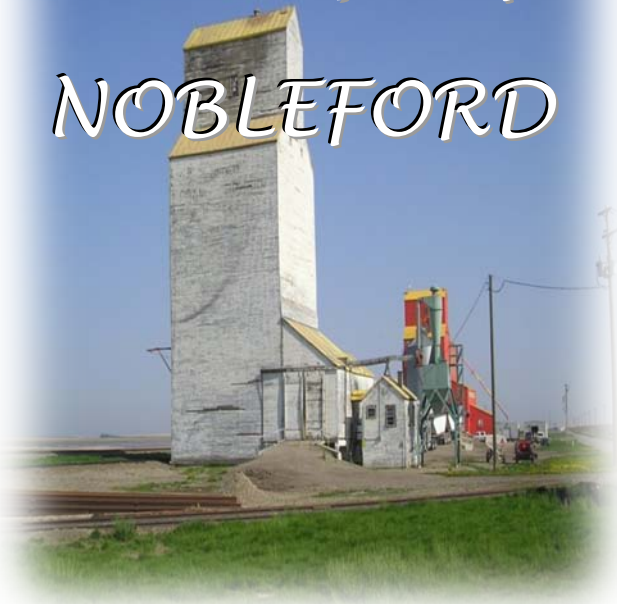
VILLAGE OF NOBLEFORD





MUNICIPAL DEVELOPMENT PLAN

BYLAW NO. 611

March 2009

Amended by Bylaw No. 618, June 2011





Prepared by



OLDMAN RIVER REGIONAL SERVICES COMMISSSION

VILLAGE OF NOBLEFORD
IN THE PROVINCE OF ALBERTA

BYLAW NO. 611

BEING A BYLAW OF THE VILLAGE OF NOBLEFORD IN THE PROVINCE OF ALBERTA, TO ADOPT A NEW MUNICIPAL DEVELOPMENT PLAN FOR THE MUNICIPALITY.

WHEREAS the Council of the Village of Nobleford wishes to replace existing Bylaw No. 589, being the Municipal Development Plan; and

WHEREAS the purpose of the proposed Bylaw No. 611 is to provide a comprehensive, long-range land use plan pursuant to the provisions outlined in the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended; and

WHEREAS the municipal council has requested the preparation of a long-range plan to fulfill the requirements of the Act and provide for its consideration at a public hearing;

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, the Council of the Village of Nobleford in the Province of Alberta duly assembled does hereby enact the following:

1. Bylaw No. 611 being the new Municipal Development Plan Bylaw is hereby adopted.
2. Bylaw No. 589, being the former Municipal Development Plan and any amendments thereto is hereby rescinded.
3. This Bylaw comes into effect upon third and final reading hereof.

READ a **first** time this 17th day of February, 2009.

Paul Goldade _____ Kirk Hofman _____
Mayor – Paul Goldade **Administrator** – Kirk Hofman

READ a **second** time this 3 day of March, 2009.

Paul Goldade _____ Kirk Hofman _____
Mayor – Paul Goldade **Administrator** – Kirk Hofman

READ a **third** time and finally PASSED this 3 day of March, 2009.

Paul Goldade _____ Kirk Hofman _____
Mayor – Paul Goldade **Administrator** – Kirk Hofman

VILLAGE OF NOBLEFORD
IN THE PROVINCE OF ALBERTA

BYLAW NO. 618

BEING A BYLAW OF THE VILLAGE OF NOBLEFORD IN THE PROVINCE OF ALBERTA, TO AMEND BYLAW NO. 611, THE MUNICIPAL DEVELOPMENT PLAN.

WHEREAS the Council of the Village of Nobleford wishes to amend existing Bylaw No. 611, being the 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 outlined in the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended; and

WHEREAS the municipal council is required to update and amend the current Municipal Development Plan (Bylaw No. 611) subsequent to a recent annexation of land into the Village's municipal boundary and provide for consideration of any and all amendments at a public hearing;

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, the Council of the Village of Nobleford in the Province of Alberta duly assembled does hereby enact the following:

1. Map 2 (Existing Land Use), Map 3 (Future Land Use Strategy) and Map 4 (Future Urban Growth Directions) are hereby amended to include the recently annexed land area as part of the current municipal boundary.

2. Map 2 (Existing Land Use) is updated with current subdivision and development information.

3. Map 3 (Future Land Use Strategy) is amended to designate a portion of the newly annexed land area for development with light industrial uses and also redesignate land in the northeast area of the Village from light industrial and high density residential uses to residential and buffer/open space uses.

4. Map 4 (Future Urban Growth Directions) is amended and updated to provide for future growth directions adjacent to the new municipal boundary (subsequent to the recent annexation).

5. Minor textual amendments/updates to the content of some of the informative sections of the document that precede the Community Vision and Policy sections of the Municipal Development Plan in ensuring updated and correct information and consistency with the current land use context and future land use strategy.

6. Added Policy 5.13 to Section 5 (General Growth and Development) of the Community Vision section, Land Use and Policies subsection that reads as follows, "The municipality may consider the contents of the approved "Nobleford Sustainability Plan" (see Appendix A) when evaluating and making decisions with respect to any and all land use planning, development and associated matters."

7. Added Table 3 (Budget and Tax Rate History) to document.

8. Added Figure 1 (ERCB setbacks) to the document.

9. Bylaw No. 611, being the Municipal Development Plan, is hereby amended as per the abovementioned, as per the attached Schedule 'A'.

10. Bylaw No. ___618___ comes into effect upon third and final reading hereof.

READ a **first** time this 3 day of MAY, 2011.

Marguerite Wobick
***Mayor** – Marguerite Wobick*

***Administrator** – Kirk Hofman*

READ a **second** time this 21 day of JUNE, 2011.

Marguerite Wobick
***Mayor** – Marguerite Wobick*

***Administrator** – Kirk Hofman*

READ a **third** time and finally PASSED this 21 day of JUNE, 2011.

Marguerite Wobick
***Mayor** – Marguerite Wobick*

***Administrator** – Kirk Hofman*

Mayor's Message

The Municipal Development Plan sets out the structure for land use for regional and urban planning and urban design. This involves zoning and streets and roads. Good land use planning results in proper use of lands, resources, facilities and services; which in turn brings a positive economic, social and physical well being for the community. The goals must include sustainability, a healthy environment and a desirable community for all. This plan needs to be responsive and adaptable to the changing trends.

Mayor Marguerite Wobick

Chief Administrator's Message

The Village of Nobleford is in a healthy financial situation with comfortable financial reserves, low debt, one of the lowest tax rates in Alberta, and modern infrastructure and facilities that will provide opportunities unattainable just 5 years ago. There have been more than 200 new jobs created n the Village over the past 5 years. The Village has nearly 50% more homes than it did in 2004. This growth has created a significant 400% increase in property tax assessment base since 2004 (2004 assessment was 23 million, 2011 was 92 million). This strong, modern assessment, shall support the future allowing for continued quality services and competitively affordable property taxation. The Village has justifiably received numerous awards for its hard work, producing results that if cared for can keep Nobleford not only sustainable but prosperous, and "***one of the best places to live*****".**

Credit has to be given to past Councils whom supported effective and efficient future planning, administration and operation, and most importantly keeping in mind the well being of all of **Nobleford's** residents. The MDPs of 2004 and 2009 are excellent tools.

I look forward to working with Governing Councils in continuing to do the BIG things for Nobleford.

Kirk Hofman CAO

Municipal Development Plan

Bylaw No. 611

The Council of the Village of Nobleford enacts this bylaw according to section 632 of the municipal Government Act. This statutory plan outlines a series of goals and policies to shape and guide the future growth and development of Nobleford and its residents.

Acknowledgements

The following people are to be thanked for their assistance and contribution to the development and publishing of this community plan.

Kirk Hofman – Chief Administrative Officer
Diane Horvath- Planner, Oldman River Regional Services Commission
Katherine Mertz – Assistant Planner, Oldman River Regional Services Commisison
Martin DeVlieger – Helicopter Pilot (Air Photos)
The municipal staff of the Village of Nobleford
The many participants of the public consultation process

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Fax: (403) 824-3553
E-Mail - admin@village.nobleford.ab.ca

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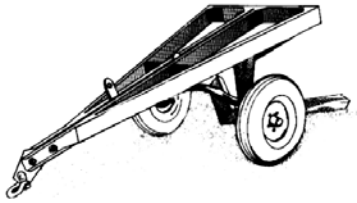
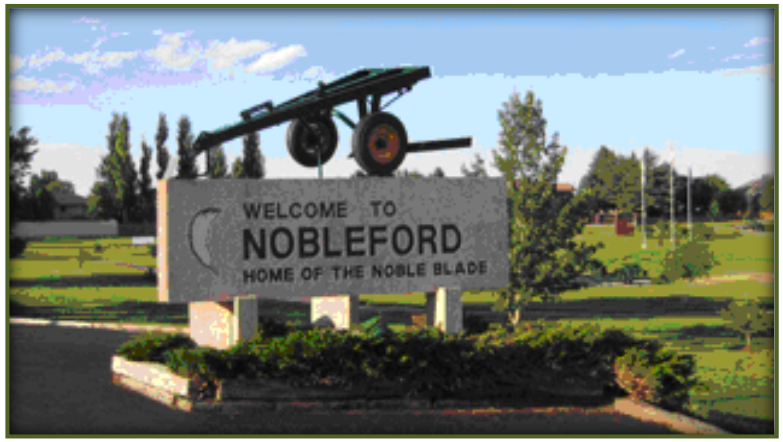
* Appendices are for information purposes only and may be amended from time to time as they do not form part of this bylaw.



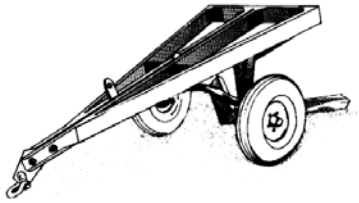
INTRODUCTION

The existing footprint of a community is a reflection of the physical, social and economic influences that have been responsible for the community's development. 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.

An effective planning process is an ongoing activity, which involves Council, the Municipal Planning Authorities, administration and the residents of the community. The past 20 years have seen many changes to provincial legislation governing a municipality's responsibilities regarding planning. A significant change occurred in 1995 when the Alberta Planning Act was rescinded and matters relating to planning were incorporated into Part 17 of the Municipal Government Act. Under this new 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.



Therefore, a municipal development plan can be defined as a framework for decision-making that guides 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 well being 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 Village of Nobleford, by creating a new municipal development plan, will attempt to accomplish the following:

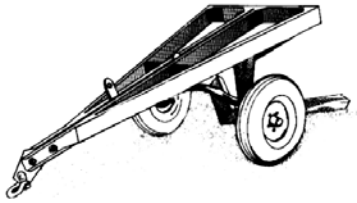
- promote moderate community growth and development in an orderly economic manner;
- provide a Village controlled supply of competitively priced building lots for all land uses;
- maintain an attractive high-quality community environment, ensure sustainability, and continue to improve the quality of life for our citizens;
- broaden the range of retail sales and service outlets available;
- provide essential social and health services locally;
- develop multipurpose recreational areas and facilities;
- maintain a balanced assessment base by promoting residential, commercial and industrial growth.

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 within 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,*
- *(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,*
- *(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 goal, objectives, targets, planning policies and corporate strategies,

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

(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.

The Municipal Government Act also authorizes a notification and circulation process pursuant to section 636 that:

636(1) While preparing a statutory plan a municipality must

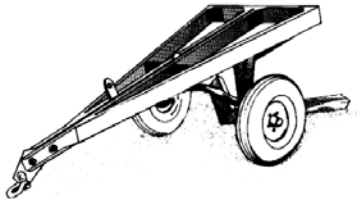
(a) provide a means for any person who may be affected by it to make suggestions and representations,

(b) notify the public of the plan preparation process and of the means to make suggestions and representations referred to in clause (a),

(c) notify the school authorities with jurisdiction in the area to which the plan preparation applies and provide opportunities to those authorities to make suggestions and representations,

(d) in the case of a municipal development plan, notify adjacent municipalities of the plan preparation and provide opportunities to those municipalities to make suggestions and representations,

(e) in the case of an area structure plan, where the land that is the subject of the plan is adjacent to another municipality, notify that municipality of the plan preparation and provide opportunities to that municipality to make suggestions and representations.

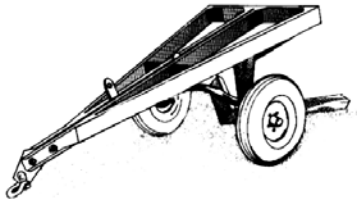


BACKGROUND

Physical Setting

The Village of Nobleford is situated on a natural plateau overlooking an irrigated agricultural valley to the south, rocky mountains to the west and Keho reservoir the north. This growing community with a population over 877 (2009 municipal census) has a solid, constantly expanding industrial and residential tax base. It is located 18 miles from the Oldman River's regional centre, Lethbridge. Due to short commuting distance on Highways 23, 3 and 519, the Village has become an attractive location for new residents working in Lethbridge, Picture Butte and Barons, as well as for those employed in local industries and farming operations.

The climate of the southern Alberta region is influenced a great deal by the proximity of the Rocky Mountains as it is located on the leeward side of the mountain with elevations decreasing from west to east. As a result, southern Alberta experiences variations in climate that follow 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 20ºC in a matter of hours. The intermittent warm westerly flow can make for mild winters and hot, dry and breezy summer days.



