

VILLAGE OF HILL SPRING

MUNICIPAL DEVELOPMENT PLAN

BYLAW NO. 2021-320

MARCH 2021



OLDMAN RIVER REGIONAL SERVICES COMMISSION

Intellectual Property – All Rights Reserved © Copyright 2021

This document is protected by Copyright and Trade Secret Law and may not be reproduced or modified in any manner, or for any purpose, except by written permission of the Oldman River Regional Services Commission. This document has been prepared for the sole use of the Village of Hill Spring and the Oldman River Regional Services Commission.

This disclaimer is attached to and forms part of the document.

VILLAGE OF HILL SPRING
IN THE PROVINCE OF ALBERTA

BYLAW NO. 2021-320

BEING a bylaw of the Village of Hill Spring, in the Province of Alberta, to adopt a Municipal Development Plan for the municipality.

AND WHEREAS section 632 of the Municipal Government Act requires all municipalities in the province to adopt a municipal development plan by bylaw;

AND WHEREAS the purpose of the proposed Bylaw No. 2021-320 is to provide a comprehensive, long-range land use plan and development framework pursuant to the provisions outlined in the Act;

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 Hill Spring in the province of Alberta duly assembled does hereby enact the following:

1. Bylaw No. 2021-320, being the Municipal Development Plan Bylaw is hereby adopted
2. This bylaw comes into effect upon third and final reading hereof.

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

***Mayor** – Dwight Davis*

***Village Manager** – Janet Edwards*

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

***Mayor** – Dwight Davis*

***Village Manager Officer** – Janet Edwards*

READ a **third** time and finally passed this 16th day of March, 2021.

***Mayor** – Dwight Davis*

***Village Manager** – Janet Edwards*

CONTENTS

PART I: OVERVIEW 2
Introduction 2
Purpose of The Municipal Development Plan 3
Planning Context 3
Plan Implementation 4
Plan Monitoring and Amendment 4
Who We Are 5
Settlement 5
Historic Village Plan (1913) 6
Historic Population 7
Age Structures – 10 year cohorts 8
Equalized Assessment 9
Land Use 9
Development Constraints 13
Tourism 13

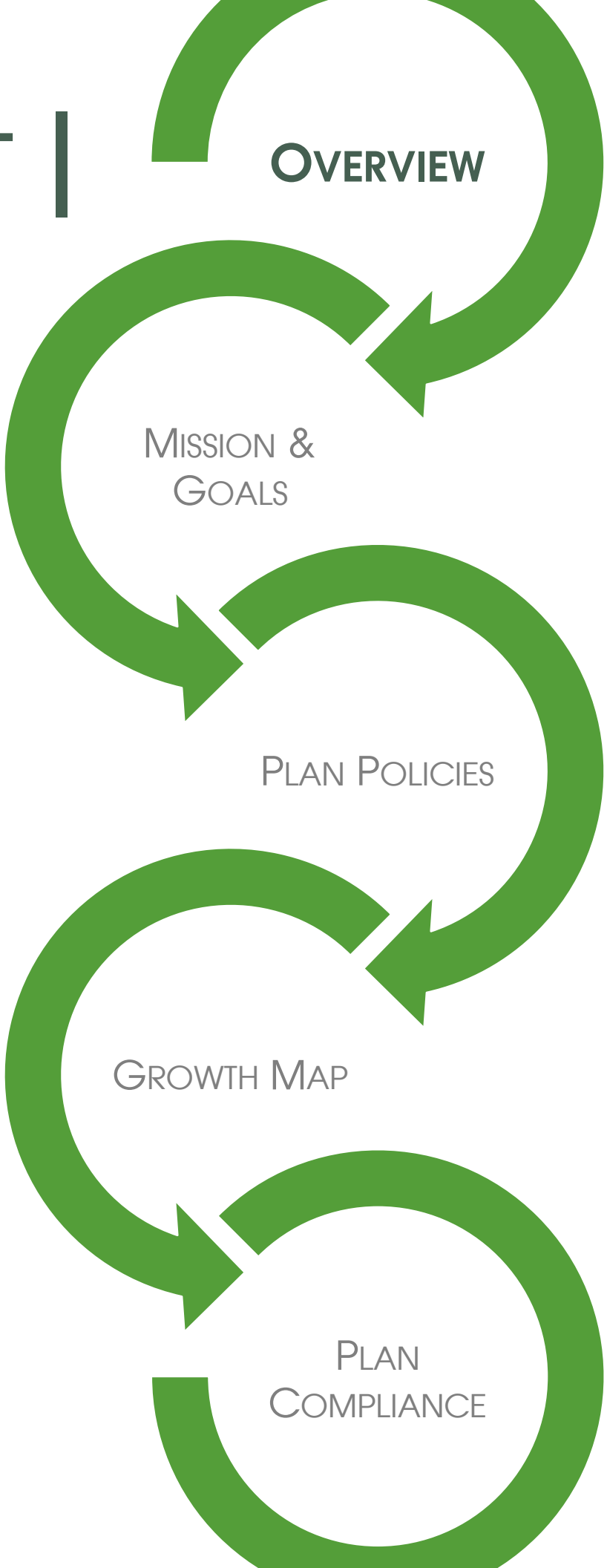
PART II: MISSION & GOALS 16
Mission Statement 16
Goals 17
Future Land Use Concept 18
General Growth 18
Residential Growth 18
Non-Residential Growth 18
Outcomes 19
General Growth 19
Residential Growth 19
Non-Residential Growth 19

