompanying community development needs.

8.5 Build awareness regarding the application of land-use planning tools that reduce the impact of residential, commercial and industrial developments on the land, including approaches and best practices for promoting the efficient use of private and public lands.

8.6 Pursue joint use agreements, regional service commissions and any other joint cooperative arrangements that contribute specifically to intermunicipal land-use planning.

8.7 Consider the value of intermunicipal development planning to address land use on fringe areas, airport vicinity protection plans or other areas of mutual interest.



8.8 Coordinate land-use planning activities with First Nations, irrigation districts, school boards, health authorities and other agencies on areas of mutual interest.

1.4 POPULATION AND LAND CONSIDERATIONS

As the role of the Municipal Development Plan is to guide and direct the evolution of a community's future growth and development, typically 15 to 20 years or more into the future, decision makers need to consider reasonable extensions of current development based on predicted growth rates. It is important for Fort Macleod to prepare and formulate a strategy that will effectively encourage and facilitate growth and successfully accommodate corresponding residential and non-residential development.

Growth of a community is related to many factors including population migration, both in and out; the size of the community and its internal, natural growth rate and structure; the size and composition of the local and surrounding economy; and the proximity to larger areas of settlement and economic activity. Several different methods of population projections can be used to calculate future growth, as illustrated in Table 1, Appendix A.

The most probable population projection for Fort Macleod is difficult to predict due to the boom-bust cycle of the provincial economy and other potentially significant developments. In 2001 the projected population for 2006 was 3,081 persons based on the 0.5 percent growth rate, which is just 9 persons greater than the actual recorded population in 2006 of 3,072 persons. In 2006, the projected population for the year 2011, based on the data provided in Table 1, Appendix A, was 3150 people, representing a yearly growth rate of 0.5 percent. In a similar fashion as the 2006 projection, the 2011 projection is only 33 people over the actual recorded 2011 population of 3117 people, as indicated by Statistics Canada 2011 census information. Therefore, based on the most recent census data, it is reasonable to assume that without any extraordinary development the most probable growth rate is 0.5 percent annually which would lead to a projected population of 3,531 persons by the year 2036.

Given the vast land base of the community, it is reasonable to assume that there is enough vacant land in reserve to accommodate future residential growth into the foreseeable future

PART 1: INTRODUCTION

Residential development will continue to be a focus of development within the Town of Fort Macleod. In order to establish future residential land requirements, a residential land consumption range can be calculated based on historic trends in population growth and industry standards for housing density. The land consumption analysis in Table 2, Appendix A, provides the Town with an indication of future land requirements to accommodate various population levels at two gross densities. (land required for residential lots, and public lands such as streets, laneways and sidewalks). In reviewing the land consumption analysis, the Town of Fort Macleod could develop an additional 20 ha (50 acres) to accommodate a projected population of 3,531 people, if people per household and gross residential densities were to remain the same. As an illustration of what slightly higher residential densities may accomplish in terms of reducing land consumption, the same projected population of 3531 people could be accommodated on 15 ha (38 ac) of land, if current average density were to be increased by 30 percent. Regardless of the density future growth is accommodated at, it can be assumed that given the vast land base of the community, it is reasonable to assume that there is enough vacant land, both publicly and privately held, to accommodate future residential growth into the foreseeable future.

As stated previously, given the boom and bust cycle of the provincial economy it is also difficult to accurately identify the amount of land required for non-residential uses into the future. Should significant non-residential growth occur in the foreseeable future, the Town's undeveloped land base should accommodate such growth easily, with consideration for the opportunities and challenges that relate to infrastructure and servicing for some of the Town's undeveloped areas.

1.5 IMPORTANT PLANNING CONSIDERATIONS

A review of the land use studies and background information identified several primary planning considerations regarding land use and development for the community, including:

- The large land base within the corporate limits of Fort Macleod present opportunities and challenges with regards to servicing and accommodating the best land use for particular tracts of land.

- The eventual realignment of Highways 2/3 which will have a significant impact on the appearance and function of the community. Although Fort Macleod has long relied on the

presence of the highway, the realignment will offer a unique opportunity to explore growth directions that do not currently exist.

- The serviced lands in the far southeast of the Town's corporate boundaries present an excellent opportunity to explore a variety of non-residential land uses, such as a variety of industrial development, which may be supported by some commercial wholesale uses. Depending on the types and intensities of development that may occur here, a modest increase in population and a corresponding level of new residential development are likely to occur in the foreseeable future.

PART 2: COMMUNITY ANALYSIS

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1.0 COMMUNITY ANALYSIS

1.1 HISTORICAL DEVELOPMENT

Fort Macleod is the oldest settlement in southern Alberta. In 1874, the North West Mounted Police established the first fort on an island in the Oldman River. The I. G. Baker Company, a trading company from Fort Benton, Montana, constructed a trading post near the new Fort and soon other merchants arrived and a town grew up around the Fort.



Prior to 1914, Fort Macleod competed aggressively with Calgary and Lethbridge and enjoyed a measure of prosperity and growth

Later it became apparent that the menacing floods of the Oldman River were undermining the buildings and threatening to wash them away entirely. The Fort was relocated to a new site about two miles west of the island. The Town as well was moved to its present location. The Town was incorporated in 1892 and "Fort" was dropped and it became officially known as the Town of Macleod.

By 1910, Fort Macleod had grown to a population of 2,500. Optimism ran high and the community was described in promotional literature as the "Winnipeg of the West". By 1912, modern municipal infrastructure was installed and the citizens of Macleod enjoyed the comforts and conveniences of paved streets and roads, concrete sidewalks, natural gas, electric power, and a water and sewage system. Moreover, every facility for recreation was provided for including a large skating and curling rink, tennis courts, a baseball diamond, golf course, and one of the finest theatres in the Province at the time. Prior to 1914, Fort Macleod competed aggressively with Calgary and Lethbridge and enjoyed a measure of prosperity and growth and it was during this time that many of the impressive stone and brick buildings were erected that still gives a very distinct taste of the Town's heritage.

The outbreak of World War I marked the beginnings of an economic depression that affected Fort Macleod from the 1920s to the early 1970s. The Town was forced to declare bankruptcy in 1924 and as a stipulation of a provincial government loan, the community could not incur debt for capital expenditures for a 50-year period. The no-growth situation lasted until 1974 and since then, growth has been very gradual. The condition and collection of historic buildings along Main Street may be a direct result of the lack of growth as investors avoided the Town and no new construction took place.

The early 1980s saw work completed on the realignment of Highways 2 and 3, construction of a new hospital, and the designation of the

downtown as the only provincial historic area within the province. The 1990s brought a decline in the provincial economy that was experienced throughout the province and was reflected in a loss of population for Fort Macleod. As well, in 1995 the residents of Fort Macleod experienced the "Flood of the Century" as the Oldman River flooded its banks causing damage and loss of property.

1.2 REGIONAL SETTING



The Town of Fort Macleod is situated within the Municipal District of Willow Creek No. 26. Located at the crossroads of Highway 2 and Highway 3, the community is 144 km south of Calgary and 48 km northwest of Lethbridge. Fort Macleod has the distinction of being one of Alberta's oldest towns and its colourful heritage makes it one of the most unique communities in Alberta.

Fort Macleod is served by railway, air and bus service. The Canadian Pacific Railway, which bisects the community, is the main rail line that travels west through to the Crowsnest Pass. Fort Macleod has a local airstrip with all-weather facilities and a 914 m (2,999 ft.) runway. The nearest commercial and airfreight services are located at the Lethbridge County Airport.

Fort Macleod's elevation is 935 m (3,068 ft.) above sea level and the local climate of the region is influenced a great deal by the proximity of the Rocky Mountains. Being on the leeward side of the Rockies, and with elevations decreasing from west to east, variations in climate show a definite pattern. As moist air moves east from the Pacific Ocean and then over the Western Cordillera and the Rocky Mountains, it becomes heated as it loses its moisture. The warm air then flows down the eastern slopes, creating a region in which there are large variations in mean seasonal temperatures and precipitations. These 'Chinook' conditions in the region can cause the temperature to rise as much as 20° C in the matter of hours. The intermittent warm westerly flow can make for mild winters and hot, dry and breezy summer days.

The region is also subject to extreme weather events such as winter blizzards and summer thunderstorms as warm moist southern air masses collide with cold dry arctic air moving down from the north. Summers are on average warm and dry and winters are generally mild. The growing season has approximately 109 frost-free days, with annual sunshine averaging 2,263.7 hours per year. Fort Macleod receives yearly rainfall of 32.5 cm (12.8 inches) and average yearly snowfall of 99.7 cm (39.3 inches).

PART 2: COMMUNITY ANALYSIS

1.3 POPULATION

Over the past 40 years the Town of Fort Macleod has faced considerable changes and thus the population has fluctuated between 2,715 and 3,117 people. (Table 3, Appendix A)

Between 1971 and 2011, the Town of Fort Macleod has experienced periods of population growth and decline. During the last census period (2006-2011), Fort Macleod's population grew by approximately 0.5 percent to reach 3,117 persons. This positive growth scenario reflects the provincial situation, as Alberta's growth rate during the same five-year period was 10.8 percent.

1.4 LAND USE

The Town of Fort Macleod encompasses approximately nine square miles, with the built-up area located centrally and surrounded by agricultural land. The Oldman River and valley system meanders through the northwest portion providing a lush open space and recreation area, including the historic golf course, which contributes to the appeal of Fort Macleod.

The Town of Fort Macleod encompasses approximately nine square miles

The original town site was surveyed and registered in 1888 and many of the original plans still exist today. Although lots, blocks and roadways were created from First Street to the riverbank, as the Town grew over the years, development has not occurred much farther south than Ninth Street. The CPR line bisects the Town from northeast to southwest and industrial development associated with rail transit has developed in the area.

The Fort Macleod Airport is located in the southwestern portion of the community and currently contains a mix of uses. Many of the hangars have been converted into commercial and industrial businesses and a new large lot residential subdivision has been developed.

1.4.1 Residential

Residential development refers to the combination of dwelling types including single detached, manufactured, multi-family, and special senior residences, and the amount of land these uses occupy within the total developed land base of a community. It is important for Fort Macleod to understand what quantities and types of housing exist so

The majority of residential developments in the Town are conventional single-detached dwellings and manufactured homes

the Town may better prepare for future housing demands of a growing population.

- Residential land occupies approximately 272 ha (672 acres) or 13.4 percent of all zoned land. The majority of residential developments in the Town are conventional single-detached dwellings and manufactured homes. The average value of a dwelling continues to be one of the lowest average values for residences in comparison to other southern Alberta municipalities. (Table 4, Appendix A)

- Canada's population is aging and the demand for adequate and appropriate housing for this segment of the population is intensifying. According to the 2006 census, Fort Macleod's percentage of seniors aged 65 and over is approximately 19.5 percent which is nearly double the provincial average of 10.7 percent. These groups of individuals often have different housing requirements, such as low maintenance or ease of access to amenities, and must be considered in future development.

- Currently Fort Macleod has very few vacant residential lots remaining in mature neighbourhoods. Two recent subdivisions have created approximately 25 new conventional residential lots and there are nearly 50 vacant country residential lots located near the airport and numerous lots located north of the Oldman River.

1.4.2 Commercial



The existing pattern of commercial activity in Fort Macleod consists of linear development concentrated along the length of Highway 3 and adjacent to the CPR line. Historically, commercial development evolved as a response to the demands of the surrounding rural community to provide goods and services locally. Today, Fort Macleod's role continues to function as a rural and First Nations service centre and the ongoing challenge is to diversify the assessment base by creating proportionately more commercial and industrial opportunities, which will benefit the entire community.

Downtown Area

A key commercial feature of Fort Macleod is its historic downtown. It encompasses the Town's main street, Colonel Macleod Boulevard, and

is flanked by Jerry Potts Boulevard and Chief Red Crow Boulevard; one-way streets that channel east- and west-bound Highway 3 traffic through the community. The area extends for several blocks and consists of a mix of commercial uses.

The eventual realignment of Highway 3 will significantly reduce the amount of vehicular traffic in the downtown which will allow for a more pedestrian friendly area that could be further developed as a tourist node and promoted as an ideal live-work location. Business owners in the historic downtown have the opportunity to live in or rent out the upper floors and/or the rear of the building for residential uses in conjunction with a commercial use.

Business owners in the historic downtown have the opportunity to live in or rent out the upper floors and/or the rear of the building.

Highway Commercial

Highway commercial areas should complement downtown development and provide space for activities that cannot be accommodated in the downtown core. By definition, highway commercial areas require sites with high visibility, ready access, and large lots to provide for parking. The majority of existing highway commercial development is located on both the west and east portions of Highway 3.

1.4.3 Industrial

Industrial activity is an important element of the economy in Fort Macleod, both in terms of providing a source of tax revenue for the municipality and in offering employment opportunities to local residents. Associated with these economic benefits is also the task of protecting other land use activities from any negative impacts associated with certain types of industry, so they can prosper in a favourable atmosphere.



Current industrial development is located south of Highway 3 in the Airport Industrial Park and in linear strips adjacent to the CPR main-line. There are several vacant industrial zoned lots located in the airport industrial area and along 12th Street; which are both serviced and un-serviced.

The serviced lands in the southeast of the Town have created an opportunity for a mix of types and intensities of industrial development at this location, which may be further supported by some complementary commercial wholesale uses.

