VILLAGE OF DUCHESS

MUNICIPAL DEVELOPMENT PLAN

BYLAW NO. 490-20

DECEMBER 2020

Consolidated to Bylaw 523-24, February 2025







VILLAGE OF DUCHESS

OLDMAN RIVER REGIONAL SERVICES COMMISSION

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Prepared for the Village of Duchess

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VILLAGE OF DUCHESS
IN THE PROVINCE OF ALBERTA
BYLAW NO. 490-20

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

WHEREAS, the Municipal Government Act requires every municipality to adopt a municipal development plan by bylaw;

AND WHEREAS, the purpose of Bylaw No. 490-20 is to provide a comprehensive, long-range land use plan pursuant to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended;

AND WHEREAS the Council of the Village of Duchess has prepared of a long-range plan to fulfill the requirements of the Act and provided 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 duly assembled does hereby enact the following:

1. Bylaw No.490-20 being the Municipal Development Plan is hereby adopted.

2. This Bylaw comes into effect upon the third and final reading.

READ a **first** time this 21st day of December, 2020.

Mayor – Tony Steidel | *Chief Administrative Officer – Yvonne Cosh*

READ a **second** time this 16th day of February, 2021.

Mayor – Tony Steidel | *Chief Administrative Officer – Yvonne Cosh*

READ a **third** time and finally PASSED this 16th day of February, 2021.

Mayor – Tony Steidel | *Chief Administrative Officer – Yvonne Cosh*

Village of Duchess Municipal Development Plan Bylaw No. 490-20 – Amendments

Bylaw No.	Amendment Description	Legal Description	Passed
523-24	Addition of "Gentle Residential Development: to Part 2: Community Goals and Approach to Growth. Addition of Policy 2.1.10 to Part 2: Community Goals and Approach to Growth.		24-Feb-2025

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Part 1: Overview

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. A hierarchy of planning documents exists and the role of the Municipal Development Plan (Plan or MDP) is to guide the general direction of future development and provide land use policies regarding development.

Therefore, a MDP can be defined as a framework for decision-making that guides future development and redevelopment of a community. Through studying a community's historical development and evaluating its current circumstances, MDPs offer a framework to anticipate and address a community's future needs. The content of an MDP is designed to encourage municipalities to integrate proposals into long-term plans for the financial, social and environmental well-being of the community. 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.

Vision

The Village of Duchess provides our residents with a family-friendly community and a vibrant quality of life.

Mission

On behalf of our residents, the Village of Duchess continues to be proactive and economically viable, maintaining the small Village feel with the quality infrastructure and facilities of a larger centre.

Planning Context

The MDP should not be interpreted as a stand-alone document, but rather an integral component of a larger context of provincial, regional and municipal documents and regulations that work together to provide consistency for municipalities throughout Alberta.



Provincial Realm

The *Municipal Government Act* (MGA), sets out the legislative framework for planning in Alberta and specifically Part 17 places the authority for land use decision making at the local level. Through the legislation, a municipal council is empowered with the authority to create and adopt statutory plans, establish planning approval committees, enforce conditions of planning approvals, and to ensure that the public is involved with planning at the local level. The Subdivision and Development Regulation is passed by Cabinet and outlines basic procedures and approval criteria for subdivision and development decisions at the local level. The *Alberta Land Stewardship Act* (ALSA) is the legal authority to implement the province's Land Use Framework and provide direction and leadership in identifying objectives of the Government regarding land use, economics and the environment. As well, it creates policy that enables sustainable development and sets the stage for regional planning which includes seven regions.

Regional Realm

The *South Saskatchewan Regional Plan* (SSRP) is a legislative instrument developed pursuant to section 13 of the ALSA. The SSRP uses a cumulative effect management approach to set policy direction for municipalities to achieve desired environmental, economic, and social outcomes within the South Saskatchewan Region until 2024. A community's MDP must comply with the SSRP, which came into effect September 1, 2014.

Municipal Realm

The Plan does not exist or function in isolation at the local level. Over the years, a number of statutory and non-statutory plans and related studies have been completed to guide the growth and development of the community, including the Village of Duchess Land Use Bylaw and the Intermunicipal Development Plan with the County of Newell.

Scope of Municipal Development Plan

The scope of a MDP can vary depending on the municipality and their vision for the future. However, there are certain requirements that have been stipulated by the Provincial Government that must be addressed. Specifically, section 632(3) of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26 states that an MDP must address:

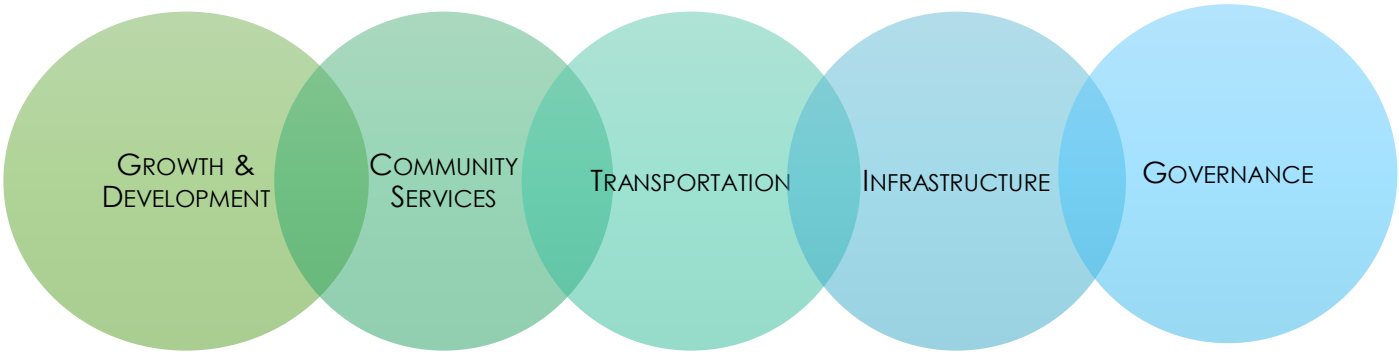
- Future land use and proposals for future development;
- Municipal services and facilities;
- Transportation systems;
- Municipal and school reserves;
- Land uses adjacent to sour gas facilities;
- Protection of agricultural operations;
- Coordination with adjacent municipalities.

The MDP may also include policies related to:

- The coordination of physical, social, and economic development of the municipality;
- Environmental matters;
- Economic development;
- Development constraints.



The scope of the Village of Duchess MDP encompasses the provincial requirements and other considerations and establishes policies relating to:



Plan Implementation

The success of any MDP depends on the degree it is implemented and integrated into ongoing decision making. The MDP provides the means whereby the Municipality can evaluate situations or proposals in the context of a long-range plan for Duchess. It is primarily a policy document that is utilized as a framework within which both public and private sector decision making can occur. As a policy document, the MDP is, for the most part, general in nature and long-range in its outlook.

One of the main tools that will be used in implementing the policies of the Municipal Development Plan is the Village's Land Use Bylaw which controls the use and development of land and buildings within the municipality. This provides a day-to-day means of implementing planning and land use components of the MDP. The preparation and adoption of area structure plans (ASPs), area redevelopment plans (ARPs) and outline plans, as well as subdivision decisions, are also available as a means of implementation. Annual budget deliberations are also a primary implementation avenue.

The MDP contains "shall", "should" and "may" policies which are interpreted as follows:

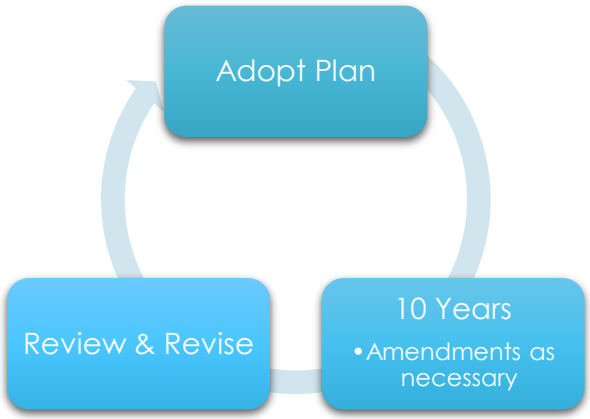
- "shall" policies must be complied with;
- "should" policies means compliance in principle but is subject to the discretion of the applicable authority on a case-by-case basis;
- "may" policies indicate that the applicable authority determines the level of compliance that is required.

Subject to Council's approval, minor variations from the policies of the MDP shall not require an amendment to the MDP. More substantive changes shall require an amendment to the MDP and any other affected plan. The goals and policies of the MDP

shall be further refined and implemented through the development, adoption and day-to-day application of statutory plans (area structure plans and area redevelopment plans), non-statutory plans (outline plans, design schemes, etc.), and the Land Use Bylaw and all statutory and non-statutory plans shall be consistent with the Municipal Development Plan.