PART III: PLAN POLICIES 22
1.0 General Policies 22
How We Grow 23
2.0 General Land Use 23
3.0 Living Areas 24
4.0 Business & Service Areas 25
5.0 Reserves & Historic Resources 25
6.0 Agriculture 26
7.0 Sour Gas Setbacks 26
How We Thrive 27
8.0 Economic Development 27
9.0 Recreation & Culture 27
10.0 Community Image 27
11.0 Environmental Sustainability 28
How We Connect 29
12.0 Utilities and Infrastructure 29
13.0 Transportation 29
14.0 Community Services 30
How We Work Together 31
15.0 Community Cohesion 31
16.0 Public Engagement & Communication 31
17.0 Intermunicipal Cooperation 32

PART IV: GROWTH MAP 34
PART V: PLAN COMPLIANCE 36
South Saskatchewan Regional Plan Compliance 36
Efficient Use of Land 37
Planning Cooperation and Integration 37
Building Sustainable Communities 38
Agriculture 38
Water and Watersheds 39
Historic Resources 39
Transportation 40

PART I

OVERVIEW



PART I: OVERVIEW

INTRODUCTION

It can be said that municipalities are in the business of creating communities. The concept of community incorporates the many and varied aspects of the lifestyles of the people who choose to reside within a municipality as well as the social, political, natural, and economic systems which serve as the building blocks for beneficial development and settlement patterns.

Creating successful communities does not happen on its own - it requires community planning. The Municipal Development Plan is the most common community planning tool used to help municipalities achieve their desired future and one which all municipalities in Alberta are required to adopt. By addressing matters such as future land use, provision of servicing, transportation systems, and other matters related to the physical, social and economic development of the municipality, the Municipal Development Plan (MDP) provides a framework for sustainable, orderly and rational community development. As both a visionary and strategic document, the Plan balances the economic, social and environmental interests of the residents while helping to establish long-term stability for the community.

In accordance with the requirements of the *Municipal Government Act*, the MDP is required to address the following:

- 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

MDPs may also address several other considerations including the coordination of physical, social and economic development of the community, environmental matters, development constraints, and financial resources.

Purpose of The Municipal Development Plan

Managing the use and development of land is the primary role of the Municipal Development Plan. Therefore, a MDP studies both a community's past experiences and evaluates its current circumstances in order to anticipate its future needs. The content of a MDP 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.

The MDP outlines the goals and objectives for the community's future, typically for a period of 20 years or more. As a long-range plan, it helps Council and administration make decisions on planning and development matters, informs the content of the land use bylaw and other land use plans, and provides a framework to coordinate other municipal bylaws, programs and investments.

Planning Context

The MDP is not a stand alone document, but rather an integral component of a larger context of provincial, regional and municipal documents and regulations.

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 a 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 provides 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 regional plans.

Regional Realm

The South Saskatchewan Regional Plan (SSRP) is a legislative instrument that 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. The Village of Hill Spring MDP has been prepared consistent with the intent of the SSRP (see Part V of the Plan for the relevant SSRP policies).

Municipal Realm

A MDP does not exist or function in isolation at the local level. Over the years, statutory plans such as the Village of Hill Spring General Municipal Plan and non-statutory plans and related studies have been completed to help guide the growth and development of the Village, including the Village Land Use Bylaw and various infrastructure studies.