1.4.4 Parks, Recreation and Open Spaces

Within the Town there are a number of quality recreational facilities including the historic Empress theatre, a nine-hole golf course, tennis courts, a track, and the Fort Macleod and District Recreation Centre which houses the curling rink, skating rink, outdoor swimming pool, skate park and bike park. The Town also has some of the finest baseball facilities in Southern Alberta located in the Volunteer Park (Westwinds Stadium) baseball facility which includes four slow pitch diamonds and one hardball diamond.



The location of Fort Macleod, in respect to regional recreational opportunities places it in the centre of numerous wilderness parks and camping facilities all within a short drive of the community. During summer months, the many local reservoirs provide access to various water sports including windsurfing, water skiing, canoeing, and kayaking. World-class fishing can be found in local streams and the breathtaking mountain scenery encourages hiking, backpacking, and cycling. Abundant winter recreation is within a short commuting distance and includes such activities as downhill and cross-country skiing and snowmobiling.

The River Valley Wilderness Park encompasses approximately 48.5 ha (120 acres) of land in the Oldman River Valley.

In terms of developed parks within the community, there are approximately four parks and three schoolyards as well as a community garden operated by local residents. The River Valley Wilderness Park encompasses approximately 48.5 ha (120 acres) of land in the Oldman River Valley. It has designated horseback riding and canine exercise areas as well as picnicking, hiking, biking and bird watching areas. In addition, there are approximately three kilometres of developed walking trails.

The valley area has been zoned as ‘River Valley Lands’, which restricts development and encourages the area to be used for recreation. This has provided the opportunity to develop a passive recreation area while preserving the natural state of the river valley.

When examining open space within Fort Macleod, there is a significant amount running parallel to the Oldman River and an adequate amount of open space is dispersed throughout the remainder of the town. Most neighbourhoods benefit from the open space created by utility rights-of-way in addition to buffer zones.

PART 2: COMMUNITY ANALYSIS

1.5 ECONOMIC ACTIVITY

Alberta's economy grew by 3.8 percent in 2013 after retracting by nearly 4.5 percent in 2009 as a result of the ongoing global economic recession. The province's main economic driver, the energy sector, has struggled to adjust to sharp declines in oil prices since the beginning of 2015. Currently it is unknown how quickly the provincial economy may recover. Regardless of the provincial outlook. Fort Macleod functions as a regional service centre, and economic development within the Town has focused on commercial and industrial development, along with heritage tourism and related businesses.

1.5.1 Labour Force



From the 2006 Statistics Canada Census the total number of people in the labour force, persons over the age of 15 years, was approximately 1,475. A closer examination of the labour force information reveals that 14.9 and 11.5 percent of the working population are employed in retail trade and manufacturing industries respectively. In addition, business services and the health care and social services industries respectively employ 9.8 and 9.5 percent of the working population. (Table 5, Appendix A)

Where a labour force resides and where they work is also an important indicator to consider when planning for the future. Approximately 63.1 percent of the employed labour force lives and works in the same census division, which is 12.5 percent less than the 2001 census indicating that there may be less local employment opportunities. Additionally, 19.7 percent of workers commute from Fort Macleod to other communities for employment and 12.3 percent of residents have no fixed workplace address. It is interesting to note that 4.9 percent of the labour force work from their homes which is a 1.3 percent decrease since the 2001 census. (Table 6, Appendix A)

1.5.2 Tax Assessment

According to the 2014 Equalized Tax Assessment report published by Alberta Municipal Affairs (Table 7, Appendix A) the majority of the assessment, 77.3 percent, consists of residential property. This compares to approximately 19.5 percent of non-residential assessment, which includes both commercial and industrial property. The portion of the assessment classified as machinery, equipment, railway, farmland and linear assessment constitutes the remaining 3.54 percent

of the total. The value of all land and buildings in the Town of Fort Macleod is nearly 323 million dollars.

1.5.3 Subdivision and Development Activity



When reviewing the subdivision activity over the most recent 10-year period, there has been an average of 4.2 subdivision applications per year. Conventional residential development is responsible for the largest number of subdivision proposals, with 97 of the lots that have been applied for intended for residential use. Subdivision for country residential development, with 51 lots created, accounts for close to 30 percent of subdivision activity. Commercial and industrial lots accounted for just over 10 percent of the total number of lots created, with 11 and 12 being subdivided respectively. Agricultural and institutional lots made up the lowest percentage of lots created, with a total of 6 lots being subdivided for such purposes.

In reviewing the data in Table 8, Appendix A, the subdivision table reveals the following information:

- On average there were 17.9 lots created per year.
- Of the 179 lots created between 2004 and 2014, 148 were for residential and country residential development.

1.6 MUNICIPAL SERVICES AND FACILITIES

The Town has a treatment facility, storage reservoirs with a combined holding capacity of 9,300 cubic metres, high lift pumping and a piped distribution system

The municipal public works function is to efficiently maintain public parks, roads, sidewalks, storm water drainage, the water distribution system, sewage collection system and solid waste collection and disposal. In the spring of 2014 MPE Engineering Ltd. provided the Town with a comprehensive Infrastructure Master Plan (IMP) to evaluate the Town's water distribution and sewage collection systems as well as the current stormwater management system. The highlights of the IMP include:

- Fort Macleod's water intake is located on the banks of the Oldman River and collects a combination of subsurface and surface water. The Town has a treatment facility, storage reservoirs with a combined holding capacity of 9,300 cubic metres, high lift pumping and a piped distribution system. Daily water consumption by residents in 2012 averaged 2,783 cubic meters (735,191 gallons) per day. The average day total

water demand is projected to be 3,870 cubic metres (1,022,346 gallons) per day in the year 2033.

- The northeast and southeast portions of the community have been identified as areas that could be more readily serviced. Areas in the west portion of Town were identified as problematic due to their higher elevation and distance from the water plant which makes fire suppression difficult. It was also recommended that the Town pursue a program to replace older ductile iron pipes, as opportunity arises, to reduce leakage from the distribution system.

- Fort Macleod's new sewage treatment plant, completed in 2010, is located adjacent to the water treatment plant and has a design capacity of accommodate a population of approximately 6,000 people.

- Fort Macleod's stormwater management system consists of a minor underground system and surface drainage that includes local catch basins that divert runoff water. There will be a need to address stormwater in proposed development areas near the golf course and in the northeast portion of the Town. Further stormwater considerations include: maintenance, improved site grading for new development and existing developed lots where applicable, and recognition of the need for long-term stormwater planning, particularly south of the railway tracks.

Fort Macleod's stormwater management system consists of a minor underground system and surface drainage

Weekly garbage collection, as well as recycling facilities for paper, plastic, and bottles and an alternative community-composting site south of the cemetery has also been established to collect recyclable yard waste. Fort Macleod is a member of the Willow Creek Regional Waste Commission and operates a sanitary landfill located near Parkland in the Municipal District of Willow Creek.

The Town of Fort Macleod owns and operates the majority of the electrical distribution system within the town site and Enmax is contracted to assist with the administration of the system and to bill for the electric distribution tariffs as well as town sewer, water and garbage charges. Fortis owns a portion of the electrical distribution system within the airport industrial park. Natural gas is available to the community and is provided by ATCO Gas. Other utility services provided include: Shaw Cable, SuperNet and Telus.

PART 2: COMMUNITY ANALYSIS

1.7 COMMUNITY SERVICES

A number of other municipal or community types of services affect the quality of life of the residents of Fort Macleod, but the provision and management of many of these are outside of the municipality's mandate and jurisdiction. Therefore, the municipality must act in cooperation, agreement and support with many of the organizations, agencies and other government departments that do provide these important services.



Functional and safe facilities are required to house the employees and equipment required to deliver municipal services to the Town. Recently, the Town's current public works facility has become less and less able to provide such a facility from which to deliver municipal services. A renovated or entirely new facility needs to be provided at some point in the near future to ensure the ongoing success of service delivery.

1.7.1 Emergency Services



Emergency services available to the residents of Fort Macleod include police, fire and ambulance service. Policing for the Town is provided by the local detachment of the Royal Canadian Mounted Police (RCMP) and seven members are contracted to Fort Macleod. In addition, a Community Peace Officer is employed by the Town. The RCMP is involved in the community and provides such services as Citizens on Patrol, Fort Macleod Youth Advisory Committee on Policing, Neighbourhood Watch, Traffic Safety Committee, Crime Prevention Advisory Committee, the Auxiliary Constable Program, Victim Services Unit and the School Liaison Program. In 2011 the RCMP relocated their detachment to a new building at Eight Avenue.

Fort Macleod has a volunteer fire department with space for approximately 22 members to serve the Town and surrounding area within the Municipal District of Willow Creek. The fire department has a new pumper truck that is owned by the Municipal District of Willow Creek, a 1,200 gallon tanker truck, two regular town fire trucks, and a rescue van.

The Town of Fort Macleod provides "Basic Life Support" ground ambulance services with two operating ambulance vehicles and approximately 13 staff members to the community, Granum and the Municipal District of Willow Creek under contract with Alberta Health Services.

PART 2: COMMUNITY ANALYSIS

1.7.2 Health Services

The majority of the health services in the area fall under the jurisdiction of the Alberta Health Services South Zone, formerly the Chinook Health Region, which operates the local combined health facility and home for the mentally handicapped. The health facility provides 24-hour emergency services, lab and x-ray, renal dialysis, short-term community care, two full-service medical clinics, a Building Better Lifestyles program, and regional support services in a modern facility. Regional support services include regional rehabilitation, community care programs, detox programs, health protection and assessments. Long-term care is handled through the Extendicare Nursing Home and Rose Wood Villa Nursing Home. Additionally, the services of dentists, denturists, chiropractors and massage therapists are available to Fort Macleod residents.



1.7.3 Education

Public schools are the responsibility of the Livingston Range School Division No. 68, headquartered in Claresholm. Schools in Fort Macleod include W. A. Day Elementary School (K-3), G. R. Davis Elementary School (4-6), and F. P. Walsh School (7-12). In 2013/2014 the modernization of W.A. Day Elementary and F.P Walshe was undertaken, with expected completion in 2016 sometime. Once the modernization of the schools is complete, W.A. Day will increase in scope to provide education for kindergarten to grade 5, while F.P. Walshe will cover grades 6 to 12. Beyond the school modernizations, the Town has partnered with the school division to provide a new gymnasium and family centre in W.A. Day. In addition, a licensed pre-school and registered day homes are available. Post-secondary opportunities, both a community college and university, are accessible by commuting to Lethbridge.

1.7.4 Seniors Services

Seniors services within the Town of Fort Macleod are in place to assist those members of the community at or past the conventional retirement age of 65. The Welcome Mat was established in 1975 and operates as a non-profit support group for senior citizens. This drop-in-center promotes social interaction, recreation, and mental and physical well-being through a variety of services and activities. The Willow Creek foundation operates the Pioneer Lodge which contains 37 rooms, and includes enhanced health care opportunities to some of those rooms. In

Seniors services within the Town of Fort Macleod are in place to assist retired members of the community

early 2015 the Governments of Canada and Alberta committed to redeveloping the 37 rooms at the Lodge, which will continue to provide affordable housing for seniors in the Town. In the future the foundation would like to expand by adding 20 one-bedroom units. In addition, The Manor located adjacent to the Lodge, consists of 16 units and offers government subsidized accommodations for qualifying seniors age 65 and up.

1.7.5 Cultural Opportunities

There is a wide range of cultural opportunities available to the residents of Fort Macleod. The RCMP Centennial Library is located downtown and is municipally operated and affiliated with the Chinook Arch Regional Library, headquartered in Lethbridge. The Fort Macleod and District Allied Arts Council support the local art club and theatre groups. A variety of annual events such as the South Country Fair and the Santa Clause Parade are available to residents and visitors of the community. Numerous community organizations offer residents the opportunity to be involved in a variety of community activities ranging from the Chamber of Commerce to church groups and recreational sports.

1.7.6 Historic Resources



Fort Macleod is the oldest settlement in southern Alberta and boasts a multitude of historic resources throughout the community. The Town's historic main street is designated as a Provincial Historic Area and contains the largest single concentration of historically significant commercial buildings in Alberta dating from a period between 1906-1913. Other historic resources include the 1884 Barracks, The Fort Museum of the North West Mounted Police and First Nations Interpretive Centre, the Empress Theatre and the nearby Head-Smashed-In Buffalo Jump UNESCO World Heritage Site.

1.8 MUNICIPAL GOVERNMENT ACT REQUIREMENTS

The Municipal Government Act stipulates a number of required elements that a Municipal Development Plan must address. This mandate includes discussion of the following planning considerations:

- general transportation,
- provision of municipal services and facilities,

- community services,
- guidance on land use adjacent to sour gas facilities,
- municipal and school reserve, and
- intermunicipal planning.

1.8.1 Transportation

The local road network is made up of a traditional grid pattern in the older neighbourhoods, while newer areas have been designed with more curvilinear roads, cul-de-sacs and crescents. These patterns are designed to slow traffic and help limit vehicle traffic traversing the residential areas, but can also result in less connectivity and longer routes for active modes of transportation (walking, cycling and skateboarding, and so on). In addition, curvilinear street networks paired with cul-des-sac use can create choke points and heavily trafficked local collectors, which in some instances results in reduced comfort for pedestrians and cyclists and higher vehicle speeds. The majority of the Town's streets are paved and in fair to good condition with most having curbs and gutters to handle storm water. The Infrastructure Master Plan produced by MPE Engineering Ltd. recommends a number of streets be upgraded and enhanced at regular intervals into the future, to ensure an ongoing level of quality for the Town's roadways and sidewalks. Ultimately, an asphalt overlay program has been suggested in the Infrastructure Master Plan, to most effectively account for and afford the costs of such an undertaking.