Monitoring & Amendment

The planning process is an ongoing one. While the MDP is a long-range document, it is also intended to be adaptable, reflecting the priorities and aspiration of the community as the Village changes. Regular review of the MDP is necessary to ensure a plan that continues to reflect the priorities and needs of the Village and accounts for changes in development directions, budget realities, and market conditions. Therefore, to ensure the policies remain relevant and the community goals are achievable, the Plan should be reviewed at least every ten years.

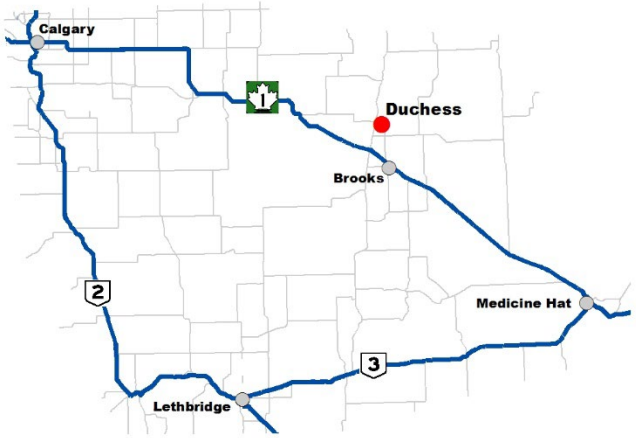


Minor variations from the policies of the MDP that do not constitute major shift in policy will typically not require an amendment to the MDP, subject to Council approval. Amendment of the Plan may be initiated at any time by Council or the public. Where an amendment is initiated by the public, the applicant will be required to submit background information as deemed necessary by the Village to support the amendment prior to commencement of the bylaw amendment process. Any amendment of the MDP will follow the applicable procedures outlined in the *Municipal Government Act*.

Location

The Village of Duchess is located approximately 15 kilometres northeast of Highway 1 (Figure 1). Access to the Village is primarily gained from the west from Highway 550 or from the south from Highway 873. The location of the Village in relation to the City of Brooks and Highway 1 allow residents the convenience of accessing urban amenities, while maintaining a safe and quiet quality of life.

Figure 1.



History

Named after the German Princess, Duchess Louise Marguerite in 1911, the Village of Duchess has a well-established history as a ranching community within the County of Newell. Upon the completion of the Bassano Dam in 1909 and the Canadian Pacific Railway line from Empress to Bassano in 1914, many homesteaders began settling and ranching large tracts of land in the surrounding area. As more families moved to the area, community facilities including a grain elevator, livery stable, hardware store, lumber yard, and a boarding house were developed to support the growing population. In 1917, the Village of Duchess opened its first school and a number of churches were established within the community. The decision to incorporate as a Village was made in 1921. In 1930, with the popularization of the automobile, highway development between Bassano and Brooks served to bring more people and goods through Duchess.







Photo Source: http://www.prairie-towns.com/duchess-

From the 1930s to the 1960s, the Village continued to grow and expand, providing residents with services ranging from electricity, a new fire hall and water distribution system, and natural gas. Duchess celebrated its Golden Anniversary in 1972, and installed new concrete sidewalks in 1974. Upgrades to the water supply system and a new treatment plant were completed in 1981. Through the 1980s and 1990s, the Village experienced steady growth, and continued to develop community facilities and subdivisions for new homes.

From 2001 to 2016, the Village population continued to increase, and residents enjoyed a well-serviced, safe community through the provision of social, recreational and commercial activities. Infrastructure and public works upgrades, including road paving initiatives and the new Village Office, were completed between 2017 and 2019. The vibrant and active population organizes Duchess Days, an annual street fair, showcasing local business and community organizations.



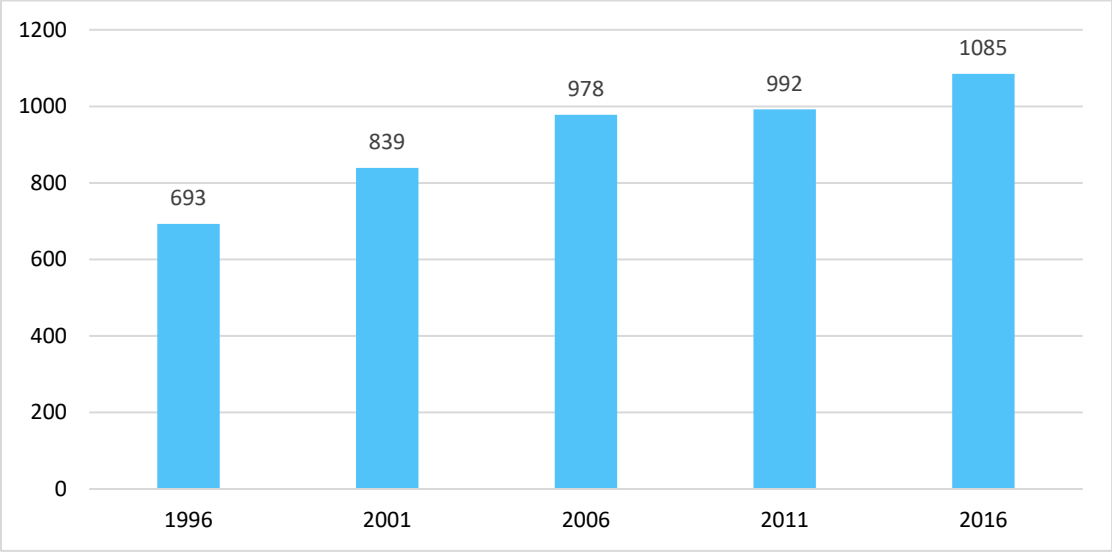
Population

Understanding who lives in the Village is key in helping determine municipal needs and goals. Studying past and present population statistics provides a basis for population projections, and the way in which a population has changed may reveal important municipal trends.

Historic Population

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. Between 1996 and 2001, the Village experienced a period of rapid growth from 693 to 836 residents—a rate of 4.1% per annum. Since 2001, the population of Duchess has continued to grow, with a notable increase between 2001 and 2006 (2.7% per annum), and again between 2011 and 2016 (1.9% per annum). The average annual growth rate of 2.2% based on population data between 1996 and 2016 shows promise for potential future growth and development within the municipality.

Chart 1. Historic Population
Village of Duchess
Municipal Development Plan



CURRENT POPULATION

The creation of population pyramids for the Village of Duchess illustrates the distribution of various age groups within the community, and can offer staff and decision-makers insight into the types of servicing and housing that would accommodate the population.

KEY TRENDS:

- 10 to 14 year olds made up the largest share of the population in 2016.
- The increased share of individuals in the 40 to 44 year old cohorts, and the 0 to 4 year old cohorts between 2011 and 2016 suggests that young families are moving to the Village.
- Duchess has an increasing population of seniors over the age of 65.
- A notable decrease in the percent population of individuals 25 to 29 years of age might indicate that young people are choosing to leave the Village in search of employment opportunities.



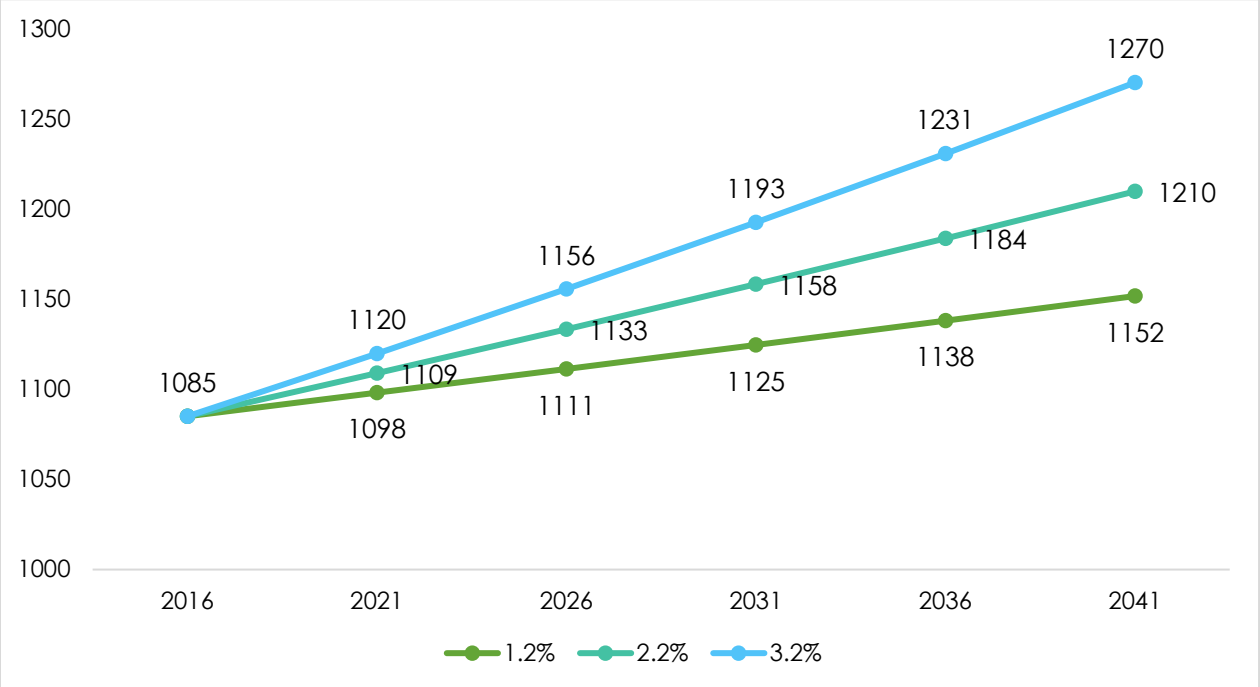
Future Population Projections

Population projections were calculated using the Straight Linear method which predicts the future population based on a desired growth rate. Based on the steady annual population growth of 2.2% observed over the past 25 years, the straight linear method was determined to be a reliable and appropriate model to calculate future population projections. The variability of growth rates experienced in the Village since 1996 is reflected in the three unique growth scenarios illustrated in this section: slow (1.2%), average (2.2%), rapid (3.2%). Using these three different growth rates, the Village of Duchess could expect a population of 1152 (1.2% growth), 1210 (2.2% growth) or 1270 (3.2% growth) by the year 2041.