PLAN IMPLEMENTATION

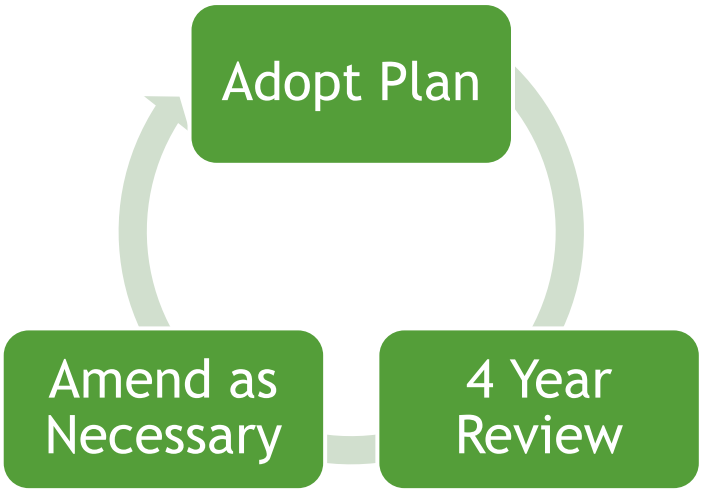
The success of the MDP depends on the degree to which it is integrated into ongoing decision making. The MDP provides the means whereby Council, Village administration, and other decision-making bodies such as the Municipal Planning Commission can evaluate situations and proposals in the context of a long-range plan for Hill Spring. It is primarily a policy document that is to be utilized as a framework within which both public and private sector decision making can occur. The Plan policies may be implemented throughout various planning and strategic documents and processes, such as:

- Village Land Use Bylaw
- Area Structure Plans, Area Redevelopment Plans, Conceptual Schemes
- Subdivision and development review process
- Development agreements/servicing agreements
- Various municipal bylaws
- Capital Improvement Plans
- Formal and informal municipal policy directives

It is important to note that while implementation of the MDP relies on commitment to the goals and policies of the Plan, recommendation for specific municipal projects within the Plan are not intended to represent a commitment to spending. Council, as part of its function in providing good government, fostering well-being of the environment, providing services and facilities, and developing and maintaining safe and viable communities, will need to consider any projects referred to in the MDP along with all other Village spending through its regular process of budget allocation and prioritization to determine when and if implementation should occur. Pursuant to section 637 of the *Municipal Government Act*, adoption of a statutory plan does not bind the municipality to undertake the projects referred to in the Plan.

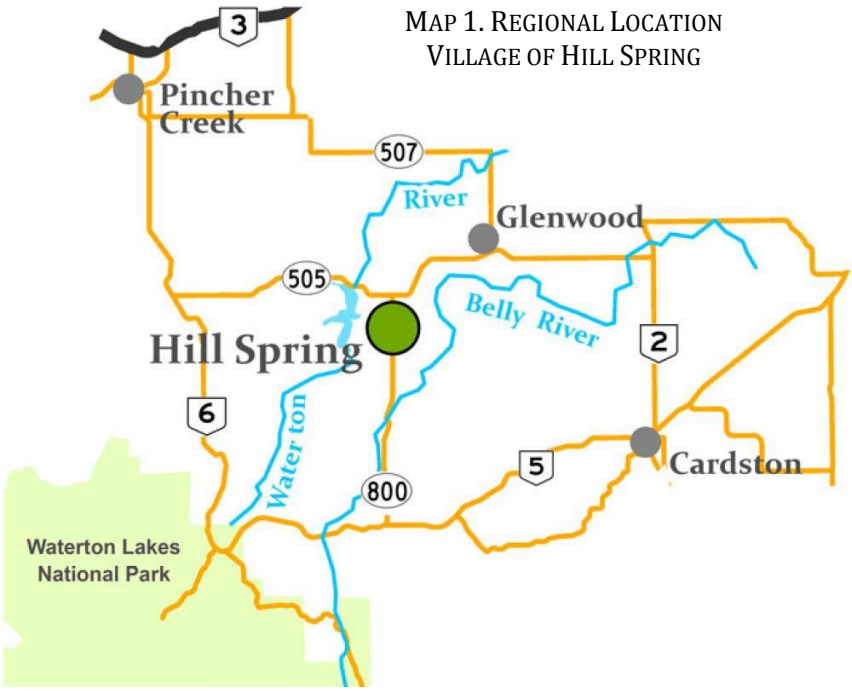
PLAN MONITORING AND AMENDMENT

Change is inevitable. While the MDP is a long-range plan, it is not intended to remain a static document. Regular review of the Plan is necessary to ensure that it continues to reflect the priorities and needs of the community and accounts for significant changes in development commitments, budget constraints, and market conditions. As such, the MDP should be reviewed for relevancy at regular intervals of at least once every four years.