The majority of the Town's streets are paved and in good condition with most having curbs and gutters to handle storm water

Highways 2, 3 and 811 all provide access to the Town of Fort Macleod. Highway 2 is the southernmost portion of Alberta's main north-south transport route leading to the US border port of entry at Carway. The highway enters Fort Macleod from the south and merges with Highway 3 as it proceeds through the heart of the community. Highway 3 is the main east-west transportation route through the southern portion of the province from Saskatchewan through to the Crowsnest Pass into British Columbia.

Highway 3 splits as it enters the community and the westbound lanes become one-way to follow Jerry Potts Boulevard (25 Street) and the eastbound lanes become one-way along Chief Red Crow Boulevard (23 Street). The highway meets again on west side of the downtown and proceeds out of Town.

The Highways 2/3 bypass discussed earlier on has been in the planning and discussion stages for more than two decades, but as of 2015 no on-

site work has been scheduled or committed to by the province. The most recent information on the bypass is available in the form of a functional planning study completed by McElhanney Consulting Services Ltd. in 2013.

1.8.2 Municipal, School, Environmental & Community Services Reserve

Municipal reserve dedication is an important contribution to the community and many of the Town's parks, trails, community facilities and school sites are a direct result of this

The Municipal Government Act (MGA) contains the mandate for Municipal Development Plans to address the issue of municipal, school, environmental and community services reserves. Municipal reserve dedication is an important contribution to the community and many of the Town's parks, trails, community facilities and school sites are a direct result. The MGA allows for the taking of municipal and/or school reserve, subject to section 666(1) at the time of subdivision under certain circumstances. The subdivision authority may require the owner of a parcel of land that is the subject of a subdivision to provide part of the parcel or money in place of land, or any combination of land or money as municipal or school reserve.

Subject to section 672, the MGA a municipality may also designate a surplus school site as municipal reserve or community services reserve. Community Services Reserve sites may be used for any of the following:

- a public library,
- a police station, a fire station or an ambulance services facility,
- a non-profit day care, senior citizen, or special needs facility,
- a municipal facility providing direct services to the public, and
- affordable housing.

The municipality has the authority to request environmental reserve to be provided at the time of subdivision in accordance with section 664(1) of the MGA. In most instances, environmental reserve must be left in its natural state and is generally accessible to the public. Alternatively, the Town can require the registration a reserve easement on an identified parcel of land, whereby the lands over which the easement are placed are not typically accessible by the public.

1.8.3 Sour Gas Facilities

The Municipal Government Act requires a Municipal Development Plan to contain policies compatible with the Subdivision and Development Regulation regarding guidance on the type and location of land uses adjacent to sour gas facilities.

Currently, there are no sour gas facilities within the Town of Fort Macleod or its fringe area. If such facilities were to be established in the future, the setback distances outlined by Alberta Energy Resources and Conservation Board guidelines should be adhered to.

1.8.4 Intermunicipal & Intergovernmental Cooperation

Communities throughout Alberta are exploring the advantages of regional cooperation by working together to improve the sustainability of each community within the region. Therefore, it is very important for the Town of Fort Macleod to continue working with neighbouring municipalities and First Nations communities who have common economic goals and development objectives. Currently, the Town of Fort Macleod participates in a number of tourism initiatives and service-related organizations with other municipalities including the "Alberta Southwest Regional Alliance" Economic Region promotion, the Willow Creek Regional Waste Commission and the Oldman River Regional Services Commission. Other regional initiatives include RCMP Centennial Library which is affiliated with the Chinook Arch Regional Library and the volunteer fire department. The Town is continually exploring additional options for regional collaboration with neighbouring municipalities.

A long-standing relationship between the Town of Fort Macleod and Municipal District of Willow Creek has produced many projects and partnerships that have benefited both municipalities and clearly demonstrates the positive impacts that can come about as a result of a harmonious working relationship with neighbouring municipalities.

1.9 COMMUNITY INPUT

Section 636(1) of the Municipal Government Act requires that during the preparation of a statutory plan, i.e. a municipal development plan, a municipality must provide:

…a means for any person who may be affected by it to make suggestions and representations…

In addition, a municipality must notify the public, school boards, and adjacent municipalities of the statutory plan preparation process, in order that any of the aforementioned parties may make suggestions and representations regarding the preparation of such a plan.

The Municipal Government Act does not currently specify to what extent citizens of a municipality may be engaged during the preparation of a statutory plan. In the instance of this Municipal Development Plan, a number of opportunities for participation have been presented to the community:

(1) In the spring of 2014, a visioning workshop was held with Town Council, in order to directly engage the community's leaders regarding the current status of the Town, and what the desires are for the future. Based on the success of the Council workshop, two community visioning workshops were scheduled in the fall of 2014. There was interest enough for one workshop to be held the evening of September 30th. A total of 16 residents participated in the visioning workshop over a period of approximately three hours, during which time the current state and desired future of the Town was discussed.

(2) An update to the Town's Land Use Bylaw has been ongoing for some time. The Majority of the update process for the Municipal Development Plan has overlapped with the Land Use Bylaw review process. As a result, a survey was prepared and administered over the winter of 2014/2015, the results of which have been useful for updating of this Plan, as well as the Land Use Bylaw.

(3) An open house was held in the spring of 2015 when the drafts of both the Land Use Bylaw and updates to this Plan were complete. Subsequent to the open house, final changes to both documents were made, with input collected from the open house incorporated into the Land Use Bylaw and this Plan.

Through feedback collected from each of the above engagement opportunities, a number of key trends emerged. Highlights of the consultative input can be categorized based on broad topic areas for the Town, including general feedback, and feedback relating to Fort Macleod's economy, environment, and social and physical

infrastructure. Highlights of feedback for each of the topic areas includes:

The Town's positives (in general)

- The strong sense of community the Town provides
- Fort Macleod's ideal location for business, recreation and access to larger centres
- A strong civic mindset in the community

The Town's negatives (in general)

- A lack of adequate senior's housing
- The aging and deteriorating infrastructure
- No civic spaces downtown (town squares and gathering places)
- A general lack of retail options to support local needs
- No compelling reason for younger citizens to stay in Fort Macleod

Goals for the future of Fort Macleod

- Focus on what makes Fort Macleod unique, and what sets it apart from other towns in the region
- Use innovative approaches to attract new businesses/residents
- Work to have highway realignment completed and retirement

The future of the Town's economy

- Will benefit from the small-town lifestyle Fort Macleod provides
- Includes slow and steady development in all sectors
- Supports the expansion of existing businesses and the development of new ones
- May not go anywhere if good planning and strategic action is not taken

The future of the Town's social/cultural facilities and programs

- Should include a busy and vibrant main street (no vacancy)
- Supports the vibrant arts community in Fort Macleod
- Provides excellent communication between diverse groups in town
- Includes adequate senior's facilities

- Ensures business and history can coexist and complement one another, with the help of a plan

The future of the Town's physical infrastructure

- Will include more sidewalks and pathways for walking and cycling
- Includes a new public works shop
- Provides for greater accounting of water usage
- Reduces infiltration into sewers and includes upgraded storm sewer systems

The future of the Town's environment

- Should include well-maintained river valleys and walkways
- Ensures clean water, landscape and air, with a complete environmental outlook by the community

A key aspect of the feedback received from the above community events has been the identification of how and where the Town should continue to grow. The 2011 MDP indicated that development should occur primarily in the five areas shown on the *Town of Fort Macleod Municipal Development Plan Guide Map* located on the following page.

The 2011 guide map indicates that development for each area should consist of the following:

- Area 1 is considered suitable for primarily residential development, with a supportive mix of non-residential development that may include commercial uses.

- Area 2 is seen as appropriate for highway commercial uses that would benefit from high visibility from Highway 3.

- Area 3 was previously envisioned to be home to the APSLETC and supporting uses.

- Area 4 is identified as being suitable for a mix of traditional forms and densities of residential development, with some higher density options as well, and potential for non-residential along the future highway bypass route.

- Area 5 is seen as the location most suitable for high quality, large lot residential developments (north of Highway 3), with the area south of Highway 3 being supportive of commercial, residential, and low-impact industrial uses.

Community input regarding how and where the Town should grow generally aligns with the 2011 guide map. A number of minor updates could be made to capture the following suggestions provided at the September 30th visioning session, and the May 2015 open house:

- Specify the key developments that may be envisioned for each of the 5 areas:

- New/expanded golf course on the west side of the Town, immediately north of Highway 3

- New hotel on the east side of the Town, immediately east of the highway commercial development consisting of Tim Hortons, Extra Foods, and the vehicle dealership

- Infill existing vacant and unused areas of the Town that are within and adjacent to existing development

- Allow for gravel extraction around the built-up areas of the Town, based on the results of feasibility studies

- Relocate and consolidate the public works buildings and storage sites in the Town

- Provide a formalized downtown gathering area that can be used as a centralized social/cultural public open space that is supportive of the historic downtown area

- Keep the river valley lands as natural open spaces

The updates to the 2011 guide map that are suggested above are captured in whole or in part in the next section of the Plan (Part 3: Land Use Strategy).

TOWN OF FORT MACLEOD
2011 MUNICIPAL DEVELOPMENT PLAN
GUIDE MAP

(As adopted by Bylaw
No. 1745, June 27, 2011)

MAP 1 (for reference purposes only)

HWY 811 TO
HIGHWAY 519

HWY 3 TO
LETHBRIDGE

HWY 2
TO CALGARY

HWY 3 TO
C N P

HWY 2 TO
CARDSTON

AREA 1

AREA 2

AREA 3

AREA 4

AREA 5

OLDMAN RIVER

C P R

PRESENT HIGHWAY 3 ALIGNMENT

HIGHWAY 3 BYPASS ROUTE

AREA 1
AREA 2
AREA 3
AREA 4
AREA 5

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
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"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

OLDMAN RIVER REGIONAL SERVICES COMMISSION

September 22, 2015N:\Willow-Creek-MD\Fort-Macleod\Fort Macleod MDP\Fort-Macleod MDP Gulde Map 1(Bylaw 1745).dwg

PART 3: LAND USE STRATEGY

PART 3: LAND USE STRATEGY

1.0 COMPREHENSIVE LAND USE STRATEGY

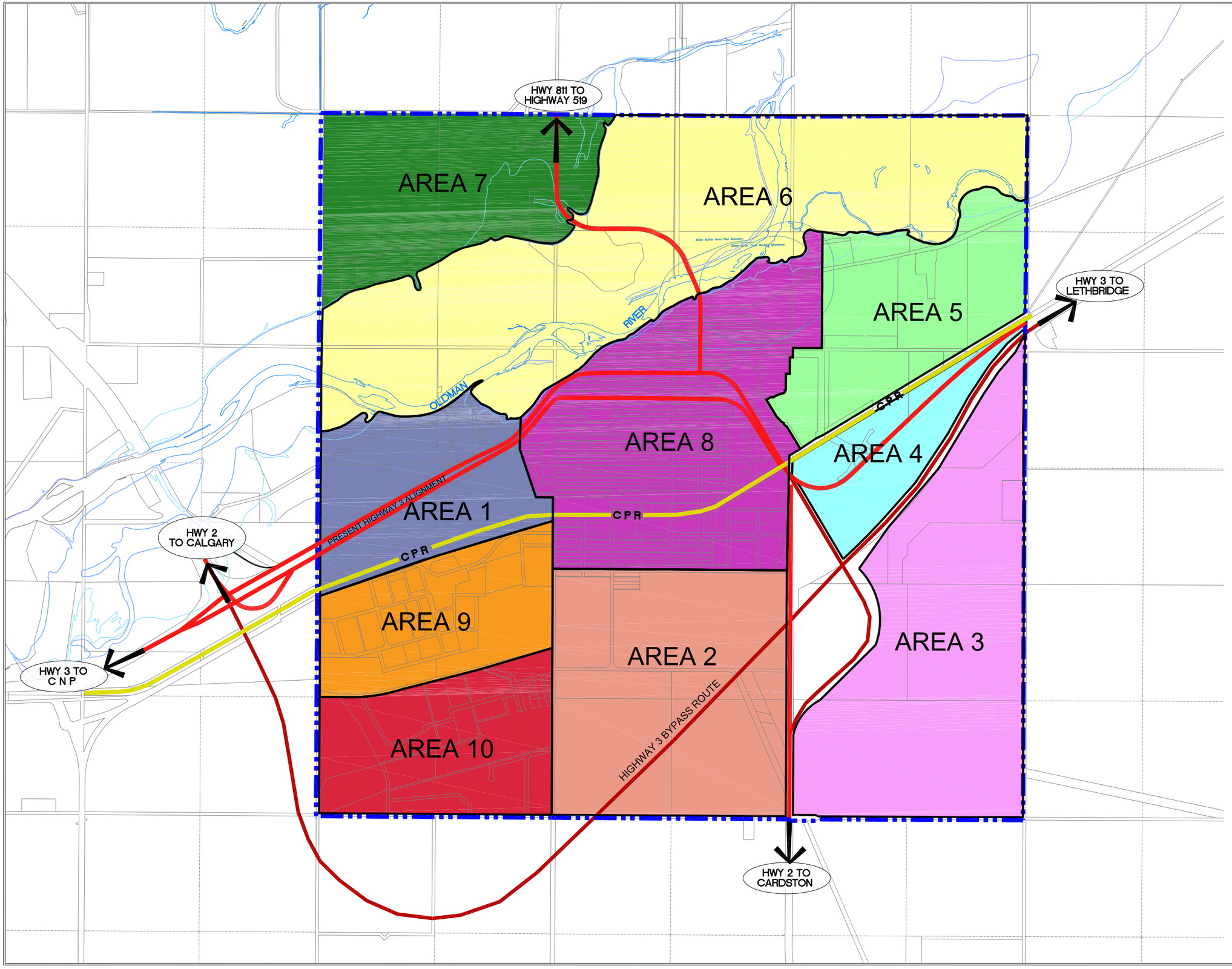
The *2015 Municipal Development Plan Guide Map* (Map 2) provides a general overview of the desired development direction for the developed and undeveloped areas of the Town, including existing built-up areas, river valley lands and those lands north of the river that are generally more difficult to service with piped water and sewer infrastructure.