Table 1. Straight-line Population Projection
Village of Duchess
Municipal Development Plan

Growth Rate	2016	2021	2026	2031	2036	2041
1.2 percent	1085	1098	1111	1125	1138	1152
2.2 percent	1085	1109	1133	1158	1184	1210
3.2 percent	1085	1120	1156	1193	1231	1270

Chart 2. Straight-line Population Projection
Village of Duchess
Municipal Development Plan



Equalized Assessment

Equalized assessment is the means of comparing property wealth in a uniform manner for all municipalities. Alberta uses an assessment and tax system where property taxes are based on wealth and wealth is measured by the value of property expressed as an assessment. Over the last 5 years, the total equalized assessment value for Duchess has experienced minor fluctuations, but has remained fairly stable. The largest overall change has occurred in 'machinery and equipment', which has increased from $22,510 in 2019 to $67,560 in 2020.







Part 2: Community Goals & Approach to Growth

Community Goals

Looking to the future, new development may be required to accommodate the residential, recreational, commercial and industrial needs of the Village's changing population, while also serving to attract new residents to live and work in Duchess. It is therefore important to create a growth strategy at this time to set the framework for sound decision-making, consistency and certainty for residents, developers, business and industry.

An effective growth strategy involves the establishment of community goals to help establish the vision for the kind of community Duchess hopes to become. The following goals have been identified to advance the growth and development of the Village of Duchess through the implementation of the Municipal Development Plan policies.

Strive to enhance quality of life for residents



- *Provide quality municipal and community services for residents and businesses and expand services where possible.*
- *Promote economic development with the intention of diversifying the local and regional economy.*
- *Maintain a high quality of development and continue to improve attractiveness of the community.*

Achieve a balanced pattern of community growth



- *Promote efficient use of land and community resources and minimize land use conflicts and environmental impacts.*
- *Encourage non-residential development opportunities where appropriate.*
- *Ensure availability of land to meet community needs for residential, commercial, industrial, and other land use activities.*
- *Match provision of services and facilities with the financial ability of the Village.*

PROMOTE AND ENCOURAGE ECONOMIC DEVELOPMENT WITHIN THE VILLAGE



- *Expand and diversify the local economy.*
- *Create a progressive development atmosphere.*
- *Build upon and support existing community strengths and assets.*
- *Improve, maintain and expand the quality infrastructure.*

ENCOURAGE CIVIC INVOLVEMENT, INFORMATION SHARING AND CITIZEN CONSULTATION



- *Provide clear, open, and effective communication with citizens and developers.*
- *Establish practices which promote public involvement and participation throughout the Village.*
- *Facilitate transparent decision-making processes.*
- *Investigate new, innovative methods of communication and information sharing.*

PROMOTE INTERMUNICIPAL COOPERATION



- *Promote cooperation between the Village and the County of Newell and other municipalities on matters of mutual interest or concern.*
- *Maintain a coordinated approach to development that takes advantage of mutual opportunities to maximum efficient use of land, transportation systems, infrastructure, economic development, and other matters of mutual interest.*
- *Pursue regional partnerships that provide community benefits while maintaining municipal identity.*

Approach to Growth

Based on the background analysis, land use consumption calculation and proposed growth directions, this plan proposes the following objectives for development in the Village of Duchess. These objectives are long-term, and will be accomplished through the day-to-day application of this Plan.

General Growth

- Expanded tax base and increase population
- Improved civic engagement
- Continued partnership in regional initiatives
- Improved Village aesthetic

Residential Growth

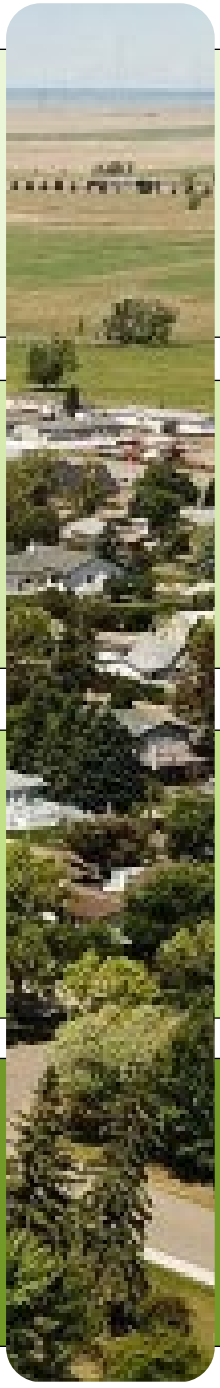
- Affordable, readily serviced residential lots
- Variety of housing options
- Development of adult housing options

Commercial Growth

- Improved appearance of the Village Centre through continued infrastructure enhancements
- Improved local economy
- Quality, readily available commercial lots

Industrial Growth

- Expanded industrial development
- Improved local economy
- Continued separation of industrial uses and residential/community uses



Growth Strategy

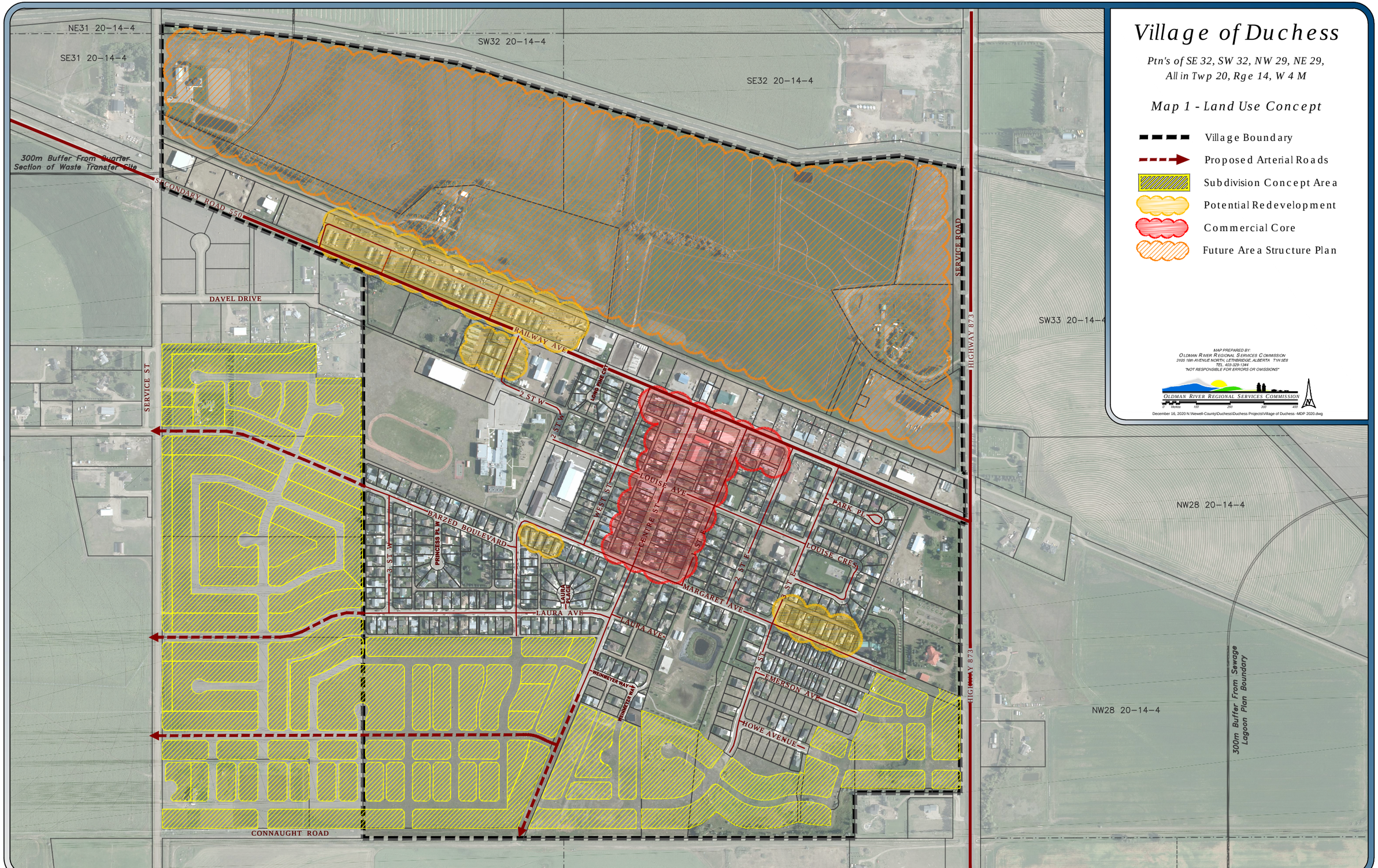
The Village of Duchess encompasses approximately 460 acres (1.86 km^2). The municipality contains a supply of undeveloped land within its municipal boundaries, which should serve future development needs dependent upon servicing capability and financial viability. Should the Village decide to expand its boundaries in the future, expansion areas have been identified to the west of the Village, as indicated in the Intermunicipal Development Plan with the County of Newell.