History

The impetus for the foundation and growth of Nobleford dates back to the turn of the century when J. W. McClain, a settler from California, pioneered west of the present Village site. Dr. Charles Sherwood Noble, agricultural inventor, settled in the hamlet in 1908 and acted as a land agent with the CPR. An influx of pioneer farmers from the United States Midwest, eastern Canada, and the Netherlands settled the prairie land south and west of Nobleford.

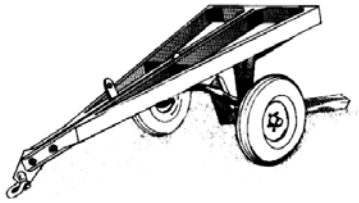
It was in 1909 that the hamlet's first house rose and the CPR line was built as far north as Carmangay. By 1917, Nobleford had an enlarged four-room schoolhouse, a church, a C.S. Noble hardware business and six grain elevators. In 1918, with 100 plus residents, Nobleford was incorporated as a Village, with C. S. Noble as the first mayor.



Electrification of the Village came with the 1929 Calgary Power franchise. During the early post-war years, the Village joined the Lethbridge School Division which built a ten-room brick school to accommodate 300 students in all primary and secondary grades.

Commercially, 1949 saw the construction of the Nieboer Hardware Store, while in the early 1950s development and expansion of the Noble farm implement industry (stemming from the 1930s invention of the Noble Blade) was realized. As the company's payroll grew, so did the Village population, as well as the local facilities and amenities.

The 1952/53 Public Works programs completed construction of a delivery and storage system, with gas and sewer servicing following in 1956 and 1959 respectively. The Village Post Office was constructed in 1955, but has relocated in a new structure completed in 1982.





In 2004 a new Village facility was developed in partnership with the Nobleford Area Museum Society. Using the Noble retail manufacturing building, the Village office, museum and meeting rooms were added on Highway Avenue. The Village also took some bold steps to create a sustainable community, including:

- elimination of all utility franchise fees to consumers in the Village;
- a new Municipal Development Plan, including plans for significant infrastructure to support long-term residential development and future industrial and commercial growth;
- a new environmental, recreation and parks plan.

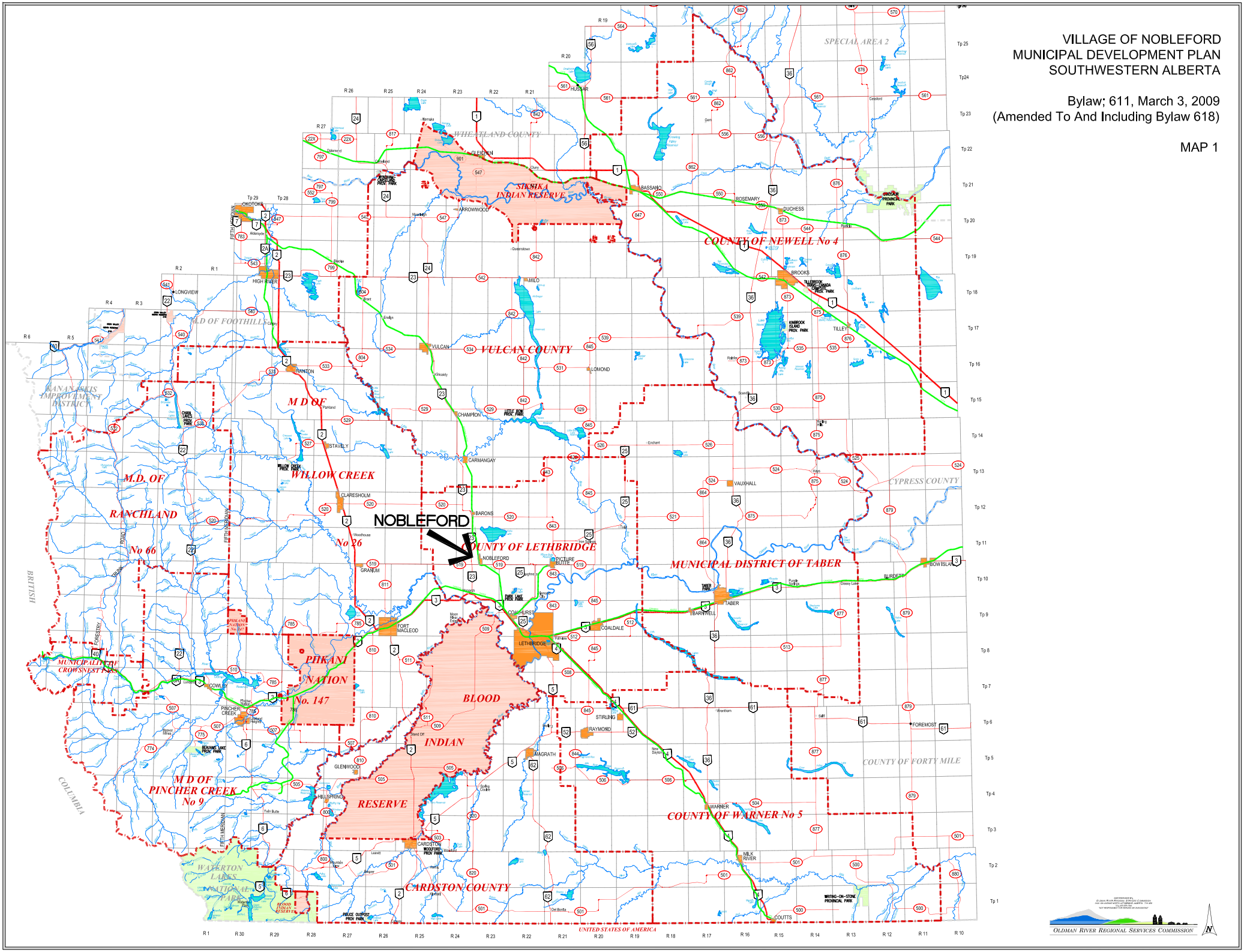
The year 2005 Nobleford constructed a new water treatment plant with capacity for 20 years and an option to expand the plant capacity at an affordable cost. In 2008 Nobleford expanded its water treatment plant, built two raw water reservoirs and began supplying potable water to the new 17 km long Barons pipeline installed north of Nobleford through the County of Lethbridge to the Village of Barons. This project may have far reaching benefits to the surrounding rural and urban communities.

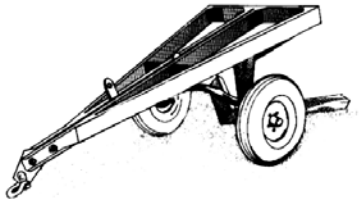
The 2006 Federal Census reported that Nobleford had the largest percentage population growth of any community south of High River, Alberta. Nobleford anticipates a 40 percent population growth from its 2006 population (Federal Census) within the next five years.

By 2008 the Village had achieved most of what it set out to do in the 2004 Municipal Development Plan. Nobleford has self-developed three phases of the Centennial residential subdivision including 121 residential lots and sold them all. New high capacity infrastructures such as sewer and water lines, electrical, natural gas and telephone main lines were installed throughout the Village. The Village currently retains approximately 100 acres to the east for future residential development.

In 2009 Nobleford conducted a municipal census showing a Village population of 877. Since it was not a federal census it has not been captured in the projections or analysis of this MDP. However, it does show the Village's continued strong population growth as a total of 63 new residential lots were created in 2009 and 2010. In 2011 the Village annexed approximately 137 acres (55.5 ha) of land to the north containing the Village's sewage lagoons as well as land for future industrial/commercial uses and development.

The Village has received a Minister's Municipal Excellence Award from the Province of Alberta in 2004, 2008 and again in 2010.


VILLAGE OF NOBLEFORD
MUNICIPAL DEVELOPMENT PLAN
SOUTHWESTERN ALBERTA
Bylaw; 611, March 3, 2009
(Amended To And Including Bylaw 618)
MAP 1
NOBLEFORD
SPECIAL AREA 2
WHEATLAND COUNTY
SIKSIKA INDIAN RESERVE
COUNTY OF NEWELL No 4
VULCAN COUNTY
M D OF FOOTHILLS
M D OF WILLOW CREEK
M.D. OF RANCHLAND No 66
COUNTY OF LETHBRIDGE
MUNICIPAL DISTRICT OF TABER
CYPRESS COUNTY
PIKANI NATION No. 147
BLOOD INDIAN RESERVE
M D OF PINCHER CREEK No 9
COUNTY OF WARNER No 5
COUNTY OF FORTY MILE
CARDSTON COUNTY
WATERTON LAKES NATIONAL PARK
MUNICIPALITY OF CROWSNEST PASS
BANFF NATIONAL PARK IMPROVEMENT DISTRICT
UNITED STATES OF AMERICA
OLDMAN RIVER REGIONAL SERVICES COMMISSION



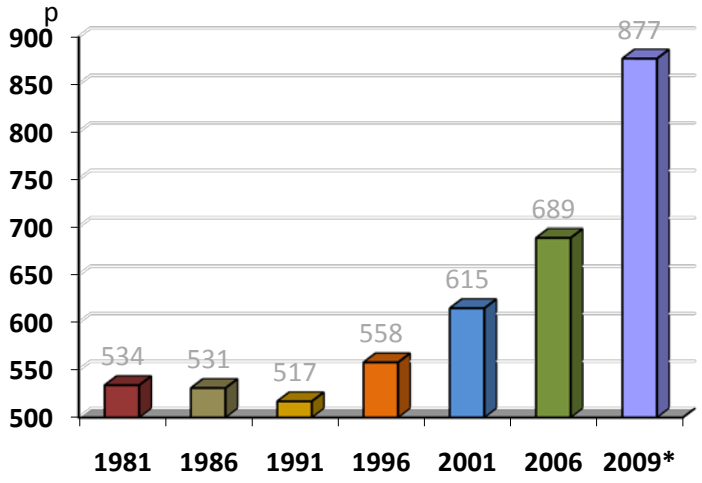
Population

Studying past and future population data is an important component in ensuring an adequate land base for future growth. Population change within a community is related to many factors including:

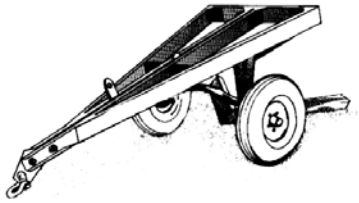
- migration, both in and out;
- the size of the community and its internal, natural growth rate and structure;
- the size and composition of the local and surrounding economy; and
- the proximity to larger areas of settlement and economic activity.

The historical growth of a population can provide a basis for population projections and the way in which a population has changed may reveal important trends. The Village of Nobleford over the past 30 years has faced considerable changes and thus the population has fluctuated between 517 to 689 people.

Chart 1: Village of Nobleford Historic Population



*municipal census (not included in projections or analysis)



Between 1981 and 2006, the Village of Nobleford has experienced periods of population growth and decline. During the last census period (2001-2006), Nobleford experienced a 2.41 percent increase in population or a positive growth change of 0.48 percent per annum. This positive growth scenario is reflective of the provincial situation, as Alberta's growth rate during the same five-year period was positive.

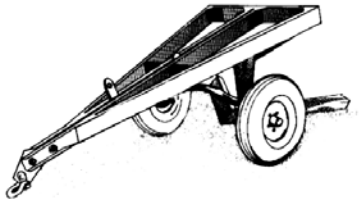
TABLE 1

Village of Nobleford Municipal Development Plan
Growth Rates 1981 – 2006

Year	Population	5 Year % Change	Annual % Change
1981	534	28.0	5.60
1986	531	-0.5	-0.10
1991	517	-2.6	-0.52
1996	558	7.9	1.58
2001	615	10.2	2.04
2006	689	12.0	2.41

The creation of population pyramids for the Village of Nobleford illustrates the distribution of various age groups as well as male and female segments of the population. The Village of Nobleford population structure does not represent a true classic pyramid shape.

As a comparison, the age structures for the 2001 and 2006 populations are shown on Charts 2 and 3. There has been a significant increase in children age 14 and under, which has increased in population from 145 to 210. This increase in population is indicative of young families and children.



In comparison to the 2001 census information, the analysis of the 2006 census data suggests that population growth in those aged 65 and older is also steadily increasing signifying that the population is not moving away to the city after retirement.