Key considerations regarding future development in Fort Macleod include the Town's ability to offer comprehensive services such as piped water and sewer, adequate fire suppression, high speed internet and sufficient electrical capacity.

Unique aspects of the Town are also captured in the guide map, and include factors such as the historic downtown's risk exposure regarding fire events and the need to identify and implement adequate suppression infrastructure in the future. Other specific circumstances addressed include the potential benefit of strategic planning for the lands captured by and surrounding the Town's airport, and other parts of Fort Macleod that may redevelop or transition to different uses in the future.

TOWN OF FORT MACLEOD
MUNICIPAL DEVELOPMENT PLAN
GUIDE MAP
Bylaw No. 1826, August 24, 2015

MAP 2



- AREA 1
- AREA 2
- AREA 3
- AREA 4
- AREA 5
- AREA 6
- AREA 7
- AREA 8
- AREA 9
- AREA 10

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PART 3: LAND USE STRATEGY

1.1 AREA 1

Area 1 is approximately 126 ha (313 acres) in size. It is located in the western portion of the community and is bounded by Lyndon Road to the north, residential development to the east, industrial lots to the south, and the Town boundary to the west.

The portion of land that is adjacent to the golf course has excellent potential for development of lower density estate style or country residential developments that have not been identified in other areas of the community. This type of development has the potential to create additional housing options for families who wish to make Fort Macleod their home.

The area of land south of the present Highway 3 alignment could be utilized for industrial and some complementary commercial uses. Presently, servicing is limited in Area 1, with an ongoing need to increase water pressure values to acceptable minimum standards. Overall, even with the looping of water infrastructure in the west part of the Town, pressures would remain relatively low for Area 1, especially with regard to minimum acceptable fire flows. This situation provides opportunities for alternative servicing options to be explored.

1.2 AREA 2

Area 2 is approximately 310 ha (767 acres) in size. It is located directly south of the CPR main-line and the existing built-up portion of the community, and extends to the south boundary of the community.

Presently, sewer and water services in this area are limited. The Infrastructure Master Plan indicates that the extension of servicing to this area is feasible and therefore continued urban development south of the built-up area of the Town is an excellent option for future growth. A mix of conventional residential and higher density residential development could be promoted adjacent to the existing residential lots on 9th Street as servicing becomes available. The continuation of the traditional grid system and existing road network hierarchy offers an excellent tie-in to the built-up area of the Town, while ensuring continued functionality of key collector and arterial routes. Light industrial uses that require small parcels of land could be encouraged to locate in the existing industrial lots in this area if the uses do not conflict with existing and future residential development. Low impact non-residential uses could be encouraged to locate on the land north of the proposed Highway 3 bypass route to provide buffering

for residential uses.

1.3 AREA 3

Area 3 is comprised of approximately 330 ha (815 acres) of land, is located in the southeast portion of the community and is bounded by Highway 2 to the west and Highway 3 to the northwest. Approximately 129.5 ha (320 acres) of land that were previously meant for the APSLETC are service with water and sewer connections, and provide an excellent opportunity for industrial and related development in the southeast of the Town.

Residential uses are not proposed in Area 3 given its distance from the built-up portion of the community, the existence of an old land fill site, and land owned by the Southern Alberta Drag Racing Association which makes this area less suitable for residential uses.

1.4 AREA 4

These lands comprise approximately 88 ha (217 acres) and are bounded by the CPR main-line to the north and Highway 3 to the south which provides a highly visible and accessible location for a variety of commercial uses. The current highway alignment does not allow access to this parcel, but the proposed Highway 3 relocation will provide opportunities for both access to the Canamex Corridor and subsequent development of the land. Benefits of this area include: visibility, access and proximity to the existing built-up area of town, and the serviced lands intended for industrial development to the south. Given the high level of impact this area could have on transportation, aesthetics and its role as the eastern gateway to Fort Macleod, an area structure plan or area redevelopment plan should be prepared for the lands.

1.5 AREA 5

Area 5 consists of approximately 211 ha (523 acres) of land and is located in the northeast portion of the community north of the CPR main-line. These lands are a priority area for residential development given the ease of extending services here. Proposed development should include a mix of residential accommodations including single detached, semi-detached and multi-unit dwellings. There is opportunity for neighbourhood commercial and other small-scale commercial uses

to locate adjacent to the north boundary of the railway, which could serve as a buffer to the surrounding residential uses. As development occurs there may be a need for an additional railway crossing to facilitate traffic flow to other parts of the community and to reduce the traffic volumes at existing crossings. Prior to any significant development occurring, an Area Structure Plan or similar strategic document should be prepared in order to identify potential development sites, future servicing needs, and transportation corridors.

1.6 AREA 6

Area 6 encompasses all lands within the floodway of the Oldman River, as identified by the Alberta Flood Hazard Identification Program's study of the Oldman River through Fort Macleod in November 1991.

This area should be captured entirely within the River Valley Lands – RVL land use district, allowing for land use district designations to be split within titled properties to reflect areas of individual parcels that may not be subject to flooding, as determined by the abovementioned study or any future studies that may be produced on behalf of or by the Town.

The priority for Area 6 should be the continued protection of landowners from flood damage to development, and the ongoing safety of landowners. Additionally, minimal development within this area will aid in minimizing the potential for improvements such as buildings and other structures to be caught in flood flows and cause damage to the river and pose a threat to water quality.

1.7 AREA 7

Area 7 encompasses approximately three quarter sections of land in the far northwest of the Town. While the majority of lands are within the Agriculture – A land use district, over 20 Country Residential – CR parcels have been subdivided in this area, and most have been developed on.

The continued use of the larger Agriculture – A parcels in Area 7 for cropping is encouraged as the most suitable use. However, the conversion of these lands to accommodate country residential subdivision and development in the past has fragmented previously whole quarter sections that have traditionally been used for agricultural

pursuits. To ensure a clear understanding of the lot layouts, servicing, and access to future development in this area, those landowners who wish redesignate their lands from Agriculture – AG to another land use, subdivide and develop, should be required to provide supporting comprehensive planning documents such as Area Structure Plans, Area Concept Plans, or Outline Plans.

The Town's Infrastructure Master Plan indicates that municipal water, sewer and wastewater would be very difficult to provide to Area 7. Therefore, Country Residential – CR lots created in this area would likely be required to provide services on-site, i.e. water wells and septic fields, or cisterns and pump-outs. As mentioned previously, transportation servicing may be of particular concern in this area, as the cost to maintain new roads that would be required to service future subdivision and development could become substantial if not properly planned.

1.8 AREA 8

Area 8 encompasses the majority of the existing urban development in the Town. Several parts of Area 8 will benefit from a more detailed level of planning and strategic direction in the context of new development, redevelopment and the enhancement of certain elements of the Town's built environment. The *2015 Municipal Development Plan Guide Map - Downtown (Map 3)* provides a visual reference to the parts of Area 8 identified as requiring more detailed planning and strategic direction, which include:

- The downtown

  The downtown, which encompasses the Provincial Historic Area, will benefit from a consistent approach to development aesthetics and the provision of high quality, accessible public space amenities. A Downtown Plan should be completed and implemented for this part of Area 8, in support of the direction provided for the downtown in the Town's Land Use Bylaw, and to capture desired changes as indicated by the citizens, i.e. a formalized central public space somewhere in the downtown, and a parking plan that identifies potential solutions to parking issues that may exist in this part of Town.

- The Provincial Historic Area

  The Provincial Historic Area will benefit from the outcomes of the Downtown Plan, and will require further scrutiny regarding development aesthetics and the design and delivery of historically accurate building facades, and public open space amenities. A development guidebook should be prepared in support of the direction provided for this part of Area 8 in the Town's Land Use Bylaw. Additionally, this area should be investigated for current fire suppression infrastructure and what level of work may be required to bring the level of fire suppression to an acceptable standard, with consideration for the age, massing and height of structures in this part of Fort Macleod.

- 15th Street between 1st Avenue and 5th Avenue

  This part of the built-up area of the Town includes a mix of residential, commercial and industrial parcels in close proximity to one another. While a mixture of land use districts and possible land uses is generally a positive, some instances, such as in this area, may result in conflict and negative impacts. For example, residential properties directly adjacent to industrial properties can result in nuisance to residences due to noise, outdoor storage, odour, vibration, or other elements of industrial land uses. Conversely, the development and expansion of industrial uses may be stymied by attempting to satisfy the concerns of residential neighbours, while attempting to carry out industrial processes.

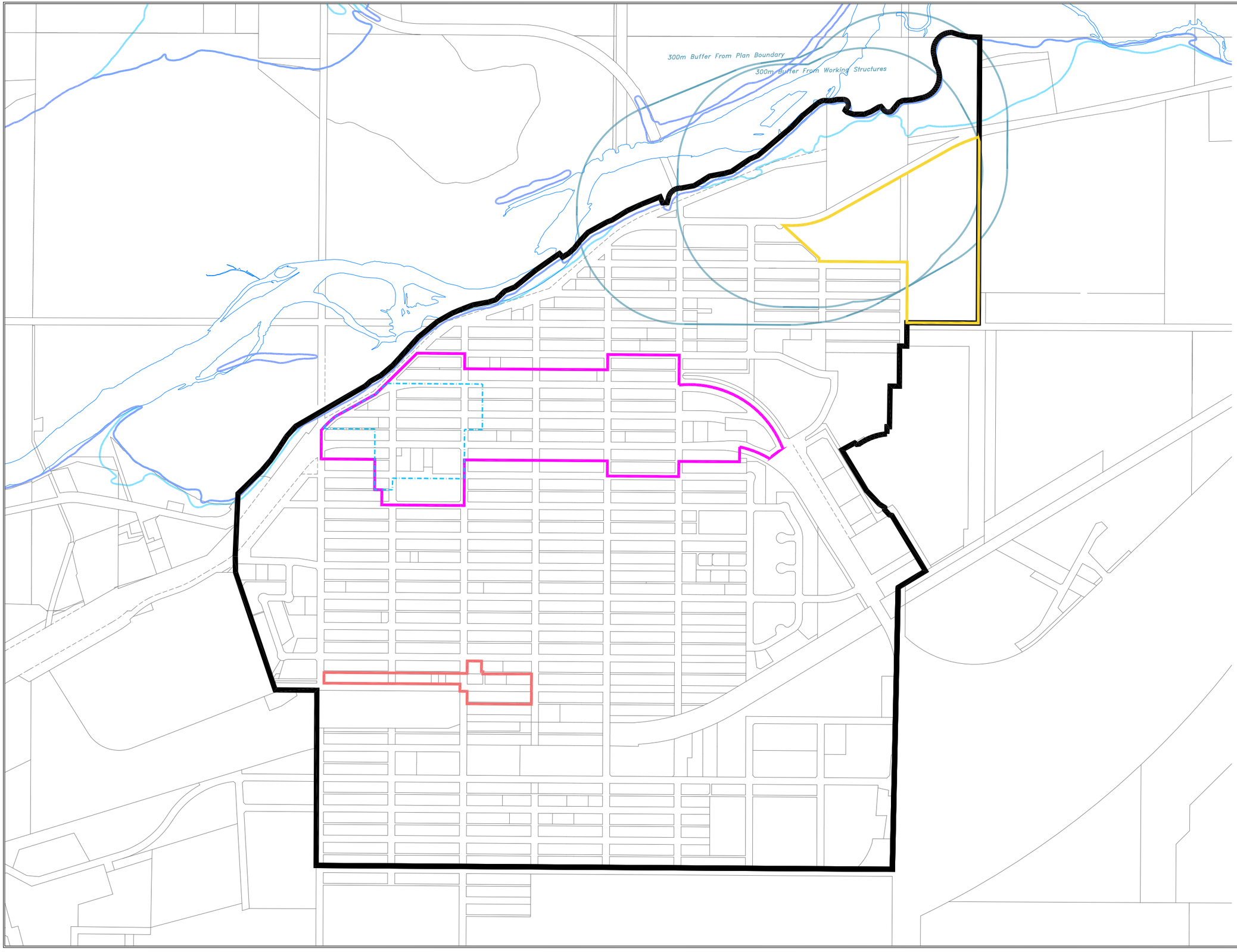
  The area of 15th Street between 1st and 5th Avenues is an excellent context for a proactive planning exercise that identifies opportunities to alleviate potential and real conflict between land uses. The development of an Area Redevelopment Plan or similar strategic planning process will assist this area in transitioning to more compatible land uses in the future.