The Village's future development concept is illustrated in **Map 1: Land Use Concept**. The concept is intended to establish a framework to accommodate a variety of future land uses in an efficient manner that sustains and promotes a healthy local economy and a vibrant community. The concept provides a guide for future decisions about land use and growth directions. The concept does not identify the precise locations and district designations for future uses and growth directions – it serves to identify potential development areas and uses generally.

Residential Land Use

One of the keys to a thriving community is readily available, diverse, and attractive residential development. The current stock of vacant, serviced, residential lots will be the primary focus for future residential development within the Village. Future expansion of residential development is anticipated within the Urban Reserve in the southern portion of the Village where infrastructure and servicing can be reasonably extended. Opportunities for a variety of housing types and lot sizes will continue to be promoted to ensure diversity in residential development, helping to draw new and retain existing residents.





Village of Duchess
Ptn's of SE 32, SW 32, NW 29, NE 29,
All in Twp 20, Rge 14, W 4 M
Map 1 - Land Use Concept
Village Boundary
Proposed Arterial Roads
Subdivision Concept Area
Potential Redevelopment
Commercial Core
Future Area Structure Plan
MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
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OLDMAN RIVER REGIONAL SERVICES COMMISSION
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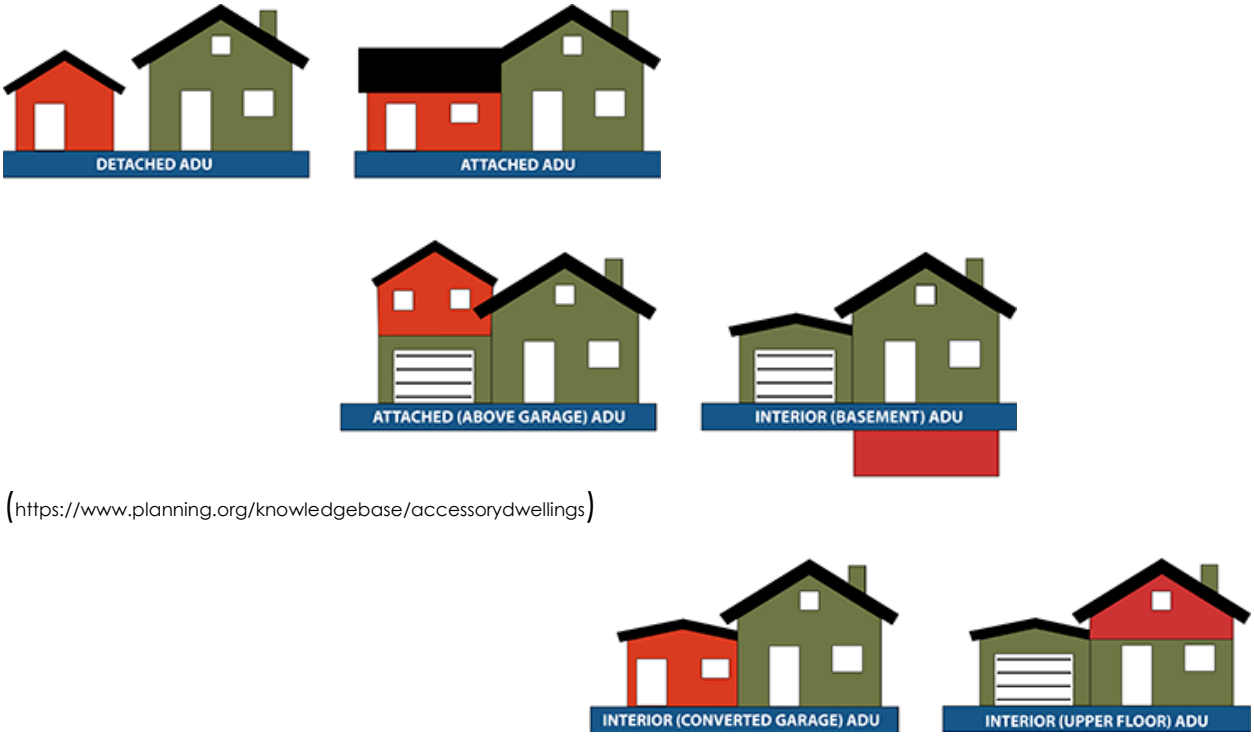
NE31 20-14-4
SE31 20-14-4
SW32 20-14-4
SE32 20-14-4
SW33 20-14-4
NW28 20-14-4
NW28 20-14-4
300m Buffer From Quarter Section of Waste Transfer Site
300m Buffer From Sewage Lagoon Plan Boundary
SECONDARY ROAD 550
DAVEL DRIVE
SERVICE ST
SERVICE ROAD
HIGHWAY 873
RAILWAY AVE
2 ST W
LONG PINE CRT
LOUISE AVE
WEST ST
CENTRE ST
1 ST E
2 ST E
3 ST E
PARK PL
LOUISE CRES
BARZED BOULEVARD
PRINCESS PL W
3 ST W
LAURA PLACE
LAURA AVE
MARGARET AVE
WEINMEYER WAY
EMERSON AVE
HOWE AVENUE
CONNAUGHT ROAD

Gentle Residential Development

The Village may wish to consider new and infill development that contributes gentle density to a new or existing residential development. The term gentle density refers to ground-oriented housing that is more dense than typical single-detached dwellings but is of a smaller scale and character therefore this development typically has less impact on a neighbourhood. Gentle density can be in the form of adding an accessory dwelling unit (such as a garden or garage suite to an existing lot), smaller single-detached homes (as with cluster-detached housing), or even the development of multi-unit dwellings or row housing.

An accessory dwelling unit (ADU) is a smaller, independent residential dwelling unit located on the same lot as a detached single-unit dwelling. ADUs go by many different names, including accessory apartments, secondary suites, and granny flats. These accessory dwelling units (ADUs) can be converted portions of existing homes, additions to new or existing homes, or new stand-alone accessory structures or converted portions of existing stand-alone accessory structures. Internal, attached, and detached ADUs all have the potential to increase housing affordability, both homeowners and tenants and can create a wider range of housing options within a community. They also can enable seniors to stay near family as they age while facilitating better use of the existing housing fabric within the Village.



(https://www.planning.org/knowledgebase/accessorydwellings)

Cluster-detached housing is a compact housing type consisting of multiple detached principal dwellings spatially articulated around a centralized amenity space. A dwelling group is defined as a cluster of buildings, each of which contains one or more types of dwelling units. A dwelling group may be composed of residential buildings containing only one dwelling unit, however, a dwelling group may also accommodate proposals of a significantly higher density involving multi-unit buildings.



Union Studio. U.S. Department of Housing and Urban Development, Washington, D.C. https://www.huduser.gov/portal/casestudies/study_07022012_1.html

2.1.1 Future residential development should be directed to the areas of the municipality identified as residential on **Map 1: Land Use Concept**, considering availability and ease of servicing and the priority of infill development.

2.1.2 Residential development programs and decisions should ensure:

(a) a choice of different housing types to cater to housing needs and income levels of the public;

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

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

2.1.3 Residential development programs and strategies should promote:

(a) variety in housing types and lot sizes to cater to housing needs, income levels, and rural-urban lifestyle that village living offers;

(b) safe, attractive residential environments secure from incompatible land uses;

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

2.1.4 Recognizing that access to seniors' housing is necessary to ensure residents can 'age in place', housing demand and supply should continue to be monitored and government departments, community agencies, and the private sector are encouraged to provide seniors housing based on community need.

2.1.5 Quality, visually attractive residential development is encouraged and should be promoted through the design standards and provisions of the Land Use Bylaw.