WHO WE ARE

The Village of Hill Spring is located within Cardston County in a dryland and irrigated farming area where prairie farmland meets the Rocky Mountains. Located in the bountiful Crown of the Continent ecosystem with easy access to Waterton Lakes National Park, the Belly River, and Waterton Reservoir, residents and recreationists can partake in a variety of nature-based, low-impact activities, while enjoying the beautiful natural surroundings. Affordable housing, low taxes and a small-town feel are traits that cannot be found in large urban centres.



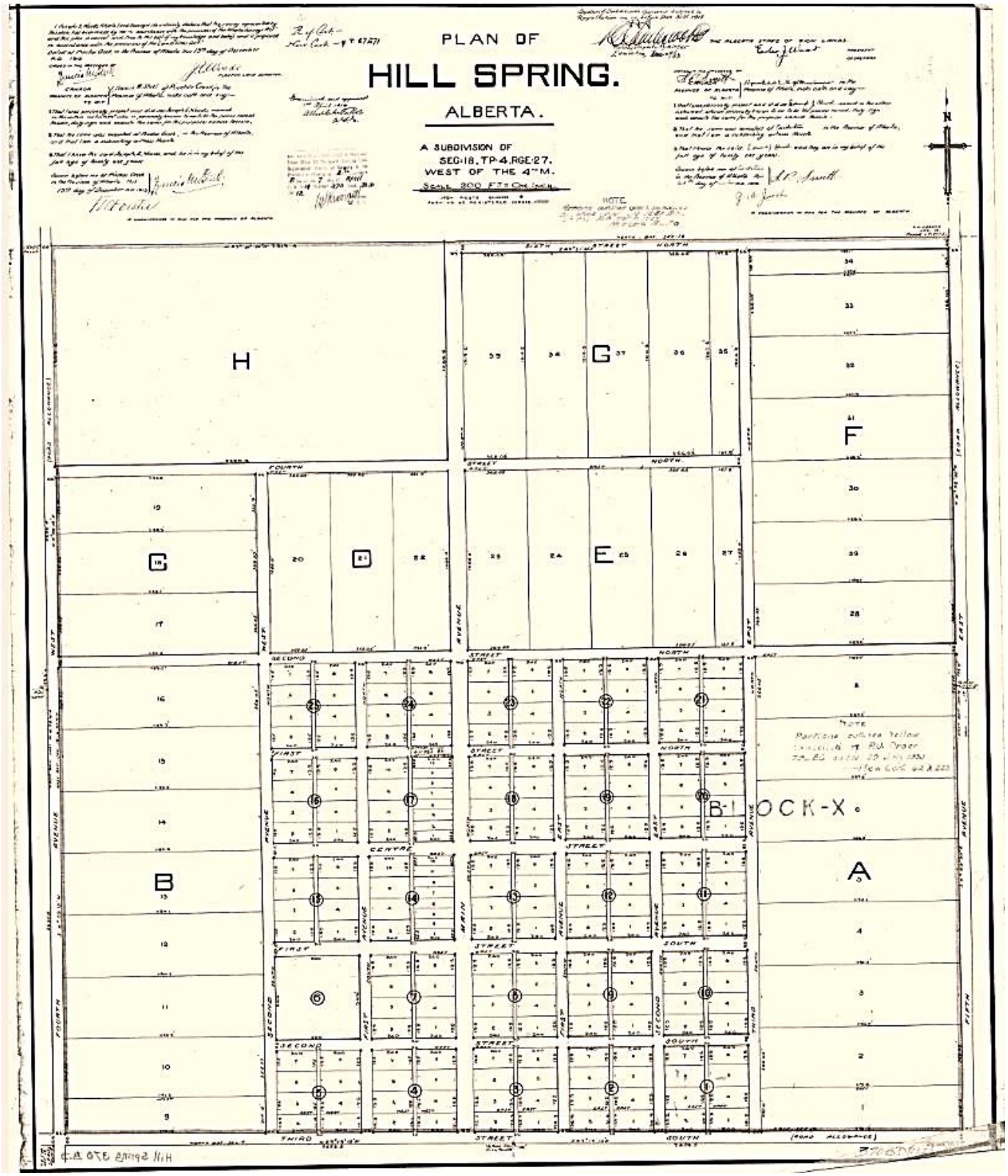
MAP 1. REGIONAL LOCATION VILLAGE OF HILL SPRING