- Cemeteries

  The cemeteries that exist in the northeast corner of the built-up area of the Town, including the Union Cemetery and Holy Cross Cemetery, will continue to provide a final resting place in these locations. Future cemetery expansion for either cemetery should be focused in this specific area of Fort Macleod.

TOWN OF FORT MACLEOD
MUNICIPAL DEVELOPMENT PLAN
AREA 8 GUIDE MAP
Bylaw No. 1826, August 24, 2015

MAP 3



- AREA 8 BOUNDARY
- DESIGNATED HISTORIC SITE
- DOWNTOWN OVERLAY
- CEMETERY AREA
- 15TH STREET AREA

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL 403-329-1344

"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

OLDMAN RIVER REGIONAL SERVICES COMMISSION

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PART 3: LAND USE STRATEGY

1.9 AREA 9

Area 9 is characterized almost entirely by industrial land use districts and subdivisions, with a small number of Public – P parcels interspersed throughout. Of 83 parcels within this area, 36 are developed or accommodate a use as a storage area, while the remaining 47 are unimproved as of the spring of 2015. A number of historic lot-line and access challenges continue to exist in Area 9.

While existing water and sewer are available in the area, not all titled lots are currently serviced or proximate to available servicing, with several of the westerly-most parcels some distance from existing piped infrastructure. The infrastructure Master Plan identifies a stormwater management facility in the form of a collection pond on the eastern boundary of this area. Further development in Area 9 will benefit the Town, but infrastructure and servicing will need to be thoughtfully planned for and provided in order to ensure the costs of provision do not outstrip the benefits of development.

Given the nature of Area 9, and the variety of interrelated matters that may affect future development, this area will benefit greatly from the preparation of a comprehensive plan such as an Area Structure Plan, Area Redevelopment Plan or Area Concept Plan.

1.10 AREA 10

The Fort Macleod Airport and associated Country Residential – CR parcels make up the majority of Area 10. While the airport provides a valuable service to the community, there is not currently a strategic planning document in place to guide the growth and development of the airport and surrounding country residential lots. Future growth and development of the airport and Area 10 in general will benefit from the formation of an Area Structure Plan, Area Concept Plan, or other suitable form of forward-looking process and outcome.

1.11 HIGHWAY REALIGNMENT

The future realignment of Highways 2 and 3 will have a significant impact on the appearance and function of the community, as the Town has long relied on the presence of the highway. In 2013 McElhanney Consulting Services Ltd. provided an updated functional planning study to the Alberta government, in support of the future alignment. The 2013 study, building on information from a similar process in

2008, identifies the most suitable routing for the bypass, which is shown on Maps 1 and 2. Regardless of the actual timing of the bypass construction, the realignment must be considered in the development of all short-term and long-term plans for the community, as the impact to the Town will be significant. Preparation for the eventual completion of the bypass ensures a proactive approach to future growth in the Town, and greater odds for positive impacts to Fort Macleod.

PART 4: GOALS, OBJECTIVES AND POLICIES

PART 4: GOALS, OBJECTIVES AND POLICIES

PREAMBLE

The goals, objectives and policies presented in this part will provide guidance and direction for municipal decision -makers regarding future growth and other planning-related considerations in Fort Macleod. In order to ensure the clarity of the direction provided, the following is offered as a framework upon which the Municipal Development Plan's policies have been developed.

a) The hierarchy of plans

The conventional hierarchy

The hierarchy of plans typically refers to the conventional hierarchy that is borne by the provincial, regional, and local documents that are required and/or recommended as per the Municipal Government Act and other regulations. The conventional hierarchy would typically look something like:

1 The Alberta Land Stewardship Act
2 The Municipal Government Act
3 The South Saskatchewan Regional Plan
4 The Municipal Development Plan
5 Area Structure and Area Redevelopment Plans
6 The Land Use Bylaw

Intent: *Integrate the Town's Integrated Community Sustainability Plan (ICSP) and Strategic Plan and into the conventional planning hierarchy*

In addition to the conventional hierarchy, it is prudent to include any strategic priorities or plans the Town has completed, in order to ensure relevant shorter-term and continuing goals and objectives are reflected in the Municipal Development Plan, and align with the regulation, goals, objectives and guidelines of other plans within the hierarchy.

b) The Town's Integrated Community Sustainability Plan (ICSP)

The current ICSP was adopted four years ago, and will benefit from a review and updating process. While some of the ICSP's goals, objectives and policies do need to be revisited, many of them will remain as they were written and approved in 2011. For instance, the document refers to a continued focus on

ensuring the Town's existing and future development supports and is safe for walkers, cyclists, and other active transportation users.

Intent: *identify and integrate those goals, objectives and policies from the ICSP that will benefit the overall growth and development of Fort Macleod into the future, into the Municipal Development Plan to ensure alignment and reciprocal support from and for each plan*

c) The Town's Strategic Plan

As indicated above, the 2013 to 2017 Town Council has completed a strategic planning exercise that resulted in the identification of five key strategic priorities to be achieved over their term. The strategic priorities are arguably the road map for what is to be achieved in this time period.

Intent: *identify the specific measures/performance indicators from the Strategic Plan that can be tied to the Municipal Development Plan*

Several of the goals within the five overarching priorities of the strategic plan are directly related to the intent and purpose of the Municipal Development Plan. The Municipal Development Plan has a much longer view for the future of the Town, but reflecting the shorter term priorities and goals of the strategic plan within the Municipal Development Plan will ensure alignment between the two documents, and strengthen the vision of both.

d) Time-based and actionable goals and objectives

The strength of the strategic plan's priorities is the timelines within which they are to be achieved, with the goals (referred to in the strategic plan as key measures/indicators) for each priority separated into actions that are achievable in the next year, two years, or three years.

Not all goals and objectives of the Municipal Development Plan can be scheduled, but those that can be time-based, should be.

Intent: *tie goals and objectives of the Municipal Development Plan to specific time periods, and ensure relevant policies are*

actionable (clear and achievable, working towards the overarching goal/objective that the policy is based upon)

The outcome of the framework outlined above should be a more clearly defined set of time-based, achievable goals and objectives, with actionable policies supportive of and aligned with relevant strategic direction Town Council has identified as being of primary importance for the next three years.

1.0 IMPLEMENTATION

As required by the Municipal Government Act, the Municipal Development Plan must align with all other regulation of the Town. Therefore, the Town's Integrated Community Sustainability Plan, Land Use Bylaw, and any adopted Area Structure Plans and Area Redevelopment Plans must reflect the direction provided by the Municipal Development Plan. In the broader context, the Municipal Development Plan must also adhere to all procedural regulations of the Municipal Government Act, including the requirement to provide for public feedback, and the requirement to circulate relevant provincial ministries, agencies, adjacent municipalities, and the local schoolboards. Since September 1, 2014, the Municipal Development Plan must also align with the direction provided by the South Saskatchewan Regional Plan.

To be successful, the Municipal Development Plan, and specifically the framework discussed in the Preamble, requires regular attention. The strategic direction for each Council term will change with the needs of the Town as time goes on. To facilitate the integration of strategic direction provided by Town Councils (current and future), the Municipal Development Plan, and other related plans, will need to be reviewed at four year intervals (matching the length of a Council term).

Objectives:

- To adopt a plan which provides guidance for future land use decisions in the Town of Fort Macleod.

- To meet the legislative requirements established in the Municipal Government Act.

- To provide a framework for growth and change in Fort Macleod that is reflective of directives set by Council, agreed upon by

the community, and supported by clear and achievable goals, objectives and policies.

- To establish a mechanism whereby the Municipal Development Plan, and all other plans, may be revisited, refined and amended at regular intervals to accommodate changes in the municipality.

- To ensure that the municipal decision makers have sufficient information to make an informed decision and a process in which to obtain and review that information.

- To promote consistency of decision making by ensuring decisions are made within a framework of policies.

Policies:

1.1 The Municipal Development Plan shall be adopted and subsequently amended, if required, pursuant to sections 230, 606, and 692 of the Municipal Government Act.

1.2 Prior to adoption of this document, the plan should be sent for review and comment to:

(a) adjacent rural municipalities,

(b) school authorities,

(c) Alberta Environment and other relevant government agencies.

1.3 In order to achieve consistency, the Land Use Bylaw shall be amended to comply with any policies that may conflict with this plan.

1.4 The Integrated Community Sustainability Plan shall be reviewed subsequent to the adoption of this Municipal Development Plan, and shall be updated to ensure alignment with the vision, goals, objectives and policies of the Municipal Development Plan.

1.5 This plan shall integrate those strategic directives outlined in the 2014 – 2017 Strategic Plan that are relevant to land use, growth and change in Fort Macleod.

1.6 Before any amendments or changes are made to this plan or any other plan, public opinion shall be included in the decision-making process through proactive public engagement and public hearings.

1.7 Any amendments or changes to this plan shall be forwarded to the municipality's planning advisor for review and comment.

1.8 This plan shall be reviewed, amended and updated a minimum of every four years, in order to ensure ongoing alignment with all other plans and documents of the planning hierarchy, and reflect the wishes of the Town and its citizens.

1.9 The minimum four year review interval shall coincide with Council terms (for example, 2017, 2021, 2025, and so on).

2.0 SOUR GAS FACILITIES

The Municipal Government Act requires that Municipal Development Plans contain policies compatible with the Subdivision and Development Regulation regarding the type and location of land uses adjacent to sour gas facilities. For the most part, the oil industry is regulated by the Alberta Utilities Commission and the Energy Resources Conservation Board and is exempted from the provincial legislation pursuant to section 618 of the Act.

Objectives:

- To meet the legislative requirements of the Municipal Government Act, the Provincial Land Use Policies and the Subdivision and Development Regulation.

- To identify any sour gas facilities within the corporate limits of the Town of Fort Macleod.

- To minimize any adverse land use conflicts for a proposed subdivision or development in close proximity to a sour gas facility.

Policies:

2.1 The municipality shall ensure that all subdivision and development applications that are located within 1.5 kilometres

of a sour gas facility are referred to the Energy Resources and Conservation Board (ERCB).

2.2 Pursuant to section 619 of the Municipal Government Act, a license, permit, approval or other authorization granted by the ERCB shall prevail over any bylaw or land use decision rendered by the municipality.

2.3 Residential subdivision and development shall not be approved if it would result in development within 100 metres of a gas or oil well unless the development would be within a lesser distance approved in writing by the ERCB, pursuant to section 10(1) of the Alberta Subdivision and Development Regulation.

2.4 Setback guidelines for sour gas facilities shall be in accordance with the standards established in *Figure 1 – Minimum Setback Distances* (Appendix B) provided by the ERCB or any subsequent standards should these existing guidelines be revised.

3.0 MUNICIPAL, SCHOOL, ENVIRONMENTAL & COMMUNITY SERVICES RESERVE

The Municipal Government Act requires that, under certain circumstances, the Subdivision and Development Authority address municipal, environmental, community services and/or school reserves at the time a subdivision decision is rendered. The Act also requires that these reserves be allocated in conjunction with affected school authorities.

Goal:

Reserves are finite and can only be collected at certain points in the subdivision and development of lands under certain circumstances. A comprehensive strategy focusing on the intent and need for future reserves will benefit the Town now and into the future. Existing reserves in the form of land, cash-in-lieu of land, and deferred reserve caveats on the titles of certain lands, should be catalogued and updated regularly.

PART 4: GOALS, OBJECTIVES AND POLICIES

Objectives:

- To establish guidelines for the allocation of municipal, school, environmental and community services reserve.

- To ensure that any applicable municipal and/or school reserves are addressed or acquired at the time of subdivision.

- To provide direction for the development of a comprehensive reserve strategy, accounting for the needs of the municipality and school authorities.

Policies:

3.1 Municipal and/or school reserve will be provided in accordance with section 666 of the Municipal Government Act.

3.2 Where the reserve requirement is to be satisfied as -in-lieu of land, it shall be done so in accordance with the provisions of section 667 of the Municipal Government Act.

3.3 Municipal and/or school reserve will not be required to be provided subject to the conditions of section 663 of the Municipal Government Act.

3.4 The municipality may require the provision of municipal or school reserve as land if such provision is prescribed in an approved Area Structure Plan or if the provision is warranted in the opinion of the Subdivision and Development Authority.

3.5 Environmental reserve may be required at the time of subdivision, in accordance with section 664(3) of the Municipal Government Act, but environmental easements may also be considered.

3.6 Where the provision of land for municipal, school or environmental reserve has been required, such lands shall be designated on a final instrument and registered for those purposes at Land Titles Office in accordance with section 665 of the Municipal Government Act.

3.7 Where the municipality is of the opinion that certain lands may be further subdivided in the future, the Subdivision and Development Authority may require that municipal or school

reserves be deferred by caveat pursuant to section 669 of the Municipal Government Act.

3.8 The municipality may acquire and/or designate lands for municipal reserve purposes pursuant to section 665 of the Municipal Government Act.

3.9 The Town of Fort Macleod will receive all municipal reserve funds paid and, should a school authority in the future require land for a school, an agreement for possible municipal assistance will be discussed at that time.