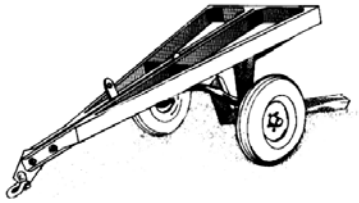


CHART 2

Village of Nobleford

2001 Population Structure

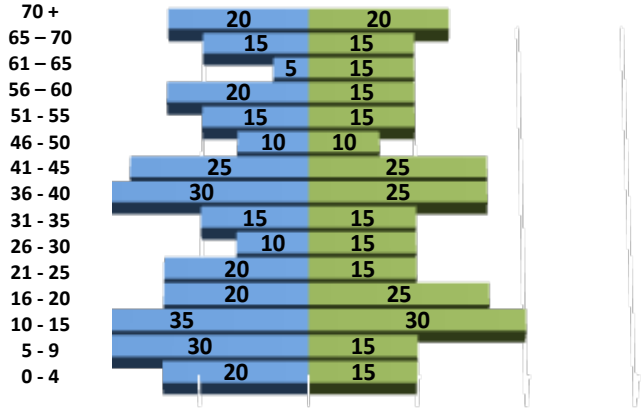
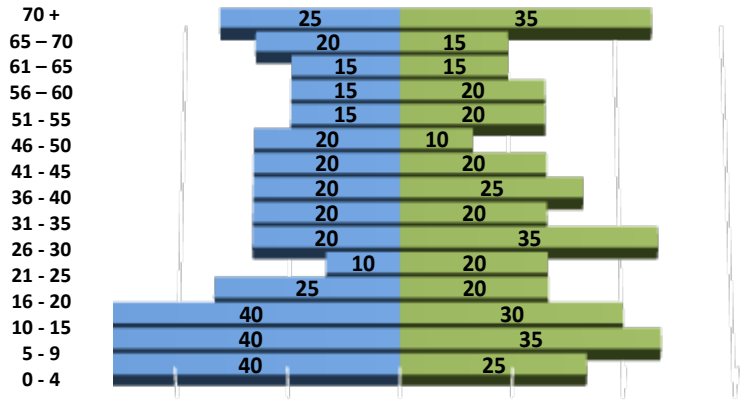
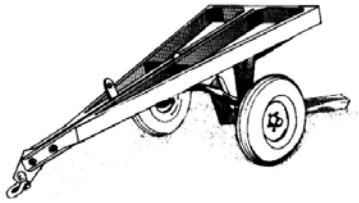


CHART 3

Village of Nobleford

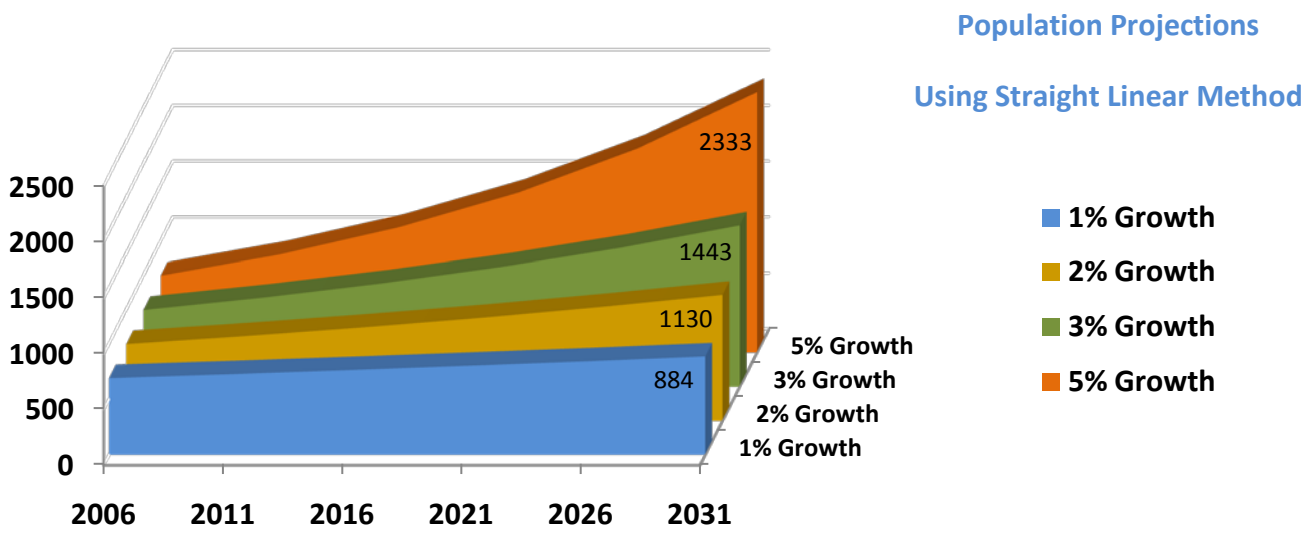
2006 Population Structure





Population projections were calculated using the straight linear method for three different growth rates, slow (1 percent), moderate (2 percent and 3 percent), and high (5 percent) See Chart 4. This method predicts the future population based on a desired growth rate. The straight linear method can offer an indication of potential population growth. It should be noted that this method of analysis cannot take into consideration external factors, such as economic influences, growth of urban centres, or any potential annexation of County land into another municipality. Steady growth over the last ten years should assist in gradually broadening the range of services the community is capable of supporting.

CHART 4



In 2006 the population of Nobleford was 689 persons. This population value has already surpassed the projections for 2006 at the 2 percent growth rate found in the 2004 Municipal Development Plan, which lends support to the use of annual growth rates. Values of 1, 2, 3 and 5 percent have been utilized in Table 2.

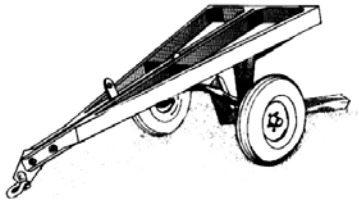


TABLE 2

Village of Nobleford Population Projections until the year 2031 based on 2006 Census Information

YEAR	Actual Population	Straight Linear Method			
		1% Growth Rate	2% Growth Rate	3% Growth Rate	5% Growth Rate
2006	689	--	--	--	--
2011		724	761	799	879
2016		761	840	926	1122
2021		800	927	1073	1432
2026		841	1024	1244	1828
2031		884	1130	1443	2333

This means that in 2011 the probable population could range from 724 to 879 persons, until the year 2031 when the population could range between a low of 884 to a high of 2333. If Alberta's economy remains strong and the Village of Nobleford area continues to develop as a desired quality of life area, the Village may experience a much higher than anticipated growth. If this is the case, the 5 percent growth rate may be a possible scenario, as it projects a possible population of 879 for the Village of Nobleford in 2011 and 2333 in 2031.

VILLAGE OF NOBLEFORD
MUNICIPAL DEVELOPMENT PLAN
EXISTING LAND USE
March 18, 2011

Bylaw; 611, March 3, 2009
(Amended To And Including Bylaw 618)

MAP 2

EXISTING LAND USE
March 18, 2011

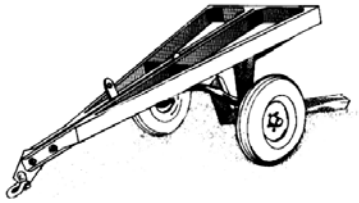
- Residential-Single Family (27.69 ha)
- Residential-2 Family (0.64 ha)
- Residential-3-4 Family (0.63 ha)
- Residential-Mobile Home (0.16 ha)
- Residential-Senior Residence (0.13 ha)
- Commercial-Retail (0.27 ha)
- Commercial-Wholesale (1.32 ha)
- Commercial-Transportation (1.02 ha)
- Commercial-Contracting (0.37 ha)
- Commercial-Building (1.66 ha)
- Commercial-Warehouse (2.00 ha)
- Industrial-Exractive (0.81 ha)
- Industrial-Agricultural-Processing (9.58 ha)
- Public Institutional-Educational (2.02 ha)
- Public Institutional-Government (0.56 ha)
- Public Institutional-Community (0.13 ha)
- Public Institutional-Religious (1.22 ha)
- Transport-Railway (12.87 ha)
- Transport-Telecommunications (0.05 ha)
- Transport-Utilities (23.77 ha)
- Recreation/Open Space-Indoor Recreation (0.48 ha)
- Recreation/Open Space-Outdoor Recreation (5.09 ha)
- Recreation/Open Space-Parks (4.27 ha)
- Recreation/Open Space-Open Green Space (0.77 ha)
- Agriculture (78.84 ha)
- Vacant (7.64 ha)
- Roads/Lanes (23.34 ha)
- Municipal Boundary (207.43 ha)

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 OMMISSIONS"

OLDMAN RIVER REGIONAL SERVICES COMMISSION

July 04, 2011N:\Lethbridge-County\Nobleford\Nobleford MDP Bylaw (Bylaw 611 Mar 3-2009)\Amending Bylaw 618)\Nobleford MDP Maps 2-4 (Bylaw 611 Mar 3-2009)\Amended To Bylaw 618).DWG

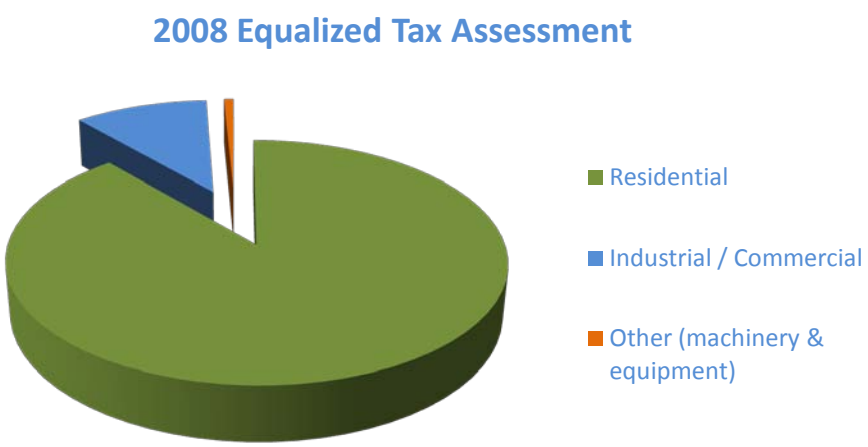
LAGOON SITE 'D'
DISPOSAL SITE
LAGOON SITE 'C'
LAGOON SITE 'B'
300m Sewage Lagoon Buffer From Plan Boundary
Waste Transfer Site
300m Buffer From Waste Transfer Site
NE10 11-23-4
NW11 1
SW10 11-23-4
SW11 11-23-4
SE10 11-23-4
NW3 11-23-4
NE3 11-23-4
NW2 11-23-4
SW3 11-23-4
SE3 11-23-4
SW2 11-23-4
CANADIAN PACIFIC RAILWAY
C P R
RGE RD 23-2 (HIGHWAY AVE)
RAILWAY AVE
HIGHWAY AVE
FIBRE OPTICS R/W
ACCESS R/W
WATERLINE R/W
PIPELINE R/W
UTILITY R/W
12 ST
11 ST
10B ST
10A ST
BARONS ST
MILNES ST
KING ST
NOBLE ST
KIPP ST
HUNT ST
GLEN ST
CAWDRON ST
RUBIE ST
POPLAR ST (NOT OPEN)
4 AVE
HOWE ROAD
KEDOUGH CRES
CENTENNIAL AVE
RUBIE CRES
WOOD PL
KENEX PL
KENEX DR
ALBERTA AVE
RESERVOIR B
WATER TREATMENT PLANT
SECONDARY ROAD 519
ROAD NOT OPEN
TELEPHONE R/W
TRANSFER

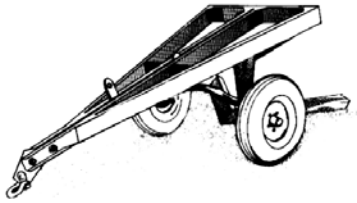


Economic Activity

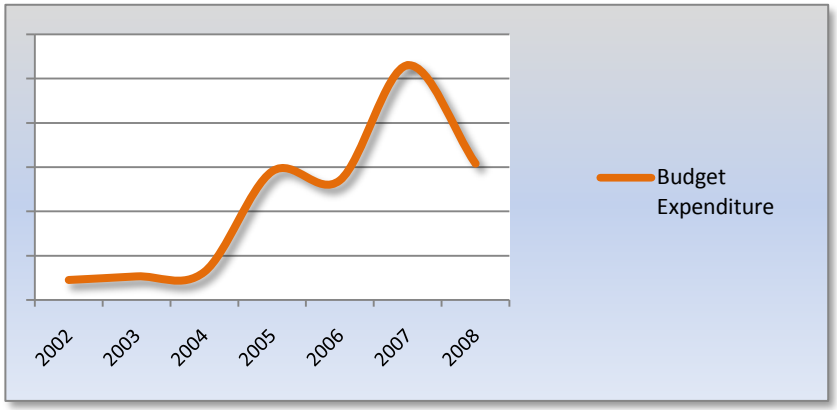
The economy of Nobleford is interconnected with other municipalities, the surrounding rural community and the province. Alberta's long-term economic prospects continue to be very bright as a result of the province's many economic advantages including low taxes, and; entrepreneurial business climate and fiscal strength.

Recent years have seen a growth in the industrial sector of Nobleford and this should continue. According to the Village's 2008 equalized tax assessment, approximately 85.8 percent is attributed to residential, while 10.1 percent is non-residential (industrial and commercial) and 0.73 percent is other (machinery and equipment). As commercial and industrial assessments generate higher taxes than residential, a community with a well-balanced assessment base equates to one with lower residential taxes. It is the objective of Council to sustain the current levels of Village controlled property taxation for the next 5 years.