Although noted for its quiet and tranquil atmosphere, the Village has been making significant waves recently. In August 2020, the Village saw the completion of a 120 kilowatt solar energy array, which is expected to save the Village over $30,000 annually on electric bills. Projects such as this illustrate the civic pride and overall commitment of residents to make Hill Spring a sustainable place for future generations to call home.

SETTLEMENT

The Cochrane Ranch was one of the earliest settlements of the area, and encompassed a large tract of land between the Waterton and Belly Rivers. The Ranch sold its lands to the Church of Jesus Christ of Latter-day Saints in 1906 and the survey of multiple town sites in the region was completed. The site north of Spring Hill (the original name of what is now the Village), was selected due to the presence of several nearby springs and favourable topography. Hill Spring, at the foot of the hill from which it gained its name, began to emerge as a community. The first school house was constructed in 1911, followed by the first church in 1921 and an irrigation diversion from the Belly River in the early 1920s – eventually emerging as the United Irrigation District. Irrigation would play a big role in the success of the region, transforming the southern portion of the province into some of the richest farmland in the West. The MD of Cochrane, established in 1914, would oversee the lands within the region until 1953 when it was consolidated alongside other smaller MDs to form what is now Cardston County. In 1926 the call for rail connectivity was answered by the construction of the Canadian Pacific Railway branch line from Cardston across the Blood Reservation 148 through Hill Spring and on to Glenwood, thus eliminating the need for laborious grain hauling. Official Village status was bestowed on Hill Spring in 1961, and although economic fluctuations have adversely affected the Village, its resilience remains a testament to the hard-work, dedication and drive of the original settlers.

HISTORIC VILLAGE PLAN (1913)



HISTORIC POPULATION

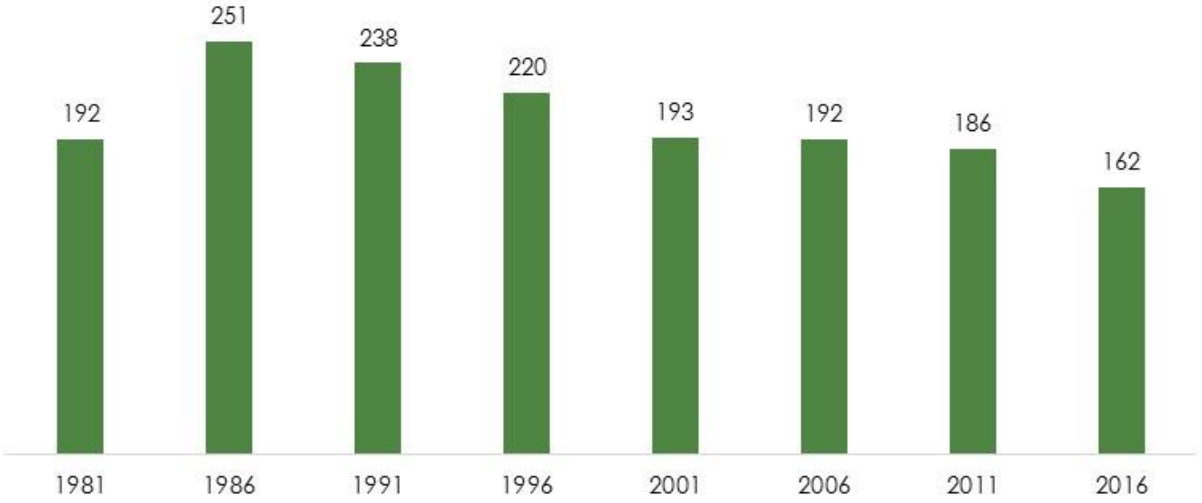
Over the past 35 years, the Village of Hill Spring has been experiencing a general decline in population, likely resulting from shifting local economies and urban migration patterns. The Village's population has fluctuated between a low of 162 and a high of 251 people since 1981.