3.10 The municipality may designate a surplus school site as municipal reserve or community services reserve pursuant to section 672 of the Municipal Government Act.

3.11 A surplus school site designated as community services reserve may be used by the municipality for any or all of the purposes outlined in section 671(2.1) of the Municipal Government Act.

3.12 In support of a more comprehensive understanding of the implementation of all policies contained in this section, the Town shall develop a comprehensive reserve strategy by 2016.

4.0 COORDINATION WITH ADJACENT MUNICIPALITIES

The Municipal Government Act stipulates that a Municipal Development Plan must address the coordination of land use issues with adjacent municipalities. The Town of Fort Macleod is bounded on all sides by the Municipal District of Willow Creek (herein referred to as 'the M.D.'). Given the proximity of Fort Macleod to other towns along the Highway 2 and Highway 3 corridors, coordination with adjacent municipalities may, from time to time, extend beyond the M.D. Recognizing it is important for adjacent municipalities to work together to promote efficiency and effectiveness, dialogue must occur for this process to be successful.

Goal:

The goal of this section is to open channels of communication to take advantage of any opportunities that may be available through intermunicipal cooperation and collaboration, and to ensure a positive

working relationship with the M.D. and other regional neighbours now and into the future.

Objectives:

- To ensure cooperation in planning issues between the Town of Fort Macleod, the M.D. of Willow Creek, and other municipalities in the region..
- To allow the Town, the M.D. and other municipalities to take advantage of mutual opportunities to maximize efficient use of transportation systems, infrastructure and other mutual interests.
- To ensure cooperation and dialogue between municipalities the Town and the M.D. on matters of mutual interest or concern.
- To promote intermunicipal cooperation between the Town and the M.D. regarding the use and development of lands on the border of the two municipalities.

Policies:

4.1 Town Council shall demonstrate regional leadership in sustainable development by advocating watershed management, regional partnerships, and the reduction and reuse of resources.

4.2 The Council shall continue to build partnerships with their neighbouring municipalities to promote regional interests.

4.3 Town Administration and Council shall consult with the M.D. regarding plans to undertake any major works or projects that may affect or impact the M.D.

4.4 Town Administration and Council should endeavour to consult with the M.D., and where necessary, other neighbouring municipalities regarding other projects of mutual interest or benefit.

4.5 All proposed statutory plans, Land Use Bylaws and/or amendments that may have an impact on the M.D. shall be forwarded to the M.D. for comment.

4.6 The Town shall forward all applications for development to the M.D. that propose direct physical access to parcels within Town boundaries by way of an M.D. roadway, for comment.

PART 4: GOALS, OBJECTIVES AND POLICIES

5.0 GENERAL GROWTH AND DEVELOPMENT

The Municipal Development Plan is intended to guide growth and development in the Town through an approach that is based on the needs and desires of the community, and the aligned directives of Fort Macleod's key regulatory and strategic documents. The goals, objectives and policies of this section deliver the above by implementing the framework presented in the preamble to Part 4; clear, achievable direction that is time-based when possible, and that integrates short-term priorities with the longer term vision provided by the Municipal Development Plan.

Goal:

The overarching goal of the following objectives and policies is to ensure that growth and development in Fort Macleod complies with the vision and guidance contained in this plan, and key directives provided by Council and the community.

Objectives:

- To ensure that development complies with the permitted and discretionary uses set forth in the Land Use Bylaw.

- To ensure that serviceable land is readily available to accommodate future urban growth, through the realization of the goals and objectives of this Plan, and all other approved documents intended to guide the future growth and development of Fort Macleod.

- To identify those appropriate parts of the 10 areas identified by the *2015 Municipal Development Plan Guide Map* (Map 2) that are suitable for subdivision, development, or redevelopment based on infrastructure, site characteristics, and compatibility with existing and proposed land uses.

- To ensure those policies and guidelines intended to direct future subdivision and development provide concise and manageable direction for developers.

- To require a high quality of subdivision and development in all areas of the Town that have yet to be subdivided and/or developed, or are ready for redevelopment, through the

administration of the regulations contained in the Town's Land Use Bylaw and any other approved statutory or non-statutory document intended to guide future growth and development in Fort Macleod.

Policies:

Land use redesignation, subdivision and development in general

5.1 All future subdivision and development shall be evaluated by the Subdivision and Development Authority and Town Council and the Subdivision and Development Authority, respectively, as to its compliance with the objectives and policies of this plan, the current Land Use Bylaw, and any other statutory plan including but not limited to the South Saskatchewan Regional Plan.

5.2 When evaluating applications for the subdivision and development of land, the Subdivision and Development Authority should consider the impact of the proposals on existing residential, commercial and industrial activities in the area.

5.3 Proposed subdivision and developments should be evaluated with respect to the following considerations:

(a) compatibility with possible future development of residual and/or adjacent lands;

(b) appropriate connections to existing roadway and utility infrastructure as deemed necessary;

(c) the suitability of the land to accommodate the proposed use;

(d) the proper sequencing of development, with consideration for the efficiency of providing services to new development, and the general best practice of ensuring new development extends directly from already built-up areas, with little or no undeveloped lands in between the two;

(e) the efficiency of the development, from the perspective of whether the development is efficiently designed so as to minimize the need for new or expanded infrastructure,

and minimizes the amount of area taken up by the built environment.

5.4 Before initiating a formal land use district redesignation process, developers may be requested to undertake a public consultation process to work with community groups, local residents and neighbours, and to report the result of that public consultation process to Council.

5.5 The Town, at its sole discretion, may undertake any or all of the following municipal prerogatives:

(a) adopt a duly prepared Area Structure Plan or Area Redevelopment Plan by municipal bylaw, or an Area Concept Plan, Outline Plan or Conceptual Design Scheme by resolution which will govern subsequent subdivision and development of the specific given area;

(b) require a developer to provide any additional information not addressed or contemplated in this plan or other guidelines, at the time of application review.

Future Growth and Development Areas (Maps 2 and 3)

General Policies

5.6 Growth and development in the municipality should follow the guidance provided by Part 3: Land Use Strategy and specifically the guidance provided for each of the 10 areas identified in the *2015 Municipal Development Plan Guide Map* (Map 2), and the parts of Area 8 that are specified in the *2015 Municipal Development Plan Guide Map – Downtown* (Map 3).

5.7 All subdivision, development, and comprehensive planning processes in those areas affected by the proposed Highway 3 bypass route shall account for the alignment of the proposed route and the potential negative and positive impacts of the bypass.

5.8 Council and the Subdivision and Development Authority should ensure that new growth and development occurs in an efficient, stable and fiscally sound manner, in consideration of given infrastructure, land carrying capacity and physical constraints.

5.9 Future urban growth should be directed to areas with existing municipal infrastructure capacity, or to locations where infrastructure extensions can be made most efficiently.

5.10 All development shall be required to connect to the municipal sewer and water services unless it is demonstrated to the Subdivision and Development Authority that circumstances exist that make connection to Town infrastructure not reasonably achievable. The Subdivision and Development Authority may, at their discretion, require the submittal of evidence, prepared by a professional engineer, as proof that a development cannot reasonably connect to municipal infrastructure.

5.11 Council and the Subdivision and Development Authority should only allow new development in areas that can be easily serviced by both roads and proper utilities.

5.12 Any applications to redesignate agricultural land to another type of land use district shall be forwarded to the municipality's planning advisor for review and comment.

5.13 Future subdivision and development may be required to pay off-site levies pursuant to section 648 of the Municipal Government Act and any other development fees as required by Council.

5.14 Future subdivision and development shall be based on maintaining the functionality of the existing street hierarchy as outlined in Maps 4 and 5, by ensuring subdivision and development design accounts for the hierarchy of the street onto which it will require access.

Area 1 Policies

5.15 Prior to further subdivision and development, an Area Structure Plan, Area Concept Plan, Outline Plan, or Conceptual Design Scheme should be prepared for lands within Area 1.

5.16 The lands within Area 1 shall be required to be developed to a high standard, given the proximity of the lands to Highway 3.

5.17 Lands within Area 1 north of Highway 3 should be developed for low density residential purposes, with consideration for the visual impact the development will have on the western gateway of the Town.

5.18 Lands within Area 1 south of Highway 3 should be developed for commercial and light industrial purposes, with consideration for the visual impact that development will have on the western gateway of the Town, and the future residential development that may be situated directly north of the Highway.

Area 2 Policies

5.19 Area 2 should be encouraged as the first or one of the first areas to accommodate the subdivision and development of new urban areas of the Town.

5.20 The subdivision and development of undeveloped lands in Area 2 should benefit from the preparation of an Area Structure Plan.

5.21 Subdivision and development in Area 2 shall be sequenced properly; extending directly south from the built-up area of the Town with no undeveloped lands in between new urban development, and the built-up area.

5.22 Out of sequence development in Area 2 shall not be permitted.

Area 3 Policies

5.23 Area 3 should be developed primarily for industrial development and specifically business industrial development, with a limited amount of complementary wholesale commercial development.

5.24 The North half of Section 6, Township 9, Range 25 West of the 4th Meridian should be the first portion of Area 3 to develop.

Area 4 Policies

5.25 Area 4 should be developed primarily for highway commercial land uses that benefit from the high visibility provided by proximity to Highway 3, with consideration for the visual impact that development will have on the eastern gateway of the Town.

5.26 Subdivision and development in Area 4 should be sequenced properly; extending directly south from the built-up area of the Town with no undeveloped lands in between new urban development, and the built-up area.

5.27 Area 4 should benefit from the preparation of an Area Structure Plan, Area Concept Plan, Outline Plan, or Conceptual Design Scheme, prior to further subdivision and/or development.

Area 5 Policies

5.28 Area 5 should be encouraged as the first or one of the first areas to accommodate the subdivision and development of new urban areas of the Town.

5.29 The subdivision and development of undeveloped lands in Area 5 should benefit from the preparation of an Area Structure Plan.

5.30 Subdivision and development in Area 5 shall be sequenced properly; extending directly south from the built-up area of the Town with no undeveloped lands in between new urban development, and the built-up area.

5.31 Out of sequence development in Area 5 shall not be permitted.

Area 6 Policies

5.32 All lands within Area 6 that are not designated River Valley Lands – RVL as per the Land Use Bylaw, shall be redesignated those lands that may be the subject of a land use district redesignation to the Direct Control – DC land use district as per policy 5.33 below.

5.33 Should the extraction of gravel be proposed within any part of Area 6, the lands shall be required to be redesignated to the Direct Control – DC land use district.

5.34 Council and the Subdivision Approving Authority shall make all decisions on subdivision and development applications in Area 6 based on the minimization of damage to non-natural structures from flooding, the preservation of undeveloped lands for the purposes of protecting the identified floodway, and the safety of Town residents.

Area 7 Policies

5.35 The primary land uses in Area 7 shall continue to be agricultural cropping and country residential development.

5.36 The redesignation of lands from the Agriculture – A land use district, to the Country Residential – CR land use district, should be considered by Council only after an Area Structure Plan has been adopted by bylaw, or an Area Concept Plan has been approved by resolution, for the lands in question.

5.37 Future road networks required as a result of proposed subdivision and/or development shall be designed in such a way as to minimize the amount of road required for Area 7.

5.38 Endeavour-to-assist agreements may be used as a way of ensuring the original developer of new roads in Area 7 is fairly and equitably compensated, should another subdivision make use of a roadway built for a previous subdivision.

Area 8 Policies

5.39 A Downtown Plan shall be prepared for the Downtown Overlay Area as shown in Map 3, and as outlined by the Land Use Bylaw, by the end of 2017.

5.40 A Development Guide shall be prepared for the Provincial Historic Area by the end of 2017.

5.41 An Area Structure Plan or Area Redevelopment Plan shall be prepared for the 15th Street Area by the end of 2017.

5.42 Any and all planning processes that will produce adopted or approved statutory or non-statutory plans or guides within Area 8 shall include multiple interactive public engagement opportunities.

5.43 The Cemetery Area within Area 8 shall be maintained as the part of the Town considered most suitable for existing cemeteries and the future expansion of existing cemeteries.

Area 9 Policies

5.44 Area 9 shall continue to be developed for primarily industrial uses.

5.45 An Area Structure Plan, Area Redevelopment Plan, or Area Concept Plan should be prepared for Area 9 by the end of 2016.

Area 10 Policies

5.46 An Area Structure Plan or Area Concept Plan should be prepared, in support of the current and future use and development of the Fort Macleod Airport and associated uses and lands.

6.0 RESIDENTIAL DEVELOPMENT

Objectives:

- To ensure a diversity of housing types and serviced lots are available throughout the community that cater to all residents and housing needs.

- To ensure that an adequate amount of serviced residential land is available to meet future housing demand and that land is developed in an efficient and rational manner.

Policies:

6.1 All future residential development:

(a) shall comply with the objectives of this plan and the current Land Use Bylaw;

(b) should be directed to the areas of the municipality identified on Map 2 and indicated in the policies of Section 5 of this Part, as suitable for residential development;

(c) shall be evaluated as to its suitability by Council and/or the Subdivision and Development Authority.

6.2 Residential development programs and decisions should ensure:

(a) a choice of new residential neighbourhoods with provision for different housing types to cater to all housing needs and income levels of the public;

(b) safe, attractive residential environments secure from incompatible land uses and in conformity with the existing historic, natural and cultural quality of residential neighbourhoods;

(c) rational and economical extensions of existing municipal services.