2.1.6 Prefabricated dwellings are recognized as an affordable option to traditional site built dwellings and should continue to be supported as a housing option within the Land Use Bylaw subject to design standards that ensure development complementary and compatible with traditional dwellings.

2.1.7 Development of existing vacant residential lots and renovation and/or rehabilitation of pre-existing development is encouraged to provide efficient use of existing infrastructure and enhance the community aesthetic.

2.1.8 Commercial activity within residential areas should generally be limited to home occupations that minimize potential impacts within the neighbourhood and are compatible with the residential environment.

2.1.9 Vacancy rates, development and subdivision activity, land supply, economic activity, and population and income profiles should be regularly monitored so that the need for serviced residential land can be reasonably anticipated.

2.1.10 The Village should promote and accommodate accessory dwelling units and clustered or groups dwelling within the community to increase housing availability considering and should considering the following criteria:

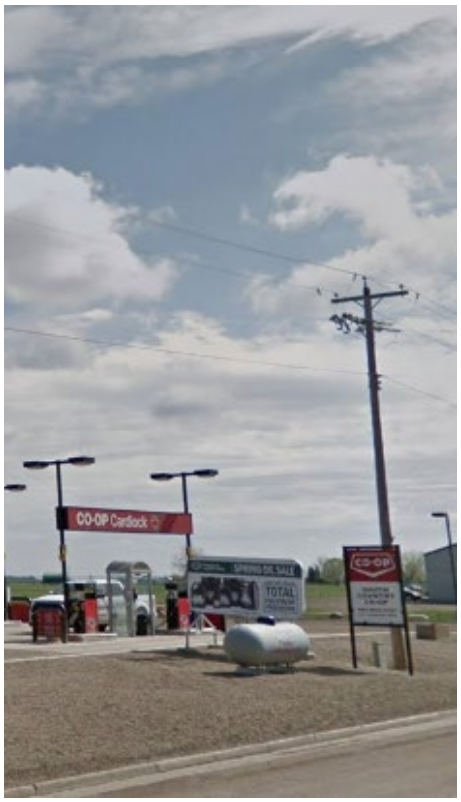
(a) density of existing development within the block;
(b) adequacy and proximity of community and recreational and open space;
(c) adequacy and proximity of community facilities such as schools, shopping, recreation facilities and open space; and
(d) adequacy of utilities to accommodate the use including capacity of the street system

2.1.11 The redevelopment of existing manufactured housing located on individual lots, as illustrated in **Map 1 – Land Use Concept**, will be encouraged to transition to single unit dwellings and the Village should prepare a redevelopment strategy for these lots. No new manufactured communities should be developed at this time.

Commercial & Industrial Development

Commercial and industrial development not only provide residents with access to goods and services, but also helps bolster the local economy through employment and a diversified tax base. Toward those ends, a diverse Village Centre, which concentrates business, civic and other compatible uses within a centralized area, making use of existing vacant buildings and lots is encouraged, as is diversified industrial development within the established industrial area in the northeast area of the Village.

2.2.1 Council and the municipality should continue to support local business and encourage the private sector to develop non-residential land in Duchess.



2.2.2 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.

2.2.3 All commercial development shall be required to connect to municipal sewer and water system services, unless it is demonstrated to the Municipal Planning Commission that circumstances exist that services are not required, or reasonably available.

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

2.2.5 Council shall continue to encourage highway related commercial development along Highways 873 and 550, as per the Land Use Bylaw.

2.2.6 All commercial subdivision and development shall be referred to Alberta Transportation for comments and/or approvals if adjacent to Highways 873 and/or 550.



2.2.7 The municipality should ensure that modern and adequate infrastructure of other utilities (i.e. fibre-optic) is 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.

Open Space and Recreation

Open space, parks, pathways, and trails contribute to community building by preserving landscapes and providing residents with opportunities for passive and active recreation. Communities need to have a wide range of accessible, connected, inviting, and safe parks and open spaces to meet the diverse needs of residents, businesses, schools, and other institutions.





Open Space, Pathways and Trail Development

2.3.1 The Village shall support the use of open space areas to accommodate as broad a range of activities and user groups as possible without creating unsafe conditions or the potential for conflicts among users.

2.3.2 Multi-purpose and joint use sites for schools, parks, and recreation facilities are encouraged, where needed.

2.3.3 Local playgrounds and parks shall be provided within residential areas and sited to be accessible to the immediate neighbourhood and provide safe environments. Wherever possible, linkages between open spaces, community facilities, schools, the central commercial core, and housing areas shall be provided using an integrated system of linear parks and pathways.

2.3.4 The Village shall work to develop a Primary Pathway – Trail Network Plan (as illustrated in **Map 2 – Open Space and Pathway/ Trail Plan**) to link activity centres that are recognized as attractors to potential pathway users.

MUNICIPAL, SCHOOL AND ENVIRONMENTAL RESERVES

Council and administration recognize there are a variety of aspects that attribute to a healthy, balanced, and sustainable community. The collection and allocation of municipal, school, environmental and community reserves contribute to the wellbeing of the community and serve to manage the impacts of development.

2.4.1 Through the subdivision process, the Village shall require that lands considered unsuitable for development, environmentally sensitive areas, unstable, subject to flooding or consisting of a swamp, gully, ravine, coulee, or natural drainage course are dedicated as environmental reserve or placed under environmental reserve easements in accordance with the provisions of the *Municipal Government Act*.

2.4.2 Lands dedicated as environmental reserve or placed under an environmental reserve easement shall remain in their natural state or be used as a public park, at the discretion of the Subdivision Authority.

2.4.3 Upon subdivision, the Subdivision Authority shall require that 10 percent of the developable land, defined as the gross parcel area excluding land dedicated as environmental reserve, is dedicated as municipal reserve in accordance with the provisions of the *Municipal Government Act*. Dedication of municipal reserve, in combination with environmental reserve dedications, shall be used to provide school sites, parks, recreation areas, and linear park corridors that accommodate key trail routes as identified on **Map 2 – Open Space and Pathway/ Trail Plan**.

2.4.4 In addition to the provision of municipal reserve parcels for linear parks, the Village wherever possible requires that municipal reserves be provided in large parcels rather than numerous small parcels in order to better accommodate a variety of recreational uses.

2.4.5 Municipal reserve dedication in residential subdivisions shall ordinarily be provided in the form of land. Municipal reserve sites shall be located to allow for convenient access by the public and shall not consist of lands that contain excessive slopes, are susceptible to flooding, or are legally encumbered. Municipal reserve dedication may be taken in the form of cash-in-lieu where, in the opinion of the Village, dedication in the form of land is either unnecessary or not desirable.

Village of Duchess

Ptn's of SE 32, SW 32, NW 29, NE 29,
All in Twp 20, Rge 14, W 4 M

Map 2 - Open Space & Pathway / Trail Plan

- Village Boundary
- Points of Interest
- Pedestrian Crossing
- Greenspace / Park

Pathways:

- Sidewalks
- Existing Walking Path

Future Extensions:

- One
- Two
- Three
- Four

VILLAGE OF DUCHESS

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

OLDMAN RIVER REGIONAL SERVICES COMMISSION

November 24, 2020 N:\Newell-County\Duchess\Duchess Projects\Village of Duchess -MDP 2020.dwg

NE31 20–14–4
SE31 20–14–4
SW32 20–14–4
SE32 20–14–4
SW33 20–14–
NW28 20–14–4
NW28 20–14–4

300m Buffer From Quarter Section of Waste Transfer Site

SECONDARY ROAD 850

DAVEL DRIVE

SERVICE ST

RAILWAY AVE

2 ST W

Fire Department

Bulk Water Fill

Hockey Arena

Teacherage

Duchess School

Library

Curling Link

Soccer Arena

Community Hall

Village Office

Post Office

Cemetery

Path To Golf Course

SERVICE ROAD

HIGHWAY 873

LOUISE AVE

WEST ST

CENTRE ST

1 ST E

2 ST E

3 ST E

PARK PL

LOUISE CRES

Anniversary Park

BARZED BOULEVARD

3 ST W

PRINCESS PL W

Princess Park

LAURA PLACE

LAURA AVE

MARGARET AVE

WEINMEYER WAY

EMERSON AVE

HOWE AVENUE

CONNAUGHT ROAD

300m Buffer From Sewage Lagoon Plan Boundary

2.4.6 Municipal reserve dedication in non-residential subdivisions shall be provided in the form of a cash-in-lieu contribution unless, in the opinion of the Village, land is required to provide buffers between different land uses. Cash-in-lieu contributions shall be used to enhance and upgrade other reserve sites or acquire additional park areas.

2.4.7 Municipal reserve parcels shall be landscaped by the developer to the Village's satisfaction. Where possible, existing mature trees and vegetation shall be preserved and incorporated into the design and landscaping of park spaces. The number of trees within the community including parks and open space should be increased.