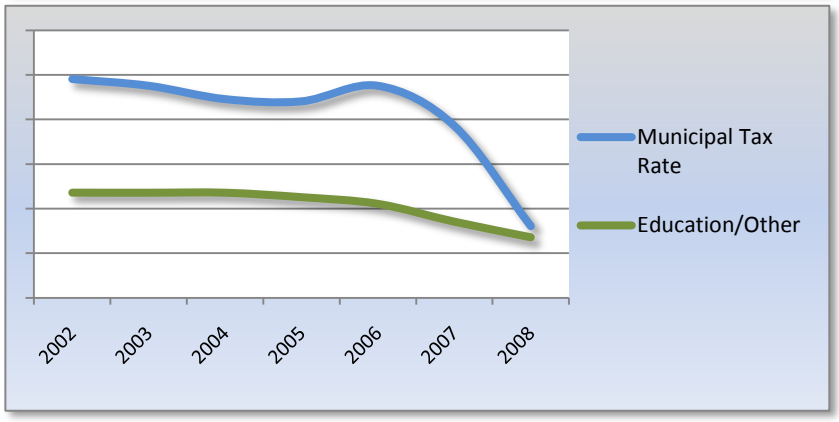




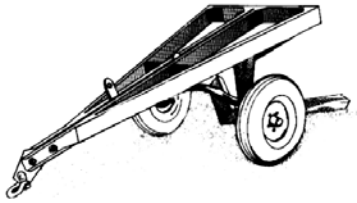
Nobleford mill rates are equal for industrial, commercial and residential uses. In 2006 and 2007 Village Council adopted operating budgets resulting in a zero increase in tax revenue. In 2008 Village Council adopted a budget that resulted in a 40 percent reduction in residential, commercial, and industrial property taxation. Considering the increase in assessed values, the net result in real tax dollar savings over 2007 to Nobleford residents was between 20 and 40 percent.



INCREASING BUDGET ↑

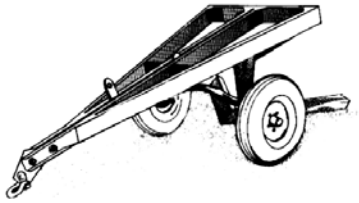


DECREASING TAXES ↓



In 2006 Edwards group announced it had sold its 86,000 sq. ft. manufacturing facility in Nobleford to Ag Growth Industries. Ag Growth plans for the facility were uncertain, Village officials met regularly with the new owners and pursued creative partnerships and complimentary strategies for sustainable growth. The Village was informed by Ag Growth Industries, that they were embarking on an aggressive business plan to rebuild the manufacturing business to levels exceeding past years. In 2007 Ag Growth announced it had purchased Twister Pipe and would be relocating operations to Nobleford. In 2008 Ag Growth has created 75 new jobs in the Village and intends to continue in growing its operations in Nobleford. The Edwards Group was nominated by South Grow Regional Initiative for The Excellence in Business Growth / Expansion Award. In 2010 Ag Growth International (Edwards Group, Twister, Grain Guard, Keho) grew their operations by adding 100,000 sq. ft. of new buildings and area as well as approximately 100 new employees.





Subdivision & Development Activity

A review of subdivision activity that has taken place over the most recent 10-year period (2000-2010) shows there has been a total of 11 subdivision applications which have created 207 new lots within the Village.

Residential development has been responsible for the largest portion of subdivision applications. In total, 186 new residential lots have been created since 2006. Subdivision for commercial and industrial development has also been strong with 16 new lots registered.

In 2005 Nobleford purchased 45 acres of farm land, self-developed residential, commercial, and industrial lots as well as marketed itself to Alberta and beyond. The Village self-financed the project and thereby enabled buyers affordable fully-developed lots. The Village sold the lots at cost with an objective to create a strong sustainable assessment base. All of the residential lots were sold by December 31, 2007. In 2008 the Village of Nobleford was the recipient of an award from South Grow Regional Initiative for Excellence in Business Growth / Expansion. Nobleford was the recipient of the Alberta Municipal Affairs and Housing Minister's Award for Municipal Excellence, 2008. Its three-year success story in subdivision and economic development should lead to more sustainability and a stronger small Alberta community.

Historical records indicate average development permit values to be under 1 million dollars annually. In 2006 three million dollars in development permits were issued by the Village. Annual building permits values hit an all time high in 2007 at 11.7 million dollars, 8.7 in 2008, 4.8 in 2009 and 11.5 million dollars in 2010 (see Table 3). These growth rates are the effect of the increasing residential development within the area.

The shape and character of a community is directly related to the quality, quantity and location of land use within its boundary. By studying land use patterns we can achieve an understanding of how residential and non-residential development functions, including their relationship to one another and the amount of land a community may require in the future.

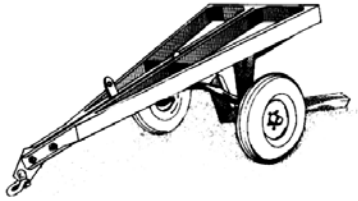


Table 3: Budget and Tax Rate History

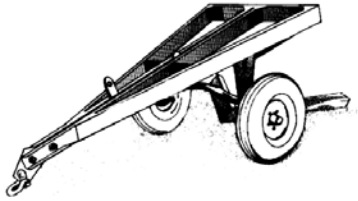
(April 27, 2011)

In 2011, a property with assessed value of $313,000 will have total property tax of $1000.00
(½ for municipal and ½ for school and seniors)

SAMPLE FOR RESIDENTIAL PROPERTIES

Property Assessment used for 2011 taxation	223,370	430,850	289,040	208,670
Property Assessment used for 2010 taxation	222,920	457,220	297,280	210,850

Year	Budget	Mill rate	School/ Seniors	mil	Total Property Tax			Reserves	Debt	Development	Land Sales	Pop	Assessment
2011	$2,202,971	1.6	1.6	$712	$1,376	$923	$667	-	-	-	-	-	$92,842,240
2010	$3,326,480	1.7	1.5	$724	$1,486	$966	$685	$2,137,273	$469,433	$11,515,000	$792,630		$87,848,050
2009	$1,883,260	2.5	1.1	$797	$1,589	$959	$779	$2,100,000	$514,000	$4,854,000	$7,700	877	$79,945,280
2008	$3,074,967	3.2	2.7	$1,010	$2,117	$1,282	$914	$2,000,000	$557,000	$8,737,000	$1,460		$72,945,280
2007	$5,298,182	7.7	3.4	$1,469	$2,998	$1,975	$1,314	$2,100,000	$620,000	$11,764,000	$1,582,450	689	$33,011,990
2006	$2,700,000	9.5	4.2	$1,449	$3,191	$2,047	$1,305	$472,178	$682,000	$3,027,000	$463,240		$26,445,640
2005	$2,900,000	8.8	4.5	$1,388	$3,093	$2,059	$1,252	$840,000	$680,000	$2,000,000	$22,790	676	$25,015,130
2004	$630,000	8.9	4.7	$1,334	$2,682	$1,644	$1,254	$860,000	$70,000	$500,000	$41,130		$23,001,040
2003	$530,000	9.5	4.7	$1,370	$2,375	$1,667	$11,254	$790,000	$92,000	$500,000	$30,940		$21,795,850
2002	$450,000	9.8	4.7	$1,332		$1,641	$1,227	$710,000	$111,000	$1,054,000			$20,099,370
2001										$237,000		615	$19,250,500



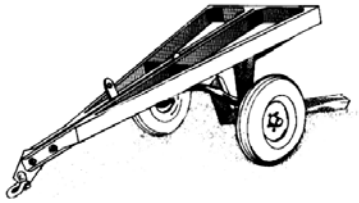
EXISTING LAND USES

General Land Use

The Village of Nobleford encompasses approximately 0.80 square miles (2.07 km^2), with the built-up area located centrally with agricultural land to the east. The community is bounded on the west by the CPR line and the south by Highway 519 which has contributed to the historic development of the Village.

The original Village site, Noble, was surveyed and registered in 1910 and most of the original plan still exists today. It consisted of the railway right-of-way and three blocks of the downtown area.

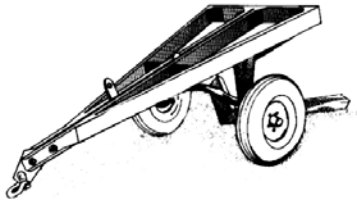




Residential Land Use

Residential development refers to the combination of dwelling types including single attached & detached, manufactured, modular, 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 Nobleford to understand what quantities and types of housing that exist so the Village may better prepare for future housing demands of a growing population.

- According to the 2006 Census Canada data, nearly 27 percent of private dwellings in Nobleford had been built since 1986. This is significantly higher due to the number of residential subdivisions that occurred in 2006 and 2007.
- Canada's population is aging and the demand for adequate and appropriate housing for this segment of the population is intensifying. Nobleford's percentage of seniors is at the provincial average. 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 Nobleford has few vacant residential lots remaining in either the mature or newly developed neighbourhoods. There is still land available for residential development particularly for single-family dwellings and country residential in undeveloped areas of the Village.
- Nobleford has a very efficient topography whereas the surface of approximately 200 acres gently slopes from southeast to northwest. This natural topography allows for efficient surface storm water management and deep service sewer infrastructure and management.
- Most southern Alberta communities have made provisions for both single- and double-wide mobile and manufactured homes which are meeting the current demand for owner occupied and rental units. The need for a manufactured home park or



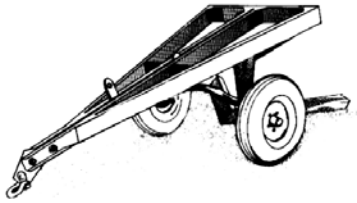
subdivision is not apparent at this time. Through architectural controls, the Village acting as developer could monitor and regulate these types of homes to ensure they complement existing housing.

- The current facilities catering to seniors in Nobleford include: Rose Butte Apartments; a six-unit apartment style facility located in the downtown, and a senior drop-in centre. The growth of the senior citizen population should be monitored at regular intervals to determine future requirements for senior citizen accommodation, including conventional apartments, specialized self-contained units or lodge facilities.









Future Land Requirements

A residential land consumption range can be calculated based on historic trends in population growth and industry standards for housing density in order to illustrate the amount of land that will be required to house future growth. The historical average indicated Nobleford to have a stable population growth and has continued to increase significantly since 2001.

The development of quality long-term sustainable infrastructure in Nobleford and area, combined with the industrial growth in and around Nobleford, may translate into continued positive population growth in the near future.

The land consumption analysis is based on the following criteria:

- 1.0 percent to 5.0 percent growth rate;
- 3.0 persons per Average Household based on historic housing density from the 2006 Census;
- the standard number of units that can be built per acre using the assumption the new dwellings are single family (4.7 units per acre).





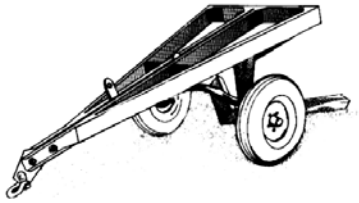
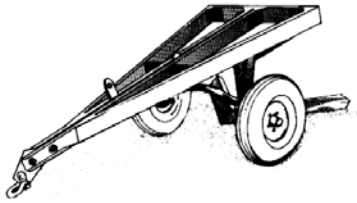


TABLE 4

Village of Nobleford Municipal Development Plan
Residential Land Consumption Analysis

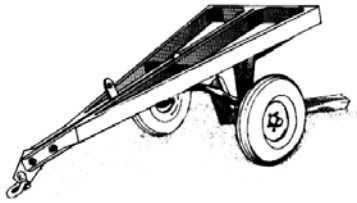
Year	Population Levels		Assumed Persons per Family	Total Required D.U.s		Existing D.U.s	New Dwelling Units Required		Land Acreage Requirement (4.7 units/acre)	
	High	Low		High	Low		High	Low	High	Low
2006	689									
2011	879	724	2.8	314	259	225	89	34	19	7
	879	724	3	293	241	225	68	16	14	3
	879	724	3.2	275	226	225	50	1	11	0
2016	1122	761	2.8	401	272	225	176	47	37	10
	1122	761	3	374	254	225	149	29	32	6
	1122	761	3.2	351	238	225	126	13	27	3
2021	1432	800	2.8	511	286	225	286	61	61	13
	1432	800	3	477	267	225	252	42	54	9
	1432	800	3.2	448	250	225	223	25	47	5
2026	1828	841	2.8	653	300	225	428	75	91	16
	1828	841	3	609	280	225	384	55	82	12
	1828	841	3.2	571	263	225	346	38	74	8
2031	2333	884	2.8	833	316	225	608	91	129	19
	2333	884	3	778	295	225	553	70	118	15
	2333	884	3.2	729	276	225	504	51	107	11



The following conclusions can be drawn from performing the land consumption analysis and provides an indication of future land requirements.

- Nobleford could develop an additional 129 acres (52.2 ha) of residential land to accommodate a population projection of 2,333 people by the year 2031. However, it must be noted that this acreage refers to only bare, undeveloped land, and does not take into consideration existing vacant land or lots that could be developed.
- Currently there are 115.4 acres (46.7 ha) of undeveloped land zoned urban reserve. Approximately 50.4 acres (20.41 ha) is located south of Kipp Street which would be a logical extension of residential development. If this area was utilized, the analysis indicates the 50.4 acre parcel would be large enough to accommodate future growth in the community over the next 10-year period.





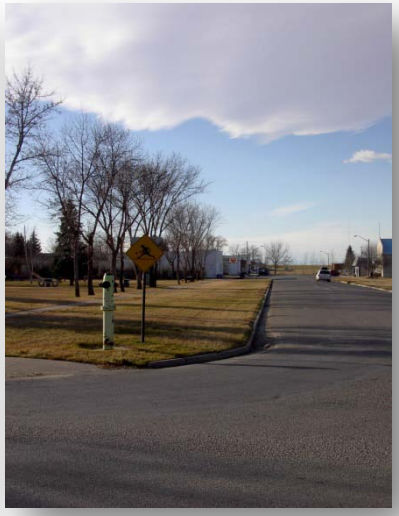
Commerical

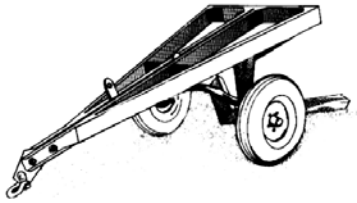
Developed commercial land use accounts for approximately 6.59 ha (16.28 acres) or 5.5 percent of Nobleford's developed land. Currently, commercial development is located in the downtown. Because of Nobleford's close proximity to Lethbridge, it would appear unlikely that the Village would require any more than the usual standard of land needed for the purpose of commercial development. In 2011 there were four vacant lots , each 25 ft. x 115 ft. (11,500 sq. ft.) within the designated commercial Village core along both sides of King Street. Infill commercial development should be encouraged to locate within the underdeveloped downtown.