6.3 Council should strive to achieve a proportionate increase in various multi-unit housing that caters to broad socio-economic and demographic groups.

6.4 Applications submitted for large-scale (multi-family) or multi-lot residential developments shall be evaluated on the basis as to how the proposal will affect the existing municipal infrastructure and servicing capacities prior to approval being granted. Residential subdivisions may be planned and developed in phases, which would take into consideration market demand and future servicing.

6.5 The Town should regularly monitor the vacancy rate and volume of building permits so that short term needs for serviced residential land can be further anticipated and subsequently addressed.

6.6 The Town shall undertake an infill strategy that identifies opportunities for developing new residences within the existing built-up area of the community.

6.7 The Town should attempt to increase local awareness of historical preservation grants available for residents to restore and improve houses that may be classified as historical.

7.0 COMMERCIAL DEVELOPMENT

Objectives:

- To strengthen the role of the downtown commercial areas and enhance their image.
- To expand and promote the commercial district as a vital component of the local economy.
- To establish sound planning polices and guidelines for commercial developments that protect existing developments and encourage new ones.

PART 4: GOALS, OBJECTIVES AND POLICIES

Policies:

General Commercial

7.1 The Town should continue to encourage and support local business.

7.2 The Town should encourage existing commercial land to be used in a more intensive manner.

7.3 New commercial development should be encouraged to locate in the existing commercial district through the development of vacant sites and redevelopment of existing sites when appropriate.

7.4 When Land Use Bylaw amendments are proposed to accommodate new commercial uses, consideration shall be made to existing and adjacent land use patterns in the area.

7.5 All commercial development shall be required to connect to municipal sewer, water and electrical utility system services, unless it is demonstrated to the Subdivision and Development Authority that circumstances exist that services are not required.

7.6 All unsightly materials or objects being stored outdoors in the commercial districts should be properly screened and enforced by an appropriate municipal bylaw.

7.7 The design of new commercial areas, sites and buildings should accommodate pedestrian connectivity, and should ensure building orientation and design is supportive of pedestrian movement.

Downtown Commercial Development

7.8 Council and the municipality shall continue to pursue downtown revitalization and protection of the historic area through the Alberta Main Street Program.

7.9 Mixed-use development may be permitted in appropriate areas, allowing such activities as commercial activity on the main floor of buildings with residential or office use on the upper floors and/or rear of the building.

7.10 The new development of previously undeveloped areas of the downtown, or the redevelopment of lots and buildings in the downtown, as defined by the area shown in Map 3, shall be scaled for the pedestrian, and shall provide pedestrian connectivity and human-scaled design, with consideration for universal access requirements as per the Alberta Building Code.

7.11 The Town should inventory the existing fire suppression infrastructure available in the downtown, and specifically the Provincial Historic Area, and produce a plan to address any identified shortfalls in the existing fire suppression infrastructure.

Highway Commercial Development

7.12 Highway commercial subdivisions and developments shall occur only in suitable locations and in a manner that will allow for any planned expansion of the highway system.

7.13 Highway commercial development should be encouraged on appropriate parcels of land identified and designated as such under the Land Use Bylaw.

7.14 At the discretion of Council, the Land Use Bylaw may be amended to accommodate highway commercial expansion once a bypass route is announced.

7.15 All highway commercial subdivision and development shall be referred to Alberta Transportation for comments and or approvals.

Parking in Commercial Areas

7.16 In suitable commercial locations, off-street parking should be provided.

7.17 Any off-site parking area or lot should adhere to set landscaping controls, so as to not create a negative visual impact in the downtown districts.

7.18 Off-street parking should be located, where possible, at the side or the rear of commercial buildings, to allow the building to be oriented towards the street.

PART 4: GOALS, OBJECTIVES AND POLICIES

8.0 INDUSTRIAL DEVELOPMENT

Objectives:

- To prevent or minimize any potential land use conflicts with existing or proposed industrial uses.

- To attract new investment and industries to the community to diversify the assessment base and provide employment opportunities.

Policies:

8.1 Land use development strategies should provide a full range of industrial uses.

8.2 Council should plan to provide for both the accommodation of existing industries and encourage development of new industry.

8.3 Any proposed industrial development:

(a) shall meet all the required and appropriate regulations of the Alberta Safety Codes Act; and

(b) shall be serviced through the municipality's water, sewage and electrical utility systems, unless it is determined by the Development Authority that this is not required.

8.4 The Town should ensure that modern and adequate infrastructure of other utilities (fiber-optic) are available to enable new technology based industries and high-tech business to operate. A plan should be formulated that may enable this infrastructure to be programmed to coincide with existing infrastructure upgrades.

8.5 The Town should try to ensure that a high standard of building design and landscaping is obtained for industrial sites, particularly in highly visible sites adjacent to major roadways, as per the requirements of the Land Use Bylaw.

8.6 All outdoor storage in industrial areas shall be appropriately screened on all sides and enforced through the Land Use Bylaw.

8.7 Industrial sites should be serviced by an efficient traffic circulation system that is designed to handle the volumes and various types of industrial traffic generated by this type of activity.

8.8 The municipality should encourage the development of industrial sites in such a way as to minimize potential land use, traffic circulation and environmental conflicts.

9.0 RECREATION, PARKS & OPEN SPACE DEVELOPMENT

Objectives:

- To provide and maintain quality parks and recreational facilities to serve all residents.
- To ensure that future land developments preserve natural features and provide adequate park or open space for residents.

Policies:

General

9.1 The Town should strive to make all public spaces more enjoyable, safe and accessible to all members of the community, including those with special needs.

9.2 The Town should investigate various funding alternatives and partnerships to offset the increasing costs of park and recreation land maintenance, especially for new subdivisions.

9.3 The Town should continue to work with school authorities and support the shared use of open space and playground areas.

9.4 The Town, pursuant to section 666 of the Municipal Government Act, may require a ten (10) percent land dedication or cash-in-lieu which may be used for open space requirements in new residential developments. The dedication of municipal and environmental reserves shall be carried out at the time of subdivision or pursuant to section 655 of the Act.

Recreational Facilities

9.5 Where feasible, the Town should endeavour to maintain and improve existing recreational facilities.

9.6 The Town shall ensure that the development of recreational facilities is compatible with other land use activities.

9.7 The Town should investigate the construction of new recreational facilities, to ensure the recreational needs of the community continue to be met.

Parks and Open Space

9.8 The Town should continue to take inventory of the municipal parks and prioritize their need for maintenance or replacement based on the state of their physical condition.

9.9 The Town should investigate the opportunity to establish a continuous open space corridor system and pathway system.

10.0 ENVIRONMENTAL, CULTURAL & HISTORIC CONSIDERATIONS

Objectives:

- To minimize the conflicts between development activities and the protection of special or significant sites.
- To coordinate provincial and municipal governments in the preservation of historic sites and to promote key historic sites as attractions.
- To help residents understand and appreciate local historical and cultural resources.
- To achieve a reasonable and healthy balance between environmental protection and economic prosperity.

Policies:

General

10.1 The Town should support provincial agencies in promoting awareness of the benefits of protecting special sites.

10.2 The Town should consult with its planning advisor to consistently and regularly update all land use maps in the community.

Environmental

10.3 The conservation of significant natural and cultural assets in the Town should be encouraged.

10.4 Development and land use in the floodplain and fringe areas shall be regulated by guidelines, policies, controls or requirements put in place by the municipality in conjunction with the Province of Alberta and the Government of Canada.

10.5 The Town should review and if necessary discourage development in the floodplain or other hillside areas that could potentially be subject to harm by watercourses or slumping.

10.6 The Town shall implement a Water for Life strategy by 2017, with a focus on increasing the efficiency of water use in the community.

Historical

10.7 The preservation and restoration of historic buildings and sites important to the development, character, and identity of the Town of Fort Macleod should be encouraged.

10.8 The municipality should review and if necessary discourage development that could negatively affect any historically significant area.

10.9 If deemed necessary by the Subdivision and Development Authority, a development or subdivision application for a parcel of land may be referred to Alberta Culture and Community Spirit for review and comments on possible historical significance, before rendering a decision on the application.

Cultural

10.10 The municipality should assist in developing methods that would enable arts and culture to become more self-sufficient in the community.

10.11 The Town should attempt to balance the needs of natural and cultural environments with economic development, recreation, and individual residents as a reflection of community values in land use and development decisions.

11.0 MUNICIPAL SERVICES

Objectives:

- To ensure that future land developments have adequate infrastructure and that water and sewage treatment services are able to handle the minimum capacities required for future growth.

Policies:

Municipal Services for New Subdivision and Development

11.1 All development shall be required to connect to the municipal sewer and water service unless it is determined by the Development Authority that is not required.

11.2 The burden of supplying infrastructure services to subdivisions or new developments shall be borne solely by the developer and not by the municipality, and where it is determined to be suitable by the Town, off-site levies may be charged to developers, in accordance with Sections 648 of the Municipal Government Act.

11.3 The Subdivision and Development Authority may require a developer to enter into an agreement with the municipality pursuant to the Municipal Government Act and registered by caveat against the certificate of title to ensure the said agreement is binding on the land owner, or successors in title, to install or pay for the installation of public utilities that are necessary to serve the subdivision, pursuant to sections 650 and/or 655 of the Municipal Government Act.

Wastewater

11.4 The minimum setback distances (300 metres) from mechanical wastewater plants as stipulated by Alberta Environment shall be adhered to in order to prevent occurrences of objectionable odours in subdivisions when plants are operated normally and within designed capacities.

11.5 The municipality shall monitor and ensure that the sewage treatment system and water treatment plants are capable of handling additional capacities associated with the projected growth of the municipality.

12.0 COMMUNITY SERVICES

Objectives:

- To maintain communication with external organizations that provide community services to residents.
- To achieve and maintain a high level of physical and social services in the municipality.
- To support and promote volunteer and community service organizations that operate within the Town of Fort Macleod.

Policies:

12.1 The Town should encourage non-profit groups/organizations and provincial agencies to establish programs and operate in the community to enhance the level and quality of existing community services.

12.2 Programs and initiatives should be developed that encourage and enhance volunteerism and community service organizations as they contribute considerably to the quality of life in Fort Macleod.

12.3 The Town should continue to support and work in mutual agreement with other government departments or agencies that help provide various community services to residents.

12.4 The Town should regularly communicate with appropriate provincial agencies to determine if family support services are adequately addressing the needs of residents.

13.0 TRANSPORTATION & UTILITIES

Objectives:

- To maintain a transportation network that meets the needs of the community and provides both safe and efficient routes.

- To liaise with Alberta Transportation and/or the Municipal District of Willow Creek No. 26 with respect to any transportation routes of mutual interest or jurisdiction.

Policies:

13.1 Municipal roads and transportation network enhancements and extensions should strive to:

(a) ensure proper access is available for the development of tourism-related industries or attractions,

(b) be planned and developed to enhance opportunities for local businesses to benefit from the circulation of traffic both through and within the community,

(c) continue the use of traditional grid pattern of streets where possible.

13.2 The development of new transportation routes and the upgrading of existing routes should be completed in phases, which takes into consideration the budgeting and financial costs of developing such a proposal.

13.3 The municipality shall ensure that service roads and limited access points are provided for road or highway related land uses as required.

13.4 Road networks in new subdivisions:

(a) should be designed to take into consideration the local topography and contours of the land;

(b) should continue to make use of the traditional grid pattern of streets that service the majority of the built-up area of the Town;