2.4.8 A reserve analysis may be required with the preparation of an area structure plan to determine the amount, type, and use of reserves owing within the development area. The reserve analysis shall include a determination of:

(a) the total gross area of the local plan;
(b) the type and use of reserves to be provided within the local plan area;
(c) other reserves owing on an ownership basis;
(d) the location of the reserve types and amounts in relation to the local plan area's overall open space system, with this information to be shown on a map;
(e) the amount of residual reserves to be taken as money in place of land.

Sustainability



Sustainability can be defined as living in a way that meets the needs of the present without comprising the ability of future generations to meet their own needs. The Municipal Development Plan provides an opportunity for the Village to look long-term at the community they want in the future and take proactive steps to move there. Planning for sustainability is about taking proactive steps to shape the community's vision, over the long term. The social, economic and environment pillars of sustainability are not contemplated in isolation, but as distinct ideals that are the strongest when considered in the context of one another.

2.5.1 The Village should promote healthy building design and construction techniques that reduce or eliminate the use of harmful building materials.

2.5.2 Developers shall be encouraged to increase the use of low environmental impact materials during the construction of developments and shall be encouraged to increase the use of locally reclaimed or recycled materials in the construction of roads, pavements, public spaces and parking lots.

2.5.3 Developers should be encouraged to utilize innovative landscape design and maintenance that use alternatives to chemical pesticides and herbicides.

2.5.4 Developers shall be encouraged to develop a sustainable water efficiency strategy including promoting efficient household fixtures and natural stormwater management.

2.5.5 The Village encourages residents and business to adopt water wise practices to help reduce water consumption.

2.5.6 The Village, as a whole, should be encouraged to adopt forms of permeable and penetrable paving options for driveways and parking areas to reduce stormwater run-off and mitigate overland flooding.

2.5.7 Developers shall be encouraged to increase the use of locally sourced materials in the construction process.

Let's Save Together
waterwise



Agricultural Protection & Sour Gas Facility Setbacks

Protecting and supporting the surrounding agricultural and resource-based economy means recognizing the critical role that it provides for Village residents. Future urban expansion will be sensitive to these existing agricultural uses, and the Village will endeavor to develop in such a pattern as to maintain compatibility with adjacent uses.

2.6.1 Agricultural land and existing farming operations within the Village shall be protected for as long as possible until required for future urban development. Consideration should be given to the development of an area structure plan for those agricultural lands north of the former rail line as illustrated in **Map 1 – Land Use Concept.**

2.6.2 The Village shall ensure an orderly progression and staging of development in order to prevent premature land development and to minimize land use conflicts with existing agricultural operations.

2.6.3 The Village shall promote compatibility between the urban land uses within Duchess and the agricultural operations within the County of Newell within the vicinity of the municipal boundaries.

2.6.4 The Village shall ensure that all subdivision and development application that are located within 1.5 kilometres of a sour gas facility are referred to the Alberta Energy Regulator (AER).

2.6.5 Setback guidelines for sour gas facilities shall be in accordance with the standards established by the Alberta Energy Regulator.



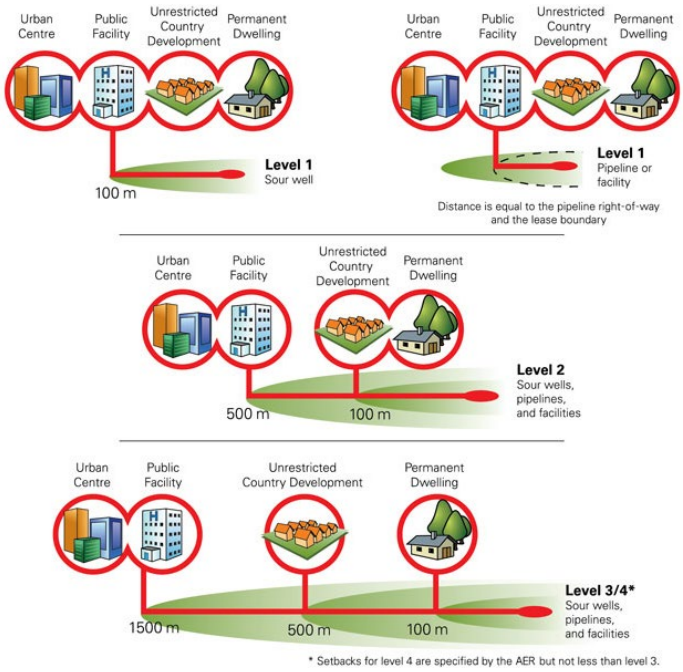


Figure Source: http://www.aer.ca

Economic Development

The ample stock of available commercial and industrial lands within the Village provides investors the opportunity to capitalize on reasonably priced, serviceable development opportunities along the Highway 873 and 550 corridor. The Village is business friendly and supports compatible commercial and industrial development and expansion.

2.7.1 Municipal decisions should be made with special attention placed on creating an atmosphere that positively demonstrates that Duchess is a friendly, attractive community.

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

2.7.3 Council should strive to create a strong, livable, 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.

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



Figure Source: https://caled.org/why-communities-invest-in-economic-development

PART 3: COMMUNITY

Results of the 2020 community survey confirmed that residents think many aspects of the Municipal Development Plan are essential to Village life, but that a sense of community is what brings the Village to life. The residents of Duchess want the Village to grow and become vibrant, but they do not want to lose the small-Village feel and friendly attitudes. Public support is strong for municipal leadership and promotion of community-building initiatives. Currently, citizens enjoy a wide variety of social and cultural services and amenities that are offered within the Village boundaries and residents support developing a community that is inclusive and promotes opportunities to celebrate multiculturalism and find opportunities for people of all ages and interests.

SOCIAL

Partnerships with regional and provincial organizations are key to the continued provision of services and activities within the Village of Duchess. Proactive engagement with innovative organizations, and collaborative efforts to provide services within the region will bolster the quality of life for local and surrounding, rural residents.

3.1.1 The Village shall collaborate with potential partners to provide a high level of health care within the Village through appropriate facilities and attracting/retaining health care providers and work with public and private providers of health and social services to meet community needs.

3.1.2 The Village will encourage the integration of compatible land uses such as child care services, religious assemblies, youth oriented facilities, senior facilities, and extended care facilities in appropriate locations.

3.1.3 Facilities accommodating social, religious and health services should be:

(a) located in areas convenient to users generally within proximity to major activity areas, shopping facilities or open space;
(b) designed to permit phased expansion;
(c) able to accommodate multiple uses;
(d) accessible to handicapped persons and seniors

3.1.4 The Council shall seek opportunities to collaborate with regional educational partners, businesses and local school authorities to encourage the provision of a wide diversity of educational opportunities within the Village.

3.1.5 The Village should continue to provide support to the local regional library and work to expand opportunities.

3.1.6 The Village will work with all non-profit societies who wish to participate in civic governance, events and sustainable community growth.

3.1.7 The Village will cooperate with all non-profit societies to forward positive community development agendas.

3.1.8 The Village will ensure that proposed development supports a vibrant, diverse and inclusive community which integrates with surrounding communities.

Families and Youth



3.2.1 The Village should work to promote youth participation in civic life by encouraging youth programming and leadership opportunities.

3.2.2 Council may create a youth strategy to provide recreation, leisure and skills training opportunities for the Village's youth.

3.2.3 The Village should encourage the creation of childcare facilities within neighbourhoods.

3.2.4 The Village will work with the school authorities to ensure adequate school facilities exist within the community to meet the educational needs for early childhood through Grade 12 and continue to address lifelong learning and post-secondary requirements.

Seniors

3.3.1 The Village should encourage civic involvement by seniors and ensure seniors' needs are addressed and may create a Seniors Action Plan to address future needs.

3.3.2 The Village should work to create an accessible and inclusive seniors space that would meet the needs of the residents of the community.

Safety

3.4.1 The Village shall ensure residents and businesses are protected by supporting a high quality of protective services and shall continue to build relationships with the RCMP.

3.4.2 The Village shall encourage the use of Crime Prevention through Environmental Design (CPTED) principles in site planning for all private and public development as a means of enhancing security and safety within the community.



Figure Source: https://ifpo.org

3.4.3 The Village shall ensure provision of police, fire, ambulance and disaster services agencies that are appropriate and meet the needs of the community.



Culture

3.5.1 The Council shall continue to recognize outstanding volunteers and generally promote volunteerism in the community.

3.5.2 The Village should support the local arts community by involving local artists in beautification, revitalization and public space projects.

3.5.3 Promote civic programming of public spaces to celebrate the Village's rich history and contemporary culture.

3.5.4 Council should consider the development of a heritage resources management plan including an inventory of all buildings, structures, landscapes, and archaeological resources, and policies to promote the conservation and reuse of heritage resources. Opportunities to better utilize heritage buildings should be explored.

3.5.5 The Village shall explore and pursue all approaches to the funding and provision of cultural services/facilities including the involvement of the public, private and not-for-profit sectors and the formation of partnerships for this purpose.