Highway commercial land uses are incorporated into the bylaw as discretionary uses within the retail commercial and industrial districts. There is not a serviceable site along Highway 519 at this time and Nobleford is 1.5 miles (2 km) from the junction with Highway 23.









Industrial

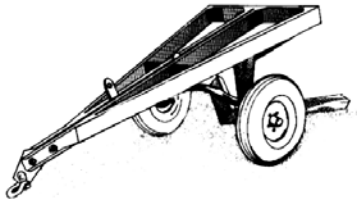
Industrial activity is an important element for the economy of Nobleford, both in terms of providing a source of tax revenue for the municipality and in offering employment opportunities to local residents. Associated with these economic benefits is also the task of protecting other land use activities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

The industrial activity in Nobleford reflects the Village's role as a service centre for the surrounding agricultural community. Established in 1930, a farm implement manufacturing company producing the "Noble Blade" soon became the largest employer in the community. Until its closure in the fall of 1998, New Noble was the main industrial enterprise in the Village. In 2006, a new manufacturing company AG Growth Industries / Edwards Group opened in the building, creating both jobs and new residents for the Village. Future expansion of the company may continue to impact Nobleford positively.

In addition to the traditional manufacturing plant, the Robert Todd Industrial Park was created North of 11th Street with the intention of separating conflicting industrial land uses and to provide a hub to attract new industries. Currently, all of the lots within the industrial park have been sold to private individuals although development has not taken on all lots.

Additional land was successfully annexed in 2010 and officially incorporated into the Village's jurisdiction on January 1, 2011. As shown in the future land use strategy on Map 3, Nobleford's vision is to develop this newly annexed land area with industrial land uses.

All the existing and future industrial lots have access to modern quality high volume sewer and water services.



Recreation, Parks & Open Space

Nobleford continues to see an increase in young families moving to the community. This growing school population may encourage additional recreation facilities for all ages.

Recreational Facilities

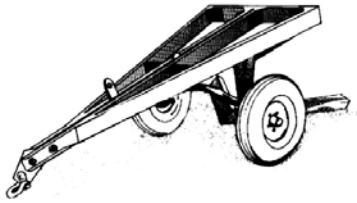
The Village of Nobleford maintains a strong commitment to providing park space and recreation opportunities within the Village.

The Nobleford Community Complex is owned and operated by the Village of Nobleford. The recently $250,000 renovated Nobleford Community Complex Facility is air conditioned with gymnasium is available for rent with a 478 person capacity, a licensed kitchen equipped to serve 300, microwave, fridge, cooler, 2 stoves. Athletic equipment is included in rental. The upstairs meeting room will be equipped with fridge, stove, microwave, sink, for gatherings up to 60 people. A quality permanent BOSE Public Address system is available for all users as well as complimentary wireless internet service. This is a no smoking public facility.

Attached to this facility is a curling rink operated by the Nobleford Curling Club. The club includes a fully equipped kitchen with a lounge and dining area. Adjacent to this building is the Village recreation area which includes two baseball diamonds, a tennis court, and a skateboard park. There are plans for an all-season addition including a winter skating rink. Noble Central School also has two playgrounds, a running track and two soccer fields.







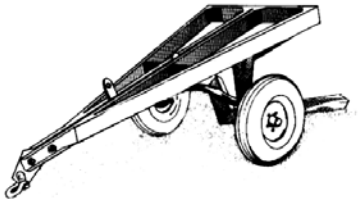
Adjacent to the Complex is the Village $100,000, 2010 upgraded recreation area which encompasses two acres of irrigated open green space including; two baseball diamonds, soccer fields, a tennis court, and a skateboard park, paved walking path and washrooms. Noble Central School also has two playgrounds, a running track and two soccer fields.

Parks and Open Space

Kenex Park welcomes visitors at the Village entrance from highway 519. This 7.5 acre park includes Heritage Park displaying a collection of historical Noble Agricultural equipment and features a two kilometre paved walking path that meanders through Nobleford's parks, recreation facilities, nature areas, numerous historical interpretive stations with rest facilities and gazebo. Future plans include an additional two kilometre paved pathway along the east side of Nobleford. In 2010 a new RV sewer dump station will be constructed in North Nobleford.

Rubie Park and Centennial Park are each an acre in size and offer open park space and a playground area. Between 2005 and 2009 there are a number of recent improvements in both of these municipal parks including new composite construction maintenance free benches, picnic tables, new innovative big swing and spinner bowls, playground equipment, and a climbing wall.

Spray and play park: This 2010, ¼ million dollar, community initiatives project, located between Barons street and 10A street, is the result of the Nobleford Parks and Recreation Society volunteers outstanding planning and fundraising in collaboration with the Village of Nobleford, provincial and Federal Government.

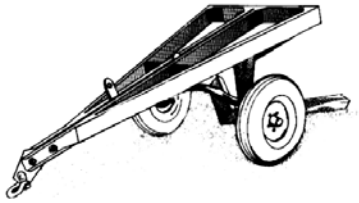


MGA REQUIREMENTS

The Municipal Government Act (MGA) stipulates a number of required elements that a municipal development plan must address. This mandate includes discussion of the planning issues:

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





Transportation

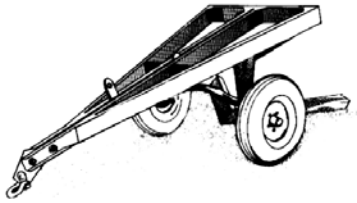
The road pattern within Nobleford is characterized by the traditional grid system. The grid was laid out east of the railway and parallel to it, with the largest portion of the streets being part of the grid. Developments created in the 1980s and 1990s, located to the south and to the east of downtown are characterized with curvilinear characteristics featuring crescents and cul-de-sacs. The most recent development has reverted back to the traditional grid system in order to aid with overland storm water management.

Two major streets run north to south through Nobleford, Highway Avenue and Railway Avenue. These two routes give access to all areas including the industrial area located in the northern portion of the Village.

Nobleford has constructed Highway Avenue and some designated truck route lateral roads to heavy traffic standards and resurfaced both the north and south sections with quality heavy duty paving.

It has been proposed that alternative truck routes be identified and investigated taking into account impact on adjacent development, efficiency and safety of access to the industrial areas and economy of development.

The recommendations of a February 1981 “Truck Route Pre-Design Feasibility Study” prepared by Stanley Associates Engineering Ltd. supported an easterly alternative truck route but indicated a westerly route, an extension of Railway Avenue, to be an option as well. Alberta Transportation controls Highway 519 and will need to be consulted regarding the truck bypass location and the issues of access, turning lanes and safety. The location of the truck bypass needs to be studied in more detail to ensure future growth to the east is not constrained by the bypass and safety issues are considered.



Municipal Services & Facilities

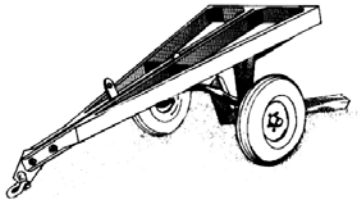
The municipal public works function is to efficiently maintain public parks, roads, sidewalks, storm water drainage, the water distribution system, sewage collection system and solid waste collection and disposal. It is important to analyze present services to ensure they are sufficient to manage future capacity loads.

Nobleford receives its water via the eastern slopes of the Rocky Mountains into the Oldman Dam, into the Oldman River, into the Lethbridge Northern Irrigation Main Canal upstream of Brocket that flows 2 km south of Nobleford where we pump water out of the canal and store it in our two new (2008) 200,000 cubic metre capacity and older 100,000 cubic metre capacity Village reservoirs south of Nobleford.

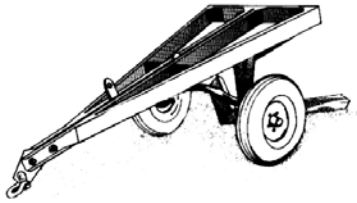
The reservoirs store water over the winter because the canal water flow stops in early fall. Nobleford takes water from the reservoirs and treats it in our state of the art PALL membrane water treatment plant built in 2005 and expanded in 2008 to produce up to 4000 cubic meters of potable treated water per day. The Nobleford water system is designed for sustaining capacity for at least 20 years. The treated water line pressure is sustained at a minimum of 65 psi. Nobleford also distributes the treated potable water to Nobleford residents as well as conveyance of water to the Municipalities of Barons and the County of Lethbridge via two water pipelines.

In 2010 Nobleford produced water at an average cost of about $1.20 per cubic meter ($m^3$). Water continues to be an increasingly valuable resource and a priority with Nobleford's Municipal Governments in maintaining and securing our future quality water supply.

- Nobleford has modern fire hydrant services throughout its residential, commercial and industrial areas.
- Nobleford's sewage treatment lagoon facility is located north of the existing Village boundary and has capacity for up to 2000 population. In 2010 the Village hired MPE to conduct a Waste Water Treatment and Disposal Study of this area.



- Weekly garbage collection, as well as recycling facilities for paper, plastic, cardboard and bottles is in Nobleford. Nobleford is a member of the Lethbridge Regional Waste Management Commission and operates a transfer / recycling station located to the west of the existing sewage lagoons in the northwest area of the Village.



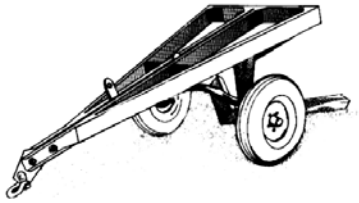
Community Services

A number of other municipal or community types of services affect the quality of life of the residents of Nobleford, 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.

The Village of Nobleford believes in working together to reach the common goals. Much success has been attributed to and gained from volunteer initiatives in a variety of settings throughout the Village. In November 2008, a resolution was adopted by council to foster not – for-profit volunteer initiatives that improve the quality of life for the Village residents without financially, or otherwise, burdening the Village property taxpayers. The commitment of the Village through grants and matching of cash funds will encourage and enable a number of volunteer organizations to develop and prosper in the years to come.







Emergency Services

Emergency services available to the residents of Nobleford include police, fire and ambulance service. Policing for the Village is provided by the local detachment of the Royal Canadian Mounted Police (RCMP).

The Village supports 911 services and by phoning you can reach police, fire and ambulance services. Currently, Nobleford has a volunteer fire and emergency services department of approximately 20 members who serve the Village and surrounding area within the County of Lethbridge.

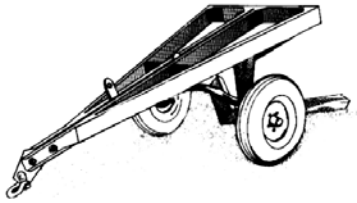


Picture Butte operates a Basic Life Support Ambulance Service and the City of Lethbridge operates an Advanced Life Support Ambulance Service which are both available to the Village of Nobleford.

On April 1, 2009, all ground ambulance services will be provided by Alberta Health and Wellness.







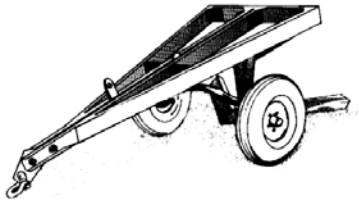
Health Services

The majority of the health services in the area fall under the jurisdiction of Alberta Health Services - Chinook Health, with the closest hospital located in Lethbridge.

Education

Public schools are the responsibility of the Palliser Regional School Division, headquartered in Lethbridge. Noble Central is a K-12 school. In addition, limited private daycare is also available. Post-secondary opportunities, both Lethbridge College and University of Lethbridge are accessible by commuting to Lethbridge.





Municipal, Environmental & School Reserves

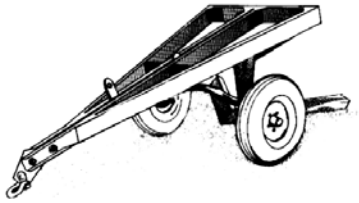
The Municipal Government Act contains the mandate for municipal development plans to address the issue of municipal, school, and environmental reserves. Municipal reserve dedication is an important contribution to the community as many of the Village's parks, trails, community facilities and school sites are a direct result. The Municipal Government Act 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 and/or money in place of land as municipal or school reserve.

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 Municipal Government Act. In most instances, environmental reserve must be left in its natural state or be used as public park space. Also, if the owner of a parcel of land subject to subdivision and the municipality agree; the option of a reserve easement on the identified parcel of land may be registered in place of environmental reserves.

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 Village of Nobleford or its fringe area. If such facilities were to be established in the future, the setback distances outlined by the Energy Resources Conservation Board (ERCB) guidelines should be adhered to.