TABLE 1. VILLAGE OF HILL SPRING POPULATION (1981-2016)

Year	Population	5 Year % Change	Annual % Change
1981	192	-	-
1986	251	30.7	6.1
1991	238	-5.2	-1.0
1996	220	-7.6	-1.5
2001	193	-12.3	-2.5
2006	192	-0.5	-0.1
2011	186	-3.1	-0.6
2016	162	-12.9	-2.6

Source: Municipal Census Data (Alberta Municipal Affairs 2017) and Statistics Canada: 2016 Statistics Canada Census

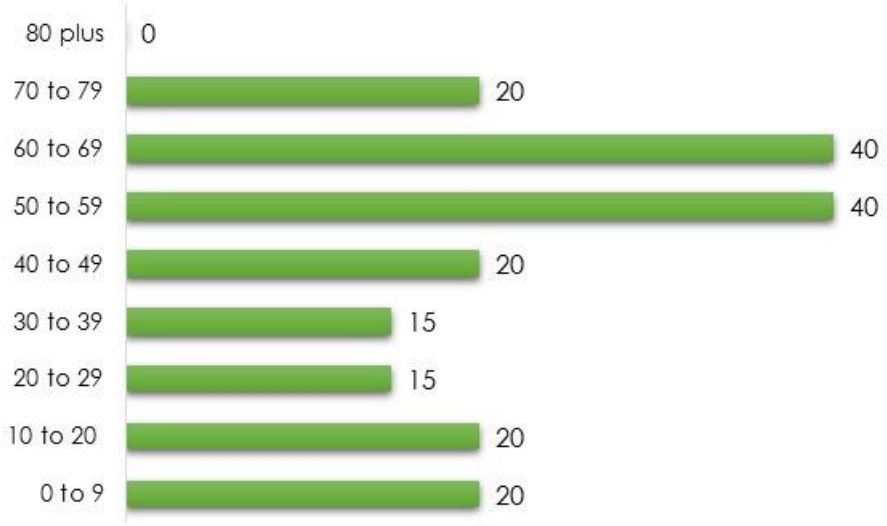
CHART 1. HISTORIC POPULATION ('81-'16)
VILLAGE OF HILL SPRING



AGE STRUCTURES – 10 YEAR COHORTS

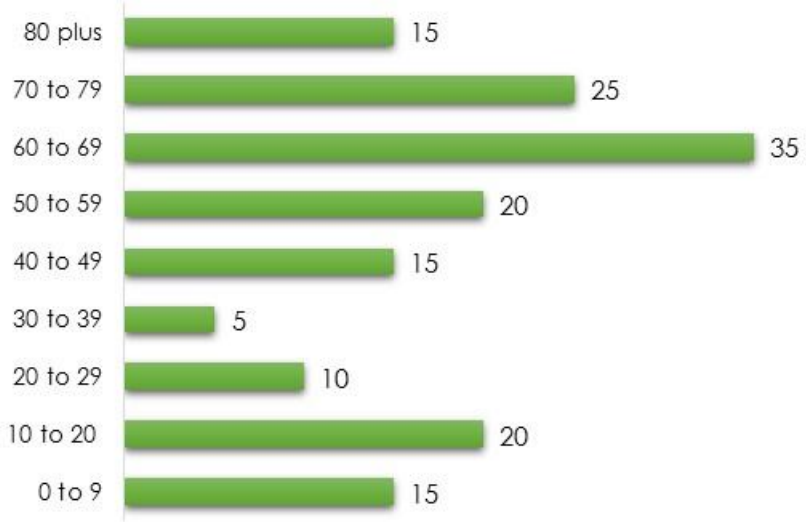
As a comparison, the age structures for the 2011 and 2016 populations are shown on Charts 2 and 3. The number of children and working age adults in the community of Hill Spring has decreased slightly over the census period. There was a small decrease of approximately 20 in the 20 to 49 age group from 2011 to 2016, but has remained fairly consistent. In comparison, the 65 and older population increased considerably over this 5 year period. The Village has a rapidly growing senior population which suggests this age group prefers the small community to larger centres despite the lack of services and accommodations for seniors in Hill Spring. Hill Spring will need to be monitored in the coming years to determine if other services should be added to the community to support this large population.