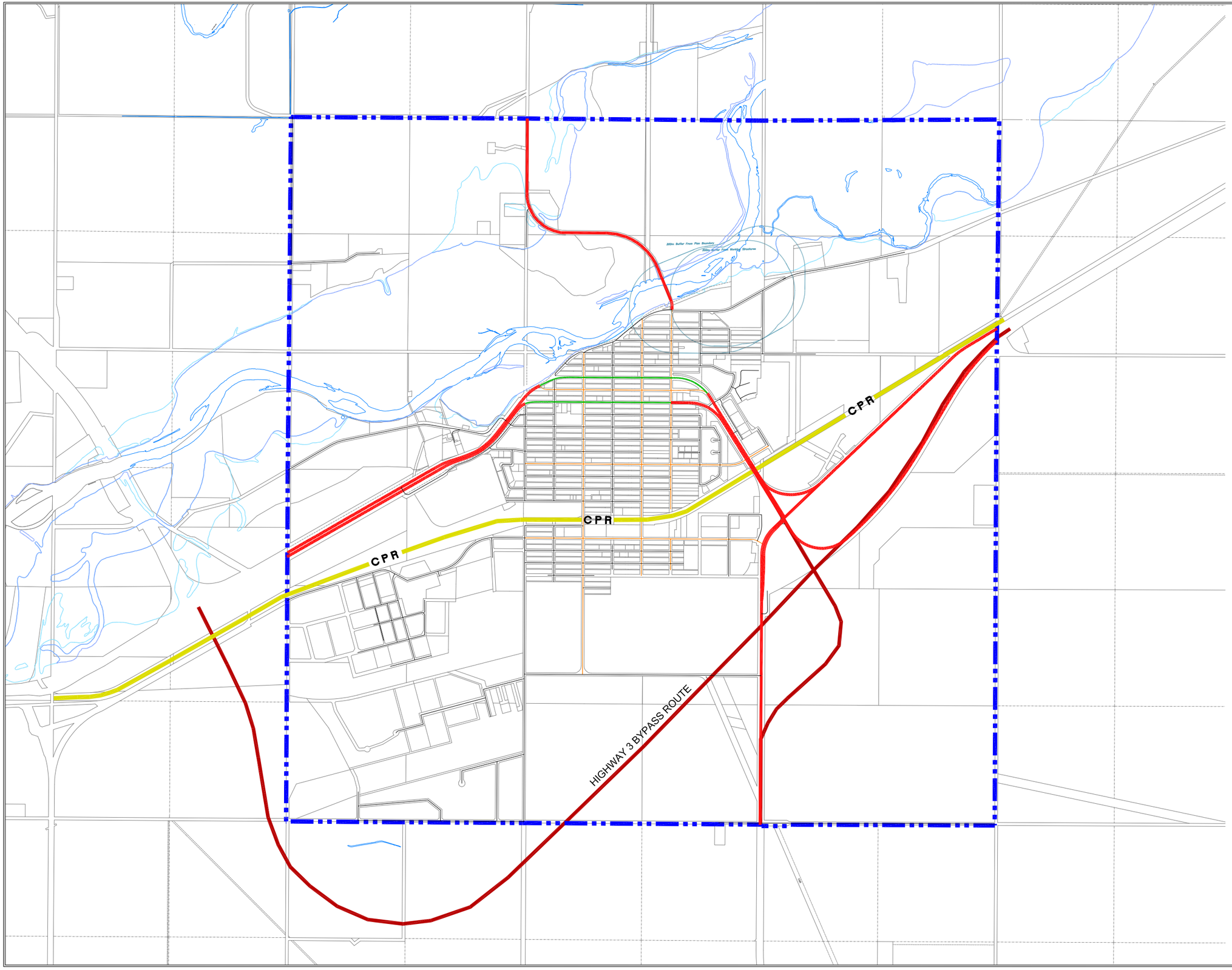
(c) should adhere to a hierarchical pattern of road networks, based on arterial, collector, and local road networks, to ensure the safe and efficient movement of vehicles, as per Maps 4 and 5;

(d) for the purpose of legal access, every lot to be created by a subdivision application should have direct access to a public roadway.

13.5 The municipality shall maintain a consistent standard of road design.

TOWN OF FORT MACLEOD
MUNICIPAL DEVELOPMENT PLAN
ROAD CLASSIFICATION MAP
Bylaw No. 1826, August 24, 2015

MAP 4



HIGHWAY

ARTERIAL

COLLECTOR

LOCAL

HIGHWAY 3
BYPASS ROUTE

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL 403-329-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 400 800 1200 1600

N

September 11, 2015N:\Willow-Creek-MD\Fort-Macleod\Fort Macleod MDP\Fort-Macleod MDP 2015.dwg

TOWN OF FORT MACLEOD
MUNICIPAL DEVELOPMENT PLAN
ROAD CLASSIFICATION MAP
Bylaw No. 1826, August 24, 2015

MAP 5

300m Buffer From Plan Boundary

300m Buffer From Working Structures

- AREA 8 BOUNDARY
- HIGHWAY
- ARTERIAL
- COLLECTOR
- LOCAL

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
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TEL: 403-329-1344

"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400

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September 11, 2015N:\Willow Creek-MD\Fort-Macleod\Fort Macleod MDP\Fort-Macleod MDP 2015.dwg

PART 4: GOALS, OBJECTIVES AND POLICIES

14.0 ECONOMIC GROWTH

Objectives:

- To expand and diversify the local economy.
- To increase and promote the potential of Fort Macleod.
- To create a positive municipal environment that encourages and supports business and industry.

Policies:

14.1 The Town should strive to create a strong, liveable, safe community with good neighbourhood organizations and adequate parkland, recreational opportunities, community centres and other public amenities that will foster local business growth and generate a host of economic benefits.

14.2 Future land use decisions should create a compatible situation whereby industry; recreation and environmental uses can co-exist and not create potential conflicts.

14.3 Municipal decisions should be made with special attention placed on creating an atmosphere that positively demonstrates that Fort Macleod is a friendly, attractive community that is favourable to business.

14.4 The Town should support positive opportunities to diversify the local economy and expand the tax base.

14.5 The Town's economic development strategies:

(a) should focus on enhancing and developing the strengths of the community;

(b) should try to conserve, maintain, enhance and market local amenities to assist economic growth;

(c) should maintain and expand the role of Fort Macleod as a host community to cultural, recreational and other special events and festivals;

(d) should make use of incentive strategies, to encourage investment in existing commerce, and to attract new investment.

14.6 An Economic Development Plan or Strategy should be prepared, in order that the desired goals and objectives, and mechanisms that may be used to achieve the desired outcomes, may be comprehensively presented in a clear and consistent manner.

15.0 PROTECTION OF AGRICULTURAL OPERATIONS

Objectives:

- To promote an understanding that agricultural uses will continue within the community until such time as additional land is required for higher intensity urban uses.

Policies:

15.1 Development of agricultural uses shall adhere to the permitted and discretionary uses set forth in the Land Use Bylaw, in order to provide maximum flexibility for development if or when the land is developed to a higher intensity urban use.

APPENDIX A – TABLES

APPENDIX A: TABLES

Table 1
Town of Fort Macleod Population Projections until the year 2036
based on 2011 census population (3117 persons)

Year	0.5 % Growth Rate	1.0% Growth Rate	1.5 % Growth Rate
2016	3195	3275	3358
2021	3276	3443	3617
2026	3359	3618	3897
2031	3443	3803	4198
2036	3531	3997	4523

Source: Statistics Canada Census 2011

APPENDIX A: TABLES

Table 2

									Status quo				Moderate density increase (30%)			
year	population		assumed persons per d.u.	total d.u.'s required		Existing d.u.'s	New d.u.'s required		Land area required (hectares @ 11.56 d.u./gr. ha)		Land area required (acres @ 4.68 d.u./gr. ac)		Land area required (hectares @ 15 d.u./gr. ha)		Land area required (acres @ 6 d.u./gr. ac)	
	low (0.5%)	high (1.5%)		low	high		low	high	low	high	low	high	low	high	low	high
2011 (base)	3117	3117				1244										
2016	3196	3358	2.6	1229	1292		-15	48	-1	4	-3	10	-1	3	-2	8
	3196	3358	2.4	1332	1399		88	155	8	13	19	33	6	10	15	26
	3196	3358	2.2	1453	1526		209	282	18	24	45	60	14	19	35	47
2021	3276	3617	2.6	1260	1391		16	147	1	13	3	31	1	10	3	25
	3276	3617	2.4	1365	1507		121	263	10	23	26	56	8	18	20	44
	3276	3617	2.2	1489	1644		245	400	21	35	52	85	16	27	41	67
2026	3359	3897	2.6	1292	1499		48	255	4	22	10	54	3	17	8	42
	3359	3897	2.4	1400	1624		156	380	13	33	33	81	10	25	26	63
	3359	3897	2.2	1527	1771		283	527	24	46	60	113	19	35	47	88
2031	3444	4198	2.6	1325	1615		81	371	7	32	17	79	5	25	13	62
	3444	4198	2.4	1435	1749		191	505	17	44	41	108	13	34	32	84
	3444	4198	2.2	1565	1908		321	664	28	57	69	142	21	44	54	111
2036	3531	4523	2.6	1358	1740		114	496	10	43	24	106	8	33	19	83
	3531	4523	2.4	1471	1885		227	641	20	55	49	137	15	43	38	107
	3531	4523	2.2	1605	2056		361	812	31	70	77	173	24	54	60	135
2041	3620	4872	2.6	1392	1874		148	630	13	54	32	135	10	42	25	105
	3620	4872	2.4	1508	2030		264	786	23	68	56	168	18	52	44	131
	3620	4872	2.2	1645	2215		401	971	35	84	86	207	27	65	67	162
2045	3711	5249	2.6	1427	2019		183	775	16	67	39	166	12	52	31	129
	3711	5249	2.4	1546	2187		302	943	26	82	65	202	20	63	50	157
	3711	5249	2.2	1687	2386		443	1142	38	99	95	244	30	76	74	190

APPENDIX A: TABLES

Town of Fort Macleod
2014 Land Analysis Residential Land Consumption Range

Source: Statistics Canada Census 2011

*The land consumption analysis is based on the following criteria:

- 0.5 percent to 1.5 percent growth rate,
- 2.4 persons per household based on housing density from the 2006 Census,
- the standard number of units that can be built per acre using the assumption that new dwellings are single family (4.7 units per acre).

Table 3
Town of Fort Macleod Historic Population

Year	Population	Five Year Rate change (%)	Average Change per Annum (%)
1971	2715	—	—
1976	3067	13.0	2.60
1981	3144	2.5	0.50
1986	3123	-0.7	-0.10
1991	3112	-0.4	-0.08
1996	3034	-2.5	-0.50
2001	2990	-1.5	-0.30
2006	3072	2.7	0.50
2011	3117	1.3	0.26

Source: Statistics Canada Census 2011

APPENDIX A: TABLES

Table 4
Comparison of Various Southern Alberta Communities
Dwelling and Population Characteristics 2006

Structure Type (as percentage of dwelling stock)	Fort Macleod	Claresholm	Cardston	Nanton	Vulcan	Pincher Creek
Total private dwellings occupied by usual residents	1220	1575	1180	835	765	1470
Single-detached houses	77.5	70.5	83.1	88.0	80.4	82.7
Semi-detached houses	4.1	4.8	2.5	3.6	6.5	1
Row houses	0.8	3.5	2.5	3.0	5.9	5.1
Apartments; duplex	0.8	0.6	0.8	0	0	0
Apartments in buildings with fewer than five storeys	4.1	13.3	6.8	4.8	0	3.4
Apartments in buildings with five or more storeys	1.6	0	0	0	0	0
Other dwellings	11.1	6.7	3.8	1.2	6.5	7.8
Other Dwelling Information						
Number of owned dwellings	960	1130	990	720	655	1205
Number of rented dwellings	260	445	185	120	115	270
Average household size	2.4	2.2	2.8	2.3	2.3	2.4
Average value of owned dwelling ($)	124,667	159,870	146,419	196,650	152, 108	128,949
Population Characteristics						
Median income in 2005 - All private households ($)	46,232	43,379	49,592	49,337	64,515	47,762
Unemployment rate	4.7	2.4	2.3	1.9	2.2	3.8

Source: Statistics Canada Census 2006

APPENDIX A: TABLES

Table 5
Town of Fort Macleod
Labour Force by Industry Type

Total labour force 15 years and over by Industry	1475
Agriculture and other resource-based industries	95
Construction	125
Manufacturing	170
Wholesale trade	25
Retail trade	220
Finance and real estate	65
Health care and social services	140
Educational services	125
Business services	145
Other services	365

Source: Statistics Canada Census 2006

Table 6
Town of Fort Macleod
Labour Force by Place of Employment

Labour force by place of employment	Male	Female	Total
Total employed labour force	755	665	1420
Worked at home	25	45	70
Worked outside Canada	0	0	0
No fixed workplace address	155	25	175
Worked at usual place	570	600	1175
Worked in CSD	410	490	895
Worked in a different CSD within (county) of residence	55	35	95
Worked in a different census division (county)	105	70	175
Worked in a different province	0	0	10

Source: Statistics Canada Census 2006

APPENDIX A: TABLES

Table 7
2014 Equalized Tax assessment Report Comparison of Southern Alberta Communities in Dollar Values

Town	Residential	Farmland	Non Residential (Non regulated)	NR Linear Property	NR Railway	Machinery and Equipment	Total
Cardston	266,823,814	74,520	38,080,839	4,756,280	4,470	268,020	310,007,943
Claresholm	344,607,863	102,710	62,037,150	6,857,420,	0	691,230	414,296,373
Fort Macleod	249,639,362	169,650	63,291,183	8,790,490	441,690	1,660,960	323,993,335
Pincher Creek	299,393,546	205,030	97,203,385	6,031,260	0	201,010	403,034,231
Average	290,116,146	139,227	65,153,139	6,608,862	111,540	705,305	362,832,970

Town	Residential	Non-Residential	Other
Cardston	86.07%	12.28%	1.53%
Claresholm	83.18%	14.97%	1.66%
Fort Macleod	77.05%	19.53%	2.71%
Pincher Creek	74.28%	24.12%	1.50%
Average	79.96%	17.96%	1.82%

Source: Alberta Municipal Affairs, 2014

APPENDIX A: TABLES

Table 8
Town of Fort Macleod
Subdivision Activity 2004-2014

Year	No. of Applications	Proposed Use of Lots Approved							Total Lots
		Residential	Commercial	Industrial	Country Residential	Institutional	Ag	Misc	
2004	1				2				2
2005	5	1	1	3	35	1			41
2006	2	24			4				28
2007	13	41	1	5	1			1	49
2008	4	2	8				2	1	13
2009	1				1				1
2010	6	26				1	1		28
2011	2		1		4				5
2012	4	2		3		1			6
2013	2				4				4
2014	2	1		1					2
Total	45	97	11	12	51	3	3	5	179

Source: Oldman River Regional Services Commission 2015

APPENDIX B – ERCB SOUR GAS SETBACKS

APPENDIX B: ERCB SOUR GAS SETBACKS

Figure 1: Minimum Setback Distances