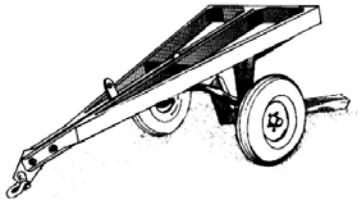
Intermunicipal Cooperation

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 Village of Nobleford to continue working with neighbouring municipalities who have common economic goals and development objectives. Currently, the Village of Nobleford participates in a number of economic and tourism initiatives with other municipalities including South Grow Economic Initiative and the Canadian Badlands Tourism Ltd.. As well, the community has partnered with other municipalities in southwestern Alberta to provide planning services for the region with the creation and support of the Oldman River Regional Services Commission and has recently partnered with other founding members to develop a regional geographic information system that will benefit the entire region.

Nobleford has an agreement with Barons to provide potable water to their pipeline that runs north from Nobleford through the County of Lethbridge.

A long-standing relationship between the Village and County of Lethbridge 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. The two municipalities share in the operations of an emergency services / fire department agreement.

Nobleford and the surrounding area are experiencing strong growth resulting in an increased need for area structure plans & land use planning with the County of Lethbridge. Map 4 indicates where future growth will be subject to scrutiny and require intermunicipal planning to ensure that future development is compatible with the vision of both the Village of Nobleford and the County of Lethbridge.



COMMUNITY VISION

It is important for Nobleford to prepare and formulate a strategy that will effectively encourage and facilitate growth within the community and successfully accommodate corresponding residential and non-residential development. As the role of a municipal development plan is to guide and direct the evolution of a community 15 to 20 years into the future, decision makers need to consider reasonable extensions of current development and any constraints to expansion that may exist. The Village has a limited land base that contains a variety of land uses.

Identification of Planning Goals

A review of the land use studies and background information identified several primary-planning goals regarding land use and development for the community. These include:

1. The need to promote moderate community growth and development in an orderly economic manner while providing a supply of competitively priced building lots for all land uses by developing a comprehensive land use strategy.
2. The challenge of maintaining an attractive high-quality community environment, ensure sustainability, and continue to improve the quality of life for our citizens.
3. To broaden the range of retail sales and service outlets available.
4. To develop multi-purpose recreational areas and facilities.

Comprehensive Land Use Strategy

The Municipal Development Plan Future Land Use Strategy concept shown in Map 3 is a comprehensive overview of potential and proposed use locations and actions required to facilitate future development. As illustrated, the future growth of the Village logically expands to the east as a result of Highway 519 bordering the south, the railway to the west and the industrial development to the north.

VILLAGE OF NOBLEFORD
MUNICIPAL DEVELOPMENT PLAN
FUTURE LAND USE STRATEGY

Bylaw; 611, March 3, 2009
(Amended To And Including Bylaw 618)

MAP 3

FUTURE LAND USE STRATEGY

- Future Residential
- Future High Density Residential
- Future School
- Future Light Industrial
- Future Buffer / Open Space
- Additional Village Entrance
- Downtown Redevelopment
- Existing Walkways
- Proposed Walkways
- Existing Recreation Areas

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 OMMISSIONS

OLDMAN RIVER REGIONAL SERVICES COMMISSION

July 04, 2011N:\Lethbridge-County\Nobleford\Nobleford MDP Bylaw (Bylaw 611 Mar 3-2009)\Amending Bylaw 618)\Nobleford MDP Maps 2-4 (Bylaw 611 Mar 3-2009)\Amended To Bylaw 618).DWG

LAGOON SITE "D"
DISPOSAL SITE
LAGOON SITE "C"
LAGOON SITE "B"
FUTURE INDUSTRIAL
300m Buffer From Waste Transfer Site
DOWNTOWN REDEVELOPMENT
FUTURE OPEN SPACE / BUFFER
FUTURE RESIDENTIAL
FUTURE SCHOOL
RESERVOIR B
WATER TREATMENT PLANT
ACCESS R/W
UTILITY R/W
SECONDARY ROAD 519
CANADIAN PACIFIC RAILWAY
RGE RD 23-2 (HIGHWAY AVE)
FIBRE OPTICS R/W
WATERLINE R/W
PIPELINE R/W
TRANSFER
CPR

VILLAGE OF NOBLEFORD
MUNICIPAL DEVELOPMENT PLAN
FUTURE URBAN GROWTH DIRECTIONS

Bylaw; 611, March 3, 2009
(Amended To And Including Bylaw 618)

MAP 4

FUTURE URBAN GROWTH DIRECTIONS

Future Annexation Direction

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
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July 04, 2011N:\Lethbridge-County\Nobleford\Nobleford MDP Bylaw (Bylaw 611 Mar 3-2009)\Amending Bylaw 618\
Nobleford MDP Maps 2-4 (Bylaw 611 Mar 3-2009)\Amended To Bylaw 618).DWG

GROWTH DIRECTION

PREFERRED GROWTH DIRECTION

LESS PREFERRED GROWTH DIRECTION

300m Sewage Lagoon Buffer From Plan Boundary

300m Buffer From Waste Transfer Site

LAGOON SITE 'D'

DISPOSAL SITE

LAGOON SITE 'C'

LAGOON SITE 'B'

Waste Transfer Site

RESERVOIR B
WATER TREATMENT PLANT

CANADIAN PACIFIC RAILWAY

HIGHWAY 23

RANGE ROAD 23-2 (HIGHWAY 845)

SECONDARY ROAD 519

FIBRE OPTICS R/W

UTILITY R/W

ACCESS R/W

WATER LINE R/W

PIPELINE R/W

TELEPHONE R/W

ROADWAY

LOT A

NE15 11–23–4

SE16 11–23–4

SE15 11–23–4

NE9 11–23–4

NE10 11–23–4

NW11 11–23–4

SE9 11–23–4

SW10 11–23–4

SE10 11–23–4

SW11 11–23–4

NE4 11–23–4

NW3 11–23–4

NE3 11–23–4

NW2 11–23–4

SE4 11–23–4

SW3 11–23–4

SE3 11–23–4

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NW32 10–23–4

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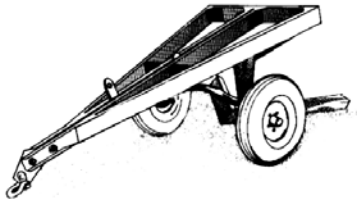
NW33 10–23–4

NE33 10–23–4

NW34 10–23–4



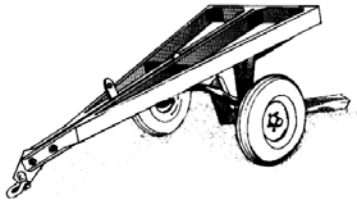
Residential

Residential development will continue to be a primary focus. The Future Land Use Strategy Map (Map 3) reveals the most recent growth, since 2006, with unprecedented residential development taking place along the east portion of the Village. Referring back to the Future Land Consumption requirements in Table 3, we see that by the year 2031, Nobleford may require 129 acres of land exclusively for residential development.

Anticipating future expansion to the east of the Village, development south of 12 Street for residential lots in addition to a 10 acre school site would accommodate approximately 450 dwellings. Development of this area east of the Village would accommodate estimated population of 1800 (see Table3). If multi-unit residential development occurred in strategic locations, the area on the east side of the Village could accommodate population growth of approximately 3300. As with the most recent residential developments, this growth would mature in stages. Initial development would take place south of Rubie Street with a pre-determined number for lots sold as a precursor to the beginnings of Phase II south of Kipp Street.

It is to be noted however, that within the lifetime of this document, research and methodology should be acted upon for future annexation in order to accommodate the measures calculated found using the population projections and vacant land analysis.





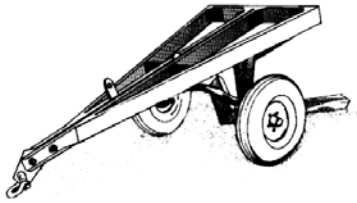
Commercial

Existing commercial uses have traditionally located along King Street in the central downtown area. The promotion of King Street as a prime commercial district as well as encouragement for a high standard, visually attractive downtown core should continue. Larger, less quaint businesses should be directed to the new light industrial / commercial district located in the north end of the Village.

Details categorizing the business type and promoted location within the Village will be drafted in Nobleford's Commercial Redevelopment Plan. Some inclusions of the plan will outline options for vacant lots in the downtown area, potential for relocating current businesses and establishing an 'attractive' setting for downtown Nobleford.

Nobleford's location to the City of Lethbridge and neighbouring towns Picture Butte or Vulcan emphasizes the lack of 'need' for certain local businesses. A commercial district adjacent to the highway may not be a viable option, since it would be dependent on highway travelers rather than local residents. Alternatively, an internal light industrial / commercial district (see Map 3) serving Village residents and businesses may be adequate. Again, the location of a business is based on its structure and purpose will be looked at in the redevelopment plan.

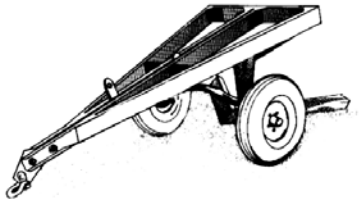




Industrial

As illustrated in the map showing the Existing Land Use (see Map 2), current industrial developments are located in the north portion of the Village. Based on the need for a light industrial / commercial location , the newly annexed land area in north Nobleford (see Map 3) should allow for sufficient growth of business and industry for years to come.

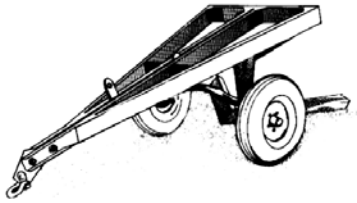




POLICIES

Municipal Development Plan Policies

Previous sections of this document highlighted several issues and concerns. The identification of these planning issues provides the opportunity to establish land use policies that are intent on addressing and mitigating those concerns. The policies presented in this plan will provide guidance and direction for municipal decision-makers regarding future growth and other planning-related issues. The Council, council committees and the public will review the policies, prior to adoption, to ensure that conformity exists with the Municipal Government Act, Provincial Land Use Policies and reflects the vision and mission statement of the community.



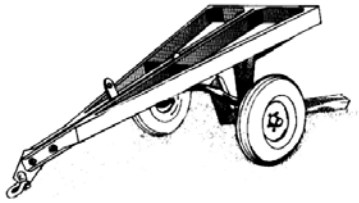
1. Implementation & Procedural Issues

The Municipal Development Plan is a statutory plan identified in the hierarchy of planning in the Municipal Government Act. It has been prepared for the Village of Nobleford in accordance with the provisions of the Municipal Government Act, the Provincial Land Use Polices and the Subdivision and Development Regulation. The Municipal Government Act requires all local plans and bylaws to be consistent with the provincial legislation and adopted by bylaw.

The Municipal Government Act also establishes a public participation component, which requires providing opportunities for input, referrals to adjacent municipality and a mandatory public hearing prior to second reading of the bylaw. With the final revisions made, the Municipal Development Plan will ultimately become the long-range philosophical document for the Village of Nobleford to which the land use bylaw will provide guidance and implement vision by directing the day-to-day decisions on subdivision and development matters and land use decisions.

Objectives

- To adopt a plan which provides guidance for future land use decisions in the Village of Nobleford.
- To meet the legislative requirements established in the Municipal Government Act.
- To establish a mechanism whereby the Municipal Development Plan may be revisited, refined and amended 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

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

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

(a) adjacent rural municipalities;

(b) school authorities;

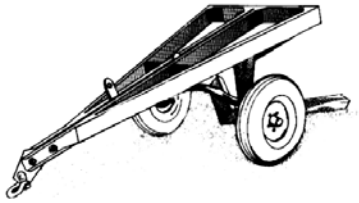
(c) Alberta Environment and various government agencies.

1.2 In order to achieve consistency, the land use bylaw shall be amended to comply with any policies that may conflict with this plan.

1.3 Before any amendments or changes are made to this plan, it shall be ensured that public opinion is included in the decision-making process through information meetings and public hearings.

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

1.5 This plan shall be reviewed, amended or replaced by a new bylaw on a regular basis in order to achieve consistency and reflect the wishes of the municipality and its ratepayers.



2. Sour Gas Facilities

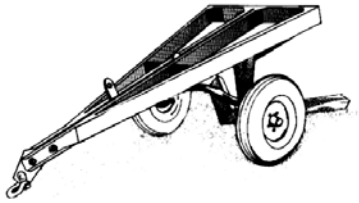
The Municipal Government Act requires that Municipal Development Plans contain policies compatible with the Subdivision and Development Regulation regarding the type and location of land uses adjacent to sour gas facilities. For the most part, the oil industry is regulated by the Energy Resources Conservation Board and/or Alberta Utilities Commission and is exempted from the provincial legislation pursuant to section 618 of the Municipal Government 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 Village of Nobleford.
- To minimize any adverse land use conflicts for a proposed subdivision or development in close proximity to a sour gas facility.

Policies

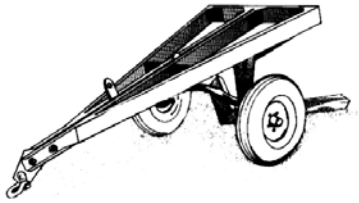
2.1 The municipality shall ensure that all subdivision and development applications that are located within 1.5 kilometres of a sour gas facility are referred to the Energy Resources Conservation Board.