CHART 2. AGE STRUCTURE - 2011
VILLAGE OF HILL SPRING



Source: Statistics Canada 2016 Census

CHART 3. AGE STRUCTURE - 2016
VILLAGE OF HILL SPRING

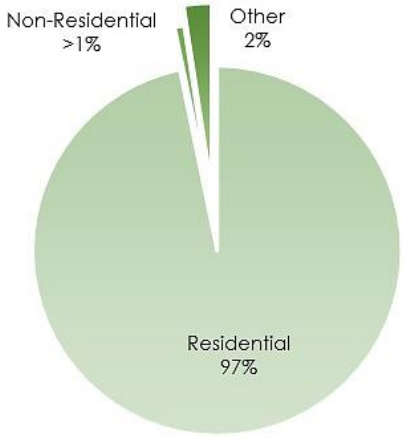


Equalized Assessment

Municipal assessment provides crucial information regarding the types of development and the amount of economic activity in a community. According to the 2020 Equalized Tax Assessment report, the majority of the assessment (97%) consists of residential property, compared to >1% of non-residential assessment and 3% classified machinery/equipment, railway, farmland and linear assessment. The value of all land and buildings in the Village of Hill Spring is just over $22.6 million.

Chart 4. Equalized Assessment
Village of Hill Spring

Source: Municipal Affairs, 2020



Land Use

The Village of Hill Spring encompasses approximately 164 acres (excluding roads and right-of-ways). The community is bounded to the east and south by small water bodies. Flanking linear corridors in the form of the UID canal (west) and the former rail line (east) pose growth constraints but are challenges that can likely be mitigated with careful planning. The sewage lagoon is also located to the east of the community but does not restrict foreseeable future growth of the community at this time.

Future Development

The community of Hill Spring does have room to expand if necessary, but the Village should focus future development on existing vacant lots within the boundary. Furthermore, the Village owns a 16 acre parcel of developable land on the east side of the community. Residential, commercial and industrial lots are all available within the community for development.

There are 7 land use districts within the Village of Hill Spring, all with associated permitted and discretionary uses. The current stock of available land within the Village has been broken down into districts shown in Table 2, below (refer to Part IV: Map 1 for existing zoning districts).

Table 2. Land Use Zoning, 2017

Use	Acres	Hectares	% of Total
Agricultural (AG)	9.87	3.99	6.0
Downtown Commercial/Residential (C1)	5.51	2.22	3.3
General Commercial (C2)	11.36	4.59	6.9
Public & Institutional (P)	6.85	2.77	4.2
Recreational (RO)	13.44	5.44	8.2
Residential (R1)	115.19	46.62	70.1
No Land Use	2.23	0.91	1.4
Total* Excluding roads and right-of-ways	164.45	66.54	100.0

Residential Land Use

Residential development in the Village is primarily located directly to the west and east of Highway 800, which intersects the community. A review of housing data from the Statistics Canada 2016 National Census reveals the following residential/housing trends in the Village:

- 73% of dwellings in the Village are single or two-person dwellings.
- Hill Spring's relatively high proportion of seniors may pose unique housing challenges (i.e. increased accessibility, ease of access to services).

Residential lots in the Village are large (0.7 acres), however; over the years, subdivision has resulted in a number of smaller residential lots throughout the community.

Future Residential

The provision of large, serviced lots should continue within the Village, and additional land to accommodate future development can be found along 2nd Avenue East, historic Canadian Pacific Railway land that abuts residential land designations within the Village, and low-density, country residential uses to the east. Large lots, and low density remain desirable for the Village of Hill Spring. The Folsom Dairy—located just north of the Village—restricts future residential growth in that direction due to the minimum separation distance requirements for Confined Feeding Operations (NRCB).

Commercial Land Use

Although commercial activity is limited in the Village, the Highway and surrounding destinations provide a significant opportunity to support increased commercial activity. Commercial activity is zoned as general commercial and downtown commercial/residential along Main Street. A few home occupations also operate within the residential areas of the community.

Future Commercial

Opportunity exists for a broader range of services in the community, and the benefit of a restaurant or café would be a welcome addition. Providing visitors with a rest stop in the community would be beneficial as Highway 800 runs through the community. Increasing services and providing a location for residents to socialize would improve the attractiveness of the community to visitors, and current and future residents.

Industrial Land Use

The Village of Hill Spring currently has no developed industrial land within the Village boundary, however, there are a few industrial-scale farming operations existing along the periphery of the Village boundary.

Future Industrial

The community could benefit from a broadened tax base and increased employment opportunities, by strategically placing industrial development within the Village boundary, along the periphery.