Photo Source: http://www.villageofduchess.com/parks-and-green-spaces/

PART 4: MUNICIPAL INFRASTRUCTURE & TRANSPORTATION

UTILITIES AND INFRASTRUCTURE

One of the most significant issues affecting a municipality's development potential is utility and infrastructure availability and capacity. Provision of utilities and infrastructure, however, requires significant investment and on-going maintenance, which can be costly. As such, efficient use of existing utilities and infrastructure within the Village is a priority, as is ensuring logical, cost-effective extension of existing services when expansion becomes necessary.

POLICIES

4.1.1 Development will be required to connect to the municipal sewer and water service unless approved otherwise in writing by the Village.

4.1.2 Concurrency of services and facilities with impacts of development is desired. Development should not be permitted to outpace or negatively affect infrastructure capacity.

4.1.3 Developers may be required to submit a water and sewer usage assessment as part of an area structure plan, conceptual design scheme, subdivision application, and/or development permit application to determine adequacy of existing infrastructure capacity and potential upgrade requirements.

4.1.4 Development should maximize use of existing infrastructure wherever possible and ensure logical extension of utilities and services in proposed subdivision designs.

4.1.5 The obligation of supplying infrastructure and services to subdivisions or new developments should be borne by the developer and not by the Municipality.

4.1.6 Drainage patterns and adequacy of stormwater management systems should be evaluated as new development occurs through the subdivision and development process.

4.1.7 Developers may be required to pay off-site levies pursuant to the *Municipal Government Act*, to help offset the capital costs of municipal services.

4.1.8 The provision of easements and public utility lots to accommodate municipal utilities and infrastructure may be required through the subdivision and development process.

4.1.9 Municipal utilities and infrastructure conditions, capacities, and needs will continue to be regularly assessed and monitored by the municipality to assist with the planning and budgeting for system maintenance, upgrade, and expansion and ensure a sufficient infrastructure framework to support community growth and development.

TRANSPORTATION

The existing grid pattern of development within the Village of Duchess is efficient and provides for the logical extension of infrastructure. Future land development will continue to build upon the existing street network, through the promotion of the traditional grid street pattern, coordination of the road network with the larger regional system, and the provision of a safe, efficient and effective transportation network that meets the needs of the community.

POLICIES

4.2.1 Municipal roads or transportation initiatives should strive 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;
(c) maintain a consistent standard of road design.

4.2.2 The future road system should align with the existing grid pattern of the Village. More precise alignment of new arterial and collector roads shall be determined through the preparation of area structure plans, outline plans and plans of subdivision.

4.2.3 Subdivision designs may be required to include provisions for extension of roadways to adjacent parcels and connections to existing road alignments, and provision of light standards, sidewalks, and curb and gutter systems where deemed appropriate by the Municipality.



4.2.4 Closure and disposal of road right-of-way should include consideration of the potential impacts to the community and a determination that the right-of-way will not negatively affect the road network.

4.2.5 The Village will work with the County of Newell, through the Intermunicipal Development Plan, to coordinate regional transportation networks and corridors and discuss any transportation matters that may have an impact on the municipality.

4.2.6 An open dialogue will be maintained with Alberta Transportation regarding any transportation matters that may have an impact on the municipality.

Local Roads and Laneways Design Standards

4.3.1 All development should be serviced by a paved transportation network.

4.3.2 The Village shall have the right to review and approve internal circulation plans for all new developments.

Parking and Driveways

4.4.1 Parking facilities and driveways should be paved or hard-surfaced when connected to a paved street or lane.

4.4.2 Driveways providing access onto major collector streets may be denied if alternate access is available or if the Village identifies potential safety issues.

4.4.3 For the purposes of collector roads, residential driveways shall not face the street, which means garages must be located in the rear of properties and accessed via alleys. All other uses shall have limited access and take advantage of shared access driveways. Turning movements may be limited to right in and right out.

4.4.4 Where the street frontage is proposed to be improved, all abandoned driveways shall be removed and the curbing and sidewalk to be restored to Village standards.



Pedestrians and Cyclists

4.5.1 All roads should have a sidewalk on at least one side of the road.

4.5.2 The Village shall encourage the establishment of bicycle and pedestrian routes as integral components of the transportation, recreation and open space systems. Key routes will primarily focus on linking parks, recreation, community and education facilities.





Figure Source: https://www.shutterstock.com/

PART 5: GOVERNANCE

GOVERNANCE

The success of the MDP, and the Village at large, requires input and contribution from many different participants. Through this document, Council sets the direction for services and development to meet the Village's needs. Open and inclusive discussion enables representation and leadership that is connected and accountable.

Governance is all the processes that coordinate and control the actions of an organization. In the context of local government, the governance framework is aligned with the statutory authority and responsibilities intended to assist elected officials and staff with the delivery of services which includes civic engagement and cooperation.

Council is tasked with creatively and carefully managing development that is consistent with community values identified through the preparation of this MDP and will endeavor to make wise choices for effective resource use. Council, through administration, will work within the Village's financial capacity to provide infrastructure and municipal services, while supporting recreation and community programming, to all residents. Through continued, new, updated initiatives, Duchess will foster an open and receptive relationship with ratepayers, neighbouring municipalities and other organizations.

POLICIES

5.1.1 Council shall, within the scope of its authority:

(a) assign Village administration, delegated officers, committees, commissions and boards, to the administration and implementation of the Municipal Development Plan;

(b) initiate and oversee the planning programs, budgets, recommendations and activities necessary to administer and implement the Municipal Development Plan;

(c) consult with and seek advice from all relevant stakeholders on decisions required to administer and implement the Municipal Development Plan.

5.1.2 The goals and policies of the Municipal Development Plan shall be further refined and implemented through the development, adoption and day-to-day application of statutory plans (area structure plans and area redevelopment plans), non-statutory plans (outline plans, design schemes, etc.), and the Land Use Bylaw.

5.1.3 In order to consider a Land Use Bylaw redesignation or to generally provide directions for land use change in an area, Council may require the preparation of an area structure plan or an outline plan or amendments to existing plans to

provide the details of intended land uses, provision of utility services, roads and open space pertaining to the subject lands and, where necessary, surrounding lands.

5.1.4 Subject to Council's approval, minor variations from the policies of the Municipal Development Plan shall not require an amendment to the MDP. More substantive changes shall require an amendment to the MDP and any other affected plan.

5.1.5 The Village will be fiscally responsible by ensuring expenditures are matched to sustainable revenue sources.

5.1.6 The Village will promote the efficient use of resources, so that the cost of providing effective services at reasonable levels can be minimized, while still ensuring the needs of residents, business and other stakeholders are met.

5.1.7 The Village will develop formal policies in areas under its jurisdiction that will allow a strategic framework for municipal action. Legislative compliance, best practices and strategic intent will inform the discussion. When making decisions, the Village will consider alternatives based on policies, to ensure long-term planning and strategic objectives.

5.1.8 The Village will promote best practices and innovation in service delivery.



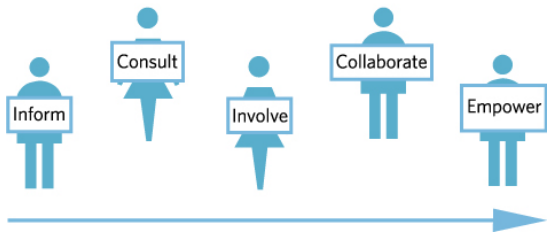
Figure Source: https://www.grugeonreynolds.co.uk/

Public Engagement and Communication

The Village recognizes that meaningful public involvement in municipal projects results in invaluable information and currently engages with the public on a wide variety of projects. Duchess also hosts a number of boards and committees that have members of the public as key participants. The Village encourages civic involvement in municipal decisions, and is continuously improving its process to ensure the public has the opportunity to participate meaningfully in civic decisions.

Meaningful public participation is a key ingredient in ensuring a broad base of public support for the planning and other policy proposals considered by Council on behalf of the Village of Duchess. The Municipal Government Act specifies circumstances and types of decisions when public input must be sought. Beyond these requirements, municipalities are able to pursue as much public input as they feel is warranted by a particular issue or proposal. Various tools exist to achieve public input such as notification through mail and newsletter, open houses, workshops, public meetings, surveys, and questionnaires. Public participation can serve to educate and inform all participants about issues of importance to the community, planning processes and the nature of planning decisions.

Policies



5.2.1 Council shall develop a public participation framework to ensure that consideration for public involvement is consistent for all municipal projects.

5.2.2 Within the public participation framework, the Village should promote creative participation techniques and recognize the need to reach out to all groups within the community.

5.2.3 Council shall actively encourage the public to be involved in municipal decision-making and the implementation of the Municipal Development Plan vision.

5.2.4 The Village shall be proactive in providing transparent communication to the public regarding opportunities for involvement and upcoming municipal decisions.

5.2.5 Council should establish standards regarding the type and quality of public engagement for all development proposals and ensure that all development applications meet the public engagement standards before being considered for approvals.