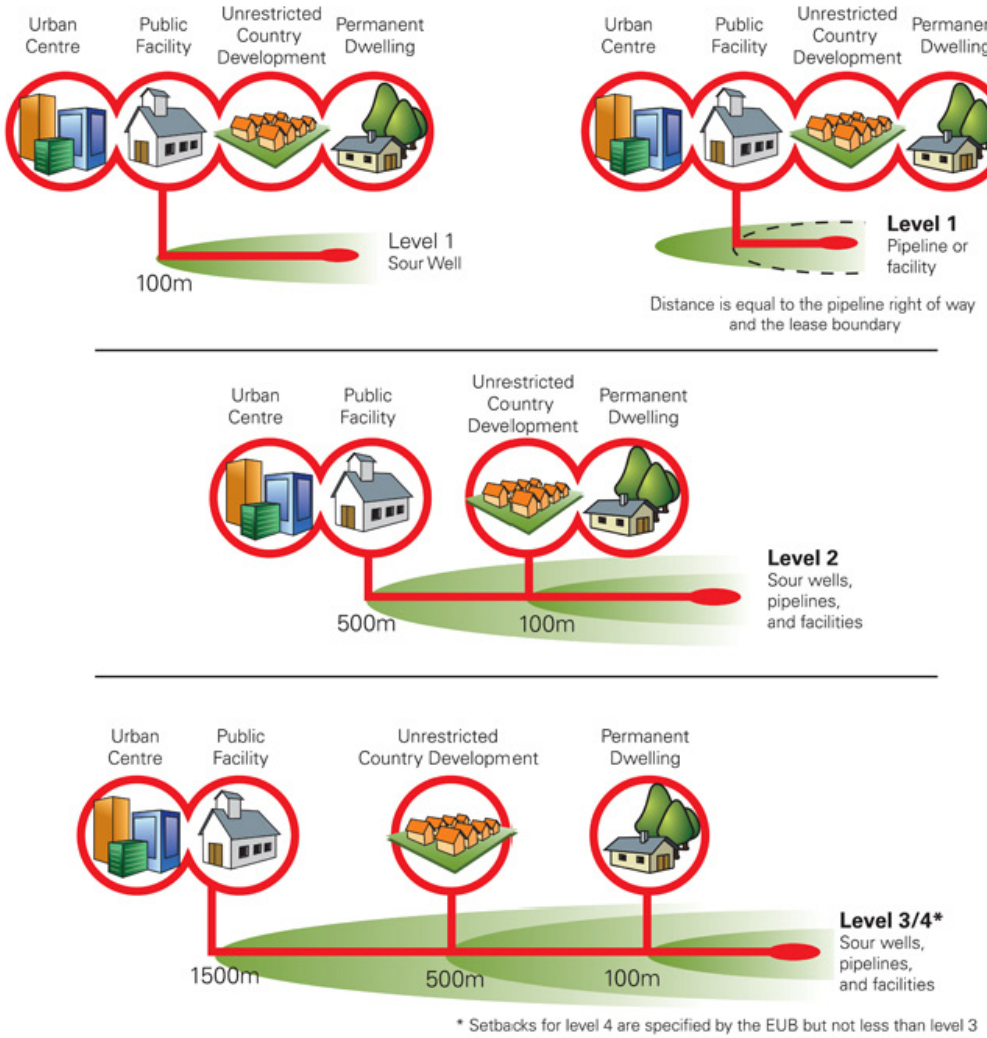


2.2 Pursuant to section 619 of the Municipal Government Act, a license, permit, approval or other authorization granted by the Energy Resources Conservation Board, Alberta Energy and Utilities Board or Alberta Utilities Commission shall prevail over any bylaw or land use decision rendered by the municipality.

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 Energy Resources Conservation Board, pursuant to section 11(1) of the Alberta Subdivision and Development Regulation.

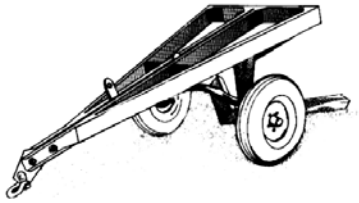
2.4 Setback guidelines for sour gas facilities shall be in accordance with the standards established in Figure 1 – Minimum Setback Distances provided by the Energy Resources Conservation Board or any subsequent standards should these existing guidelines be revised.





** Source: ERCB Home: Public Zone: ERCB Process: EnerFAQs 5: Explaining ERCB Setbacks*

Figure 1: ERCB Setbacks



3. Municipal, School & Environmental Reserve

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

Objectives

- To establish guidelines for the allocation of municipal, school and environmental reserve.
- To ensure that any applicable municipal and/or school reserves are addressed or acquired at the time of subdivision.

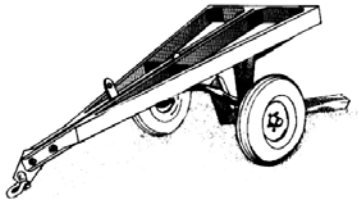
Policies

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 money in place 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 situations under 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.



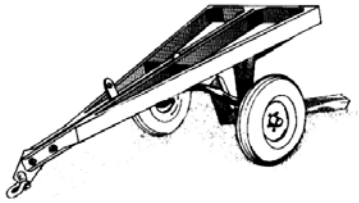
3.5 In the opinion of the Subdivision and Development Authority, environmental reserve may be provided at the time of subdivision, in accordance with section 664(3) of the Municipal Government Act, but environmental easements may also be considered.

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 resubdivided 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 also acquire lands for municipal reserve purposes pursuant to section 665 of the Municipal Government Act.

3.9 The Village of Nobleford 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.

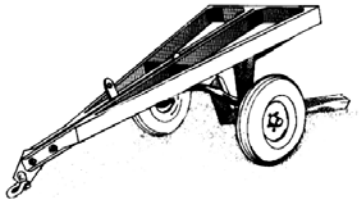


4. Coordination with Adjacent Municipalities

The Municipal Government Act stipulates that a municipal development plan must address the coordination of land use issues with adjacent municipalities. Recognizing it is important for adjacent municipalities to work together to promote efficiency and effectiveness, dialogue must occur for this process to be successful. It is not intended to increase the complexity of decision-making, but rather to open channels of communication to take advantage of any opportunities that may be available. Given the absence of any intermunicipal development plans, the following policies are presented in this section to address this element.

Objectives

- To ensure cooperation in planning issues between neighbouring municipalities.
- To allow 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 on matters of mutual interest or concern
- To promote intermunicipal cooperation between the municipality and adjacent rural municipalities.



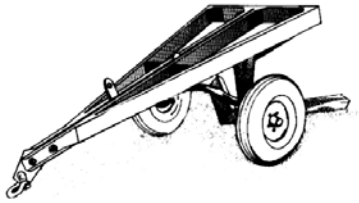
Policies

4.1 That the Village of Nobleford continue to cooperate with the County of Lethbridge in pursuing mutually acceptable growth and development policies in the urban fringe.

4.2 That, once the existing supply of developable land is significantly diminished, Nobleford Council request and consider comments from the County of Lethbridge concerning the Village expansion before acquiring additional land or initiating the annexation process.

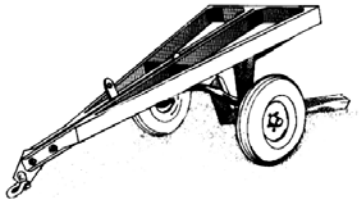
4.3 That the County of Lethbridge be requested to inform the Village Council of any proposed changes to the regulations or procedures established in the County's land use bylaw regarding development in the Nobleford fringe area.

4.4 That the Village of Nobleford initiate discussion with the County on an Intermunicipal Development Plan (IMDP) if development pressures in the fringe increase significantly.



Land Use & Development Policies

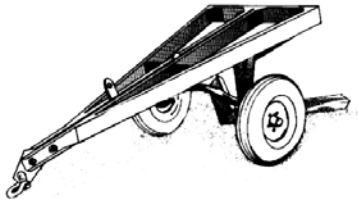
The intent of the following sections is to ensure that future development complies with the goals set forth in this plan. It is important to make certain that the standards of the land use bylaw are met and that the quality of future development meets these standards. The intention of the following objectives and policies are to provide guidance to the Subdivision and Development Authority and/or the Subdivision and Development Appeal Board when rendering decisions.



5. General Growth & Development

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 adequately available to accommodate future urban growth.
- To identify appropriate areas for development and redevelopment based on infrastructure, site characteristics, compatibility with adjacent and existing uses.
- To provide polices and establish guidelines that direct future subdivision and development, which provide concise and manageable standards for developers.
- To maintain a high quality of development and subdivisions wherever possible.
- To promote a high standard of development complemented by attractive use of landscaping features.



Policies

5.1 Future urban growth and development in the municipality should be directed to the areas identified in the Municipal Development Plan Guide Map as future growth areas if they are determined to be suitable for development and can be serviced with municipal infrastructure.

5.2 Council and the municipality should attempt to ensure that new growth and development occurs in a stable and fiscally sound manner, given infrastructure, land carrying capacity and physical constraints.

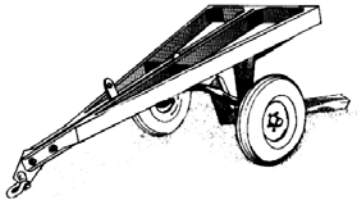
5.3 Future urban growth should be directed to areas with existing municipal infrastructure capacity or to locations where infrastructure extensions can be made most appropriately. All residential and commercial development shall be required to connect to the municipal sewer and water service unless it is demonstrated to the Subdivision and Development Authority that circumstances exists that services are not required for a commercial development.

5.4 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.

5.5 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.

5.6 All future subdivision and development shall be evaluated by Council, the Subdivision and Development Authority, or the Development Authority as to its compliance with the objectives and policies of this plan, the current land use bylaw, and any other statutory plan.

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



5.8 Proposed subdivisions should be evaluated with respect to the following considerations:

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

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

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

5.9 Before initiating the formal rezoning process, developers may be requested to undertake a public consultation process to work with community groups, local residents and neighbours and to report the results of that public consultation process to Council.

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

(a) adopt a duly prepared area structure plan by municipal bylaw or conceptual scheme by resolution which will govern subsequent subdivision and development of the specific area;

(b) request that a design concept plan be prepared and submitted for review by the Subdivision and Development Authority;

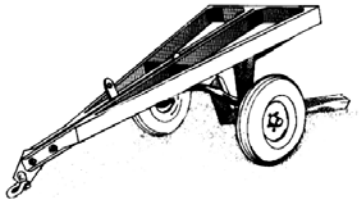
(c) may waive the requirements to provide any of the information requested to typically be provided;

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

5.11 That the concept of “Greening Nobleford” be extended to the downtown and industrial areas.

5.12 That the Village’s “Unsightly Premises By-law” is involved wherever necessary as a legal measure of Council’s intent to maintain a visually attractive townscape.

5.13 The municipality may consider the contents of the approved “Nobleford Sustainability Plan” (see Appendix A) when evaluating and making decisions with respect to any and all land use planning, development and associated matters.



6. Residential Development

Objectives

- To ensure a diversity of housing types and serviced building lots are available throughout the community that cater to all residents and housing needs.
- To ensure 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 the Municipal Development Plan Guide Map 3;

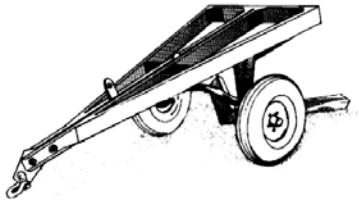
(c) shall be evaluated as to its suitability by Council and/or the Subdivision and Development Authority.

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 municipality 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.

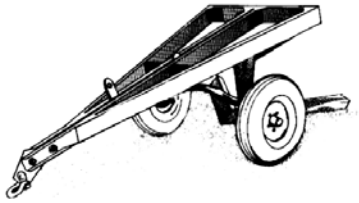
6.6 The municipality should commence a strategy to identify potential residential areas that may benefit from the development of area structure plans or area redevelopment plans to guide infill housing and development in existing neighbourhoods.

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

6.8 That the Village of Nobleford not develop a manufactured home park or subdivision at this particular time, but rather examine the feasibility of architectural controls on Village-owned lots to allow manufactured housing in a style that complements the existing and future onsite-built dwellings.

6.9 That the Council reassess Policy 6.8 at the time of preparation of the final subdivision designs for residential expansion areas.

6.10 That the decision to provide for a manufactured home park or subdivision be carefully considered in terms of adequacy of current demand, economic viability and servicing, as well as site compatibility with adjacent land uses and development.



6.11 That the Council, in conjunction with Alberta Health Services - Chinook Health, investigate and monitor demand for additional self-contained housing or the development of a lodge-type facility.

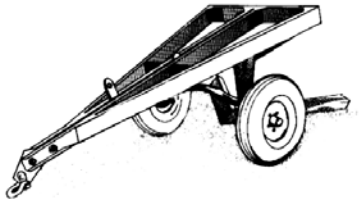
6.12 That, should additional housing be required, Council consider only those sites which are within a three-block radius of downtown shops, senior citizen drop-in centre, post office and bus depot. Recommended alternatives for site investigation could include:

(a) north side of King Street,

(b) west part of 506 Highway Avenue.

6.13 That particular care is taken regarding the type of commercial development approved in the vicinity of the Rose Butte Apartments in order that the quality of life in these residences is not unduly affected.

6.14 In order to enable seniors to remain in the community and attract others, the services seniors require should be investigated.



7. 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.

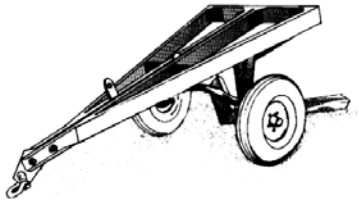
Policies

7.1 Council and the municipality should continue to encourage and support local business.

7.2 Council and the municipality 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 whenever possible.

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.

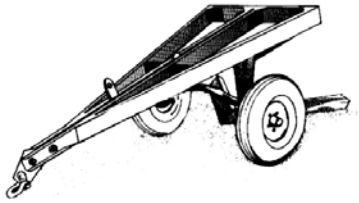
7.7 The design of new commercial areas or buildings should emphasize pedestrian traffic and orientation.

7.8 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.

7.9 At the discretion of Council, the land use bylaw may be amended to accommodate highway commercial expansion once a bypass route is announced.

7.10 That the Council continue to consider highway related commercial development as discretionary uses under the land use bylaw's retail commercial district, with decisions based on the merits of individual applications and proposed sites.

7.11 All commercial subdivision and development shall be referred to Alberta Transportation for comments and/or approvals if adjacent to Highway 519.



Downtown Commercial Development

7.12 Council and the municipality shall continue to pursue downtown redevelopment plans in the central King Street location.

7.13 That Council promote within the redevelopment plan, smaller retail businesses into the downtown area and larger light industrial / commercial businesses to locate in the north end of the Village.

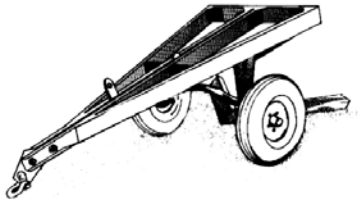
7.14 That Council take full advantage of assistance provided by Alberta's Business Development and Tourism Department programs for commercial development.

7.15 At the discretion of Council alternative financing through the general reserve fund be investigated and budgeted for aesthetic improvements that emphasize greenery in public areas.

7.16 That local entrepreneurs be encouraged to invest in frontage improvements or areas including greenery.

7.17 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.

7.18 That the Council and its administration continue to promote the Village as a viable location for a wider range of retail sales and service outlets, in particular businesses offering personal and healthcare services.



8. 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.

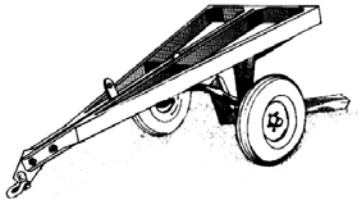
8.2 Council should plan to provide for both the accommodation of existing industries and encourage development of new industry.

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 municipality 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.

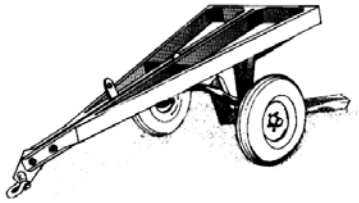


8.5 The municipality should try to ensure that a high standard of building design and landscaping are obtained for industrial sites, particularly in highly visible sites adjacent to major roadways. The building or landscaping requirements shall be administered through the Subdivision and Development Authority.

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. 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.

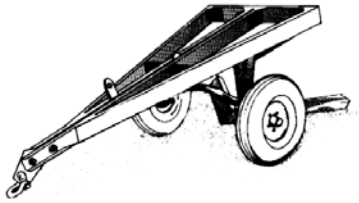
Policies

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

9.4 The municipality, pursuant to section 666 of the Municipal Government Act, may require a ten (10) percent land dedication or money-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 65 of the Municipal Government Act.

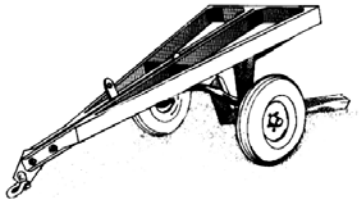


9.5 Where feasible, Council should endeavour to maintain and improve existing recreational facilities.

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

9.7 The municipality 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.

9.8 Council should continue to develop a continuous pathway system connecting the community.



10. Environmental, Historical & Cultural Issues

Objectives

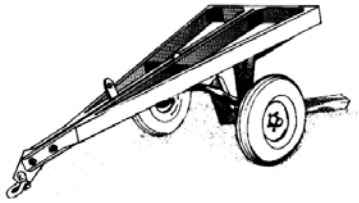
- To minimize the conflicts between development activities and the protection of special or significant sites.
- To coordinate provincial and municipal governments in the preservation of historic sites and to promote key historic sites as attractions.
- To help residents understand and appreciate local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

Policies

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

10.2 The conservation of significant natural and cultural assets in the municipality should be encouraged.

10.3 The preservation and restoration of historic buildings and sites important to the development, character, and identity of the Village of Nobleford should be encouraged.



11. 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.

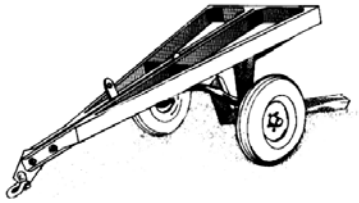
Policies

11.1 All residential and commercial 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.

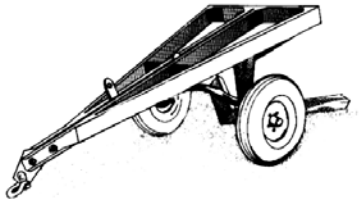
11.3 The Subdivision and Development Authority may require a developer to enter into an agreement with the municipality pursuant to the Municipal Government Act and registered by caveat against the certificate of title to ensure the said agreement is binding on the land owner, or successors in title, 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.

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.

11.6 New developments should create a minimal increase in storm water runoff from the predevelopment state. Problem areas may require a storm water management plan to be approved by the municipality.



12. 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 Village of Nobleford.

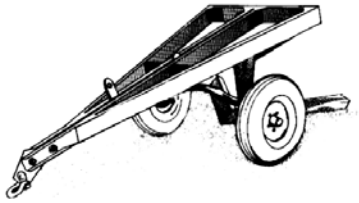
Policies

12.1 The municipality 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 Nobleford.

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



13. 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 County of Lethbridge with respect to any transportation routes of mutual interest or jurisdiction.

Policies

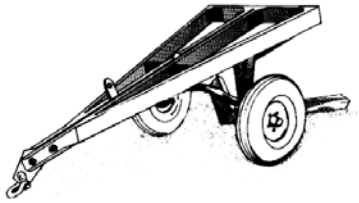
13.1 Municipal roads or transportation initiatives should try to:

(a) ensure proper access is available for the development ;

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

13.2 The development of new transportation routes and the upgrading of existing routes may be done in phases, which take 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.



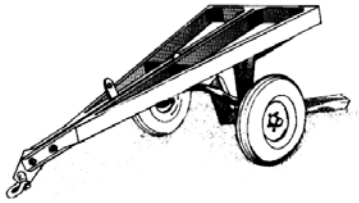
13.4 Local roads in new subdivisions:

(a) should be designed to take into consideration the local topography and shall be designed in the grid pattern whenever possible to aid in storm water Management;

(b) should respect the lay of the land, that they do not create a disjointed secondary street system;

(c) 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.



14. Economic Growth

Objectives

- To expand and diversify the local economy.
- To create a positive municipal environment that encourages and supports business and industry.

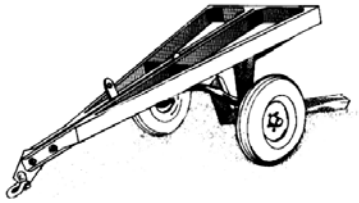
Policies

14.1 Council 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 Nobleford is a friendly, attractive community that is favourable to business.

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

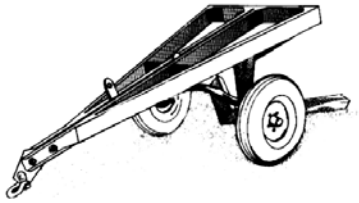


14.5 The municipality's economic development strategies:

(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 the Nobleford as a host community to cultural, recreational and other special events and festivals.



15. Protection of Agricultural Operations

Objectives

- To protect existing agricultural uses whenever possible within the corporate limits.
- To promote an understanding those agricultural uses will continue within the community until such time as additional land is required for higher intensity urban uses.

Policies

15.1 Council should strive to protect existing agricultural operations within the Village whenever possible.

15.2 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 later use and development if or when the land is developed to a higher intensity urban use.

Appendix A

Nobleford Sustainability Plan

Village of Nobleford

2004, 2008 and 2010 Municipal Excellence Award Recipient

Box 67. Nobleford, AB .T0L 1S0. Municipal Office, 906 Highway Avenue
Phone (403) 824-3555. Fax 824-3553. E-mail: admin@village.nobleford.ab.ca
http://www.village.nobleford.ab.ca/
Office is open Tuesday through Friday, 9:00am-12:00, 1:00 -4:00 pm

A Village of NOBLEFORD

Sustainability Plan

Adopted May 19, 2009, reconfirmed November 16, 2010, MDP 2011

Economy…

Today our successes are

- in operating an adequate and sustainable water system;
- keeping our infrastructure up-to-date;
- having a subdivision development plan and strategy;
- having business and employment opportunities in the industrial and service sectors through lower taxes and user fees;
- having very low property taxes, low utility user-fees and no franchise energy fees;
- minimum or no maintenance costs to taxpayers *re* public facilities.

These result in stability and continuing improvements in our community;

Future actions possible are

- to keep the Municipal Development Plan current;
- to keep up-dating the multi-year operating and capital plans;
- to continue to maintaining a long-range, sustainable and adequate water supply;
- to reinforce the Downtown as a center of the community;
- to support local start-up businesses and enterprises;
- to contain future commercial development to existing commercial areas and promote their distinct identities;
- to consider permitting site-specific neighbourhood commercial uses.

Governance…

The success of the Municipal Government in Nobleford is

- in providing effective leadership, representation and participation in developing a sustainable community where people can live, work and play;
- The Village of Nobleford needs;
- to continue having a long-term strategic plan that provides for the orderly and efficient development of land for housing, business, jobs and community amenities;
- to continue its user-pay philosophy for utility operations;
- to continue to strive for low property taxes; to continue its “Green Plan” policy;
- to continue with only inter-municipal water strategies;
- to avoid unsustainable operations of public facilities.

Future actions possible may be

- to continue ongoing, consistent channels of communication with committee members to provide up-to-date information on the growth and development of the community;
- to provide occasional opportunities for community involvement in planning i.e. open houses, surveys, etc.;
- to continue up-dating the Municipal Development Plan (MDP);
- to continue the long-term strategic plan that is based on social, economic and environmental responsibility; and
- to retain the existing residential, industrial and/or commercial land designations.

Environment…

Our success

- is to have our parks and environmentally valuable areas protected and providing adequate park space in the community;
- is to continue reviewing the "Green Plan";
- is to ensure appealing streetscapes in our residential and commercial areas;
- is to have efficient provisions of water, storm water, waste and other utility services throughout the community; and
- to have a road network that is safe and efficient and can accommodate the different modes of mobility.

Future actions possible are

- to maintain the park spaces, pathways and pedestrian and cyclist corridors throughout the community;
- to continue to encourage community initiatives for the environment, pathways and parks;
- to ensure high quality design and improved streetscapes in new development areas;
- to lobby provincial and federal governments for funding to upgrade/ maintain existing infrastructure;
- to explore partnerships with the private sector for funding infrastructure;
- to continue conservation efforts for reducing water use, solid waste and energy use;
- to explore all funding opportunities including public/private partnerships for transportation projects.

Society…

Our success is

- in continuing with the recreation/parks "Green Plan";
- to continue with inter-municipal arrangements for fire, ambulance and emergency service protection;
- to keep a good working relationship with the police;
- to continue a good relations with Palliser School District and Noble Central School in educational matters;

- to work with Family and Community Social Services (FCSS) in the areas of social programs; and
- to have Chinook Health services available whenever possible within the limitations of the community.

Future actions possible are

- to continue to encourage parks, recreation and community services at the local levels;
- to explore possibilities for delivery of services by or through private/public partnerships;
- to continue to explore other avenues that may add to providing more community and support services.

Culture…

Our success is measured by

- how well the community exhibits tolerance, respect and engagement with people from the different cultures.

Future actions possible are

- to develop and deliver programs to create connections between the generations in the community;
- to improve communication with existing culture groups;
- to encourage heritage and cultural events/programs.

Vision Statement

The Village of Nobleford will aspire to be a community, unique because of its small village atmosphere, with a strong sense of pride, and whose efforts are to create a safe and affordable place to live, work and play.

Our Mission

Our mission is to be sustainable by improving the social, environmental and economic well-being of the community through good planning and good management.

The Municipal Sustainability Plan includes

a Municipal Development Plan,

a Capital Plan,

an Economic Development Plan,

a Recreation Plan

and

a Community Plan.

These actions can then be used to develop the capital and operating budgets. This can be used to meet the requirements of having an **Integrated Community Sustainability Plan.** For more on the 5 Dimensions of a Municipal Sustainability Plan (MSP). http://msp.auma.ca

Nobleford Notes:

Process Activities should be purpose driven.

Priorities = sustainability.

Priorities are "Safe" Water, sewer, garbage, emergency services, roads, utilities. All other activities are secondary.

Special interests are identified as activities of relative benefit to those less than the whole of Nobleford.

Priorities will be funded by the public purse that benefit "All of Nobleford".

Special interests may be FOSTERED by Nobleford if they benefit Nobleford and are not a tax burden.

Special interests require individual involvement, time commitment and fund raising if required.

Cost recovery shall be considered in all activities of special interest or benefit to the whole of Nobleford.

Intermunicipal agreements shall be considered only if there is mutual Benefit.