5.2.6 Council should require municipal initiatives and development proposal applications to communicate how the proposal contributes to the Municipal Development Plan's vision and goals.

5.2.7 As part of the process of community growth and change, the Village shall facilitate public input on matters of general or specific planning interest wherever possible.

5.2.8 The Village should guide and work with citizens, community groups and the private sector on matters of planning importance to the community and in these undertakings, the Village should pursue the goals and policies of this Plan wherever possible.

5.2.9 The Village shall ensure that copies of the Municipal Development Plan and other statutory and non-statutory plans are readily available for interested members of the public.

5.2.10 The Village shall diversify the manner in which information is available to the public through use of the Village office, the Village website, and existing public participation initiatives such as the annual Community meeting.

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 Duchess to continue working with neighbouring municipalities who have common economic goals and development objectives.

POLICIES

5.3.1 The Village will continue its existing collaborative relationship with the County of Newell and neighbouring urban communities including the support of mutually beneficial service agreements.

5.3.2 The Village will work to identify new areas for collaboration in the delivery of programs, services and facilities operation, economic development and land use planning.

5.3.4 The Village will continue to work with the County of Newell to ensure compatible land uses in adjoining areas as agreed upon within the Intermunicipal Development Plan.

PART 6: REGIONAL PLAN CONFORMANCE

SOUTH SASKATCHEWAN REGIONAL PLAN

The Alberta Land Use Framework, implemented by the Provincial Government in 2008, provides a blueprint for land-use management and decision-making that addresses Alberta's growth pressures. The Village of Duchess is located within the geographical area of the South Saskatchewan Regional Plan (SSRP) which was effective the fall of 2014. The SSRP lays out a number of key desired outcomes and strategic directions relating to the region's economy, people, environment, and resources. Compliance with the SSRP is required for all statutory planning documents. This MDP has been developed in consideration of the following applicable SSRP strategies.

EFFICIENT USE OF LAND

1. All land use planners and decision-makers responsible for land-use decisions are encouraged to consider the efficient use of land principle in land-use planning and decision making. (SSRP Strategy 5.1)
   - 1.1 Reduce the rate at which land is converted from an undeveloped state into permanent, built environment.
   - 1.2 Utilize the minimum amount of land necessary for new development and build at a higher density than current practices.
   - 1.3 Increase the proportion of new development that takes place within already developed or disturbed lands either through infill, redevelopment and/or shared use, relative to new development that takes place on previously undeveloped lands.
   - 1.4 Plan, design and locate new development in a manner that best utilizes existing infrastructure and minimizes the need for new or expanded infrastructure.
   - 1.5 Reclaim and/or convert previously developed lands that are no longer required in a progressive and timely manner.
   - 1.6 Provide decision-makers, land users and individuals the information they need to make decisions and choices that support efficient land use.
2. Build awareness and understanding of the efficient use of land principle and the application of land-use planning tools that reduce the footprint of the built environment, how they might be applied and how their effectiveness would be measured over time with municipalities, land-use decision-makers and land users, on both public and private lands. (SSRP Strategy 5.2)

PLANNING COOPERATION AND INTEGRATION

1. Work together to achieve the shared environmental, economic and social outcomes in the *South Saskatchewan Regional Plan* and minimize negative environmental cumulative effects. (SSRP Strategy 8.1)
2. Address common planning issues, especially where valued natural features and historic resources are of interest to more than one stakeholder and where the possible effect of development transcends jurisdictional boundaries. (SSRP Strategy 8.2)

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

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

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

6. Pursue joint use agreements, regional services commissions and any other joint cooperative arrangements that contribute specifically to intermunicipal land-use planning. (SSRP Strategy 8.6)

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

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

Building Sustainable Communities

1. Provide an appropriate mix of agricultural, residential, commercial, industrial, institutional, public and recreational land uses; developed in an orderly, efficient, compatible, safe and economical manner. (SSRP Strategy 8.11)

2. Contribute to a healthy environment, healthy economy and a high quality of life. (SSRP Strategy 8.12)

3. Provide a wide range of economic development opportunities, stimulate local employment growth and promote a healthy and stable economy. Municipalities are also expected to complement regional and provincial economic development initiatives. (SSRP Strategy 8.13)

4. Feature innovative housing design, range of densities and housing types such as mixed-use, cluster development, secondary suites, seniors' centres and affordable housing. Provide the opportunities for a variety of residential environments which feature innovative designs and densities and which make efficient use of existing facilities, infrastructure and public transportation. (SSRP Strategy 8.14)

5. Minimize potential conflict of land uses adjacent to natural resource extraction, manufacturing and other industrial developments. (SSRP Strategy 8.15)

6. Minimize potential conflict of land uses within and adjacent to areas prone to flooding, erosion, subsidence, or wildfire. (SSRP Strategy 8.16)

7. Complement their municipal financial management strategies, whereby land use decisions contribute to the financial sustainability of the municipality. (SSRP Strategy 8.17)

8. Locate schools and health facilities, transportation and transit and other amenities appropriately, to meet increased demand from a growing population. (SSRP Strategy 8.18)

AGRICULTURE

1. Identify areas where agricultural activities, including extensive and intensive agricultural and associated activities, should be the primary land use in the region. (SSRP Strategy 8.19)

2. Limit the fragmentation of agricultural lands and their premature conversion to other, non-agricultural uses, especially within areas where agriculture has been identified as a primary land use in the region. Municipal planning, policies and tools that promote the efficient use of land should be used where appropriate to support this strategy. (SSRP Strategy 8.20)

3. Employ appropriate planning tools to direct non-agricultural subdivision and development to areas where such development will not constrain agricultural activities, or to areas of lower-quality agricultural lands. (SSRP Strategy 8.21)

4. Minimize conflicts between intensive agricultural operations and incompatible land use by using appropriate planning tools, setback distances and other mitigating measures. (SSRP Strategy 8.22)

WATER AND WATERSHEDS

1. Utilize or incorporate measures which minimize or mitigate possible negative impacts on important water resources or risks to health, public safety and loss to property damage due to hazards associated with water, such as flooding, erosion and subsidence due to bank stability issues, etc., within the scope of their jurisdiction. (SSRP Strategy 8.23)

2. Incorporate measures in future land-use planning decisions to mitigate the impact of floods through appropriate flood hazard area management and emergency response planning for floods. (SSRP Strategy 8.24)

3. Prohibit unauthorized future use of development of land in the floodway in accordance with the *Flood Recovery Reconstruction Act* and the Floodway Development Regulation under development, which will control, regulate or prohibit use of development of land that is located in a floodway and define authorized uses. (SSRP Strategy 8.25)

4. Identify and consider, based on available information including information from the Government of Alberta, the values of significant water resources and other water features, such as ravines, valleys, riparian lands, stream corridors, lakeshores, wetlands, and unique environmentally significant landscapes within their boundaries. (SSRP Strategy 8.26)

5. Determine appropriate land-use patterns in the vicinity of these significant water resources and other water features. (SSRP Strategy 8.27)

6. Consider local impacts as well as impacts on the entire watershed. (SSRP Strategy 8.28)

7. Consider a range of approaches to facilitate the conservation, protection or restoration of these water features and the protection of sensitive aquatic habitat and other aquatic resources. (SSRP Strategy 8.29)

8. Establish appropriate setbacks from waterbodies to maintain water quality, flood water conveyance and storage, bank stability and habitat. (SSRP Strategy 8.30)

9. Assess existing developments located within flood hazard areas for long-term opportunities for redevelopment to reduce risk associated with flooding, including human safety, property damage, infrastructure and economic loss. (SSRP Strategy 8.31)

10. Facilitate public access and enjoyment of water features, to the extent possible. (SSRP Strategy 8.32)

11. Use available guidance, where appropriate, from water and watershed planning initiatives in support of municipal planning. (SSRP Strategy 8.33)

Historic Resources

1. Identify significant historic resources to foster their preservation and enhancement for the use and enjoyment by present and future generations. (SSRP Strategy 8.34)

2. Work toward the designation of Municipal Historic Resources to preserve municipally significant historic places. (SSRP Strategy 8.35)

3. Formulate agreements with the Ministry for development referrals to assist in the identification and protection of historic resources within the scope of their jurisdiction. (SSRP Strategy 8.36)

Transportation

1. Identify the location, nature and purpose of key provincial transportation corridors and related facilities. (SSRP Strategy 8.37)

2. Work with the Ministry to minimize negative interactions between the transportation corridors and related facilities identified in accordance with strategy 8.37 above and the surrounding areas and land uses through the establishment of compatible land-use patterns. (SSRP Strategy 8.38)

3. Enter into highway vicinity agreements with the Ministry and employ appropriate setback distances and other mitigating measures relating to noise, air pollution and safety to limit access if subdivision and development is to be approved in the vicinity of the areas identified in accordance with 8.37 above. (SSRP Strategy 8.39)