Recreational / Open Space Land Use

The Village of Hill Spring has few recreational facilities and programs in the community. Currently, the community has a baseball diamond, playground equipment, outdoor basketball court, camp kitchen and an outdoor riding arena. A second playground, located near the community centre, includes an open play area, a seasonal outdoor skating rink and a cenotaph.

Other activities in the area include:

- Camping at the Spring Glen Park, located just 7 kilometres from Hill Spring, where visitors can enjoy picnic facilities, a playground, ball diamonds, and a striking view of the Belly River;
- Waterton Reservoir Provincial Recreation Area;
- Fishing and other recreation on Belly River and Waterton River.

Future Recreation

The proximity of Hill Spring to Waterton Lakes National Park provides the opportunity for the Village to capitalize on tourism to promote local recreational facilities and amenities. With the abundance of parks and recreation opportunities within and surrounding the Village, a regional approach to recreation could benefit the communities and situate Hill Spring as a 'go-to' destination for recreating.

Open space amenities including parks and trails should take advantage of the picturesque landscape and allow residents and visitors the opportunity to enjoy the view of the rolling foothills and nearby Rocky Mountains.

Public & Institutional Land Use

Comprising 4.2% of the land area, Public and Institutional uses include:

- A church;
- Spring Glen Junior High School;
- The Village Office, and;
- The Fire Hall.

These uses provide necessary services to the residents of Hill Spring, and are centrally located along Highway 800, allowing for easy access for rural residents. In previous years, issues concerning Highway traffic cutting through the community along school routes have been addressed with upgrades to pedestrian crosswalks.

Future Institutional

Should future land be required for Public and Institutional use, the Village should aim to maintain a centralized corridor of commercial and social services along Highway 800.

Roads & Transportation Networks

The road pattern within Hill Spring is characterized by a traditional grid system. Many of the developments in the community have a uniform shape and size, as the community initially was designed to have 8 lots per block with just under an acre of land per lot. Over time, some of these traditional sized lots have been subdivided. Lots lying on the outer edges of the community are typically larger and used for cropland or grazing. Hill Spring still follows the traditional grid system with slight changes in lot size and shape that have occurred with time.

Highway 800 runs directly through the centre of the community, and serves as the primary entrance to the Village, with easy access to Highway 5 connecting visitors to Waterton, via Highway 6. This highway provides residents with access to major highways such as Highway 2 and 6 which lead to nearby Towns of Cardston and Pincher Creek. The community of Hill Spring has one paved road, Main Street (Highway 800). All other roads in the community are gravel and some sidewalks are located in the centre of the Village. Roads and sidewalks are typically well-kept and in good condition.

The speed limit on Highway 800 decreases as traffic approaches the Village boundary, and a crosswalk has been installed, particularly in proximity to the school to address pedestrian safety. Hill Spring does have a truck route clearly marked along Highway 800 before reaching the Village boundary. The truck route loops around the community on gravel roads to minimize road damage, safety concerns and noise within the Village. The CPR tracks within the Village have long-since been decommissioned, and remaining lands provide a unique opportunity to pursue a redevelopment opportunities including a regional trail network to advance broad-scale recreation plans.

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.

- Hill Spring's surrounding irrigation source is from the United Irrigation District (UID) in the summer, although some areas surrounding the Village remain dryland and ranching areas. Raw water for the community is obtained from wells located approximately 2.5 km north of the community.
- Hill Spring's water is treated at the new $2.1 million water treatment plant in the community, completed in 2010 which provides quality water to the residents of Hill Spring.
- Hill Spring's sewage treatment lagoon facility is located east of the community. The lagoon was built in the 1980s and an upgrade of the force main from the lift station was completed in 2013. The sewage system is comprised of one storage cell and is able to support the current population in the Village.
- Solid waste collection is taken to the Glenwood/Hill Spring Garbage Transfer Station located between Hill Spring and Glenwood approximately 6 kilometres northeast of the community along Highway 505.
- In April 2020, the Village approved a municipal solar project, which is expected to provide the municipality savings on electricity of over $30,000 per year.
- The Village is currently pursuing fibre optic connectivity initiatives.

DEVELOPMENT CONSTRAINTS

While existing vacant lands within the Village will be sufficient to accommodate growth well into the future, there are two major constraints which will limit the type and extent of development. Residentially zoned lands in the southeastern portion of the Village along 2nd Avenue are prone to seasonal flooding, and may be more suitable for natural recreation and/or public open space. Expansion of the Village to the north is limited by the existing confined feeding operation (Folsom Dairy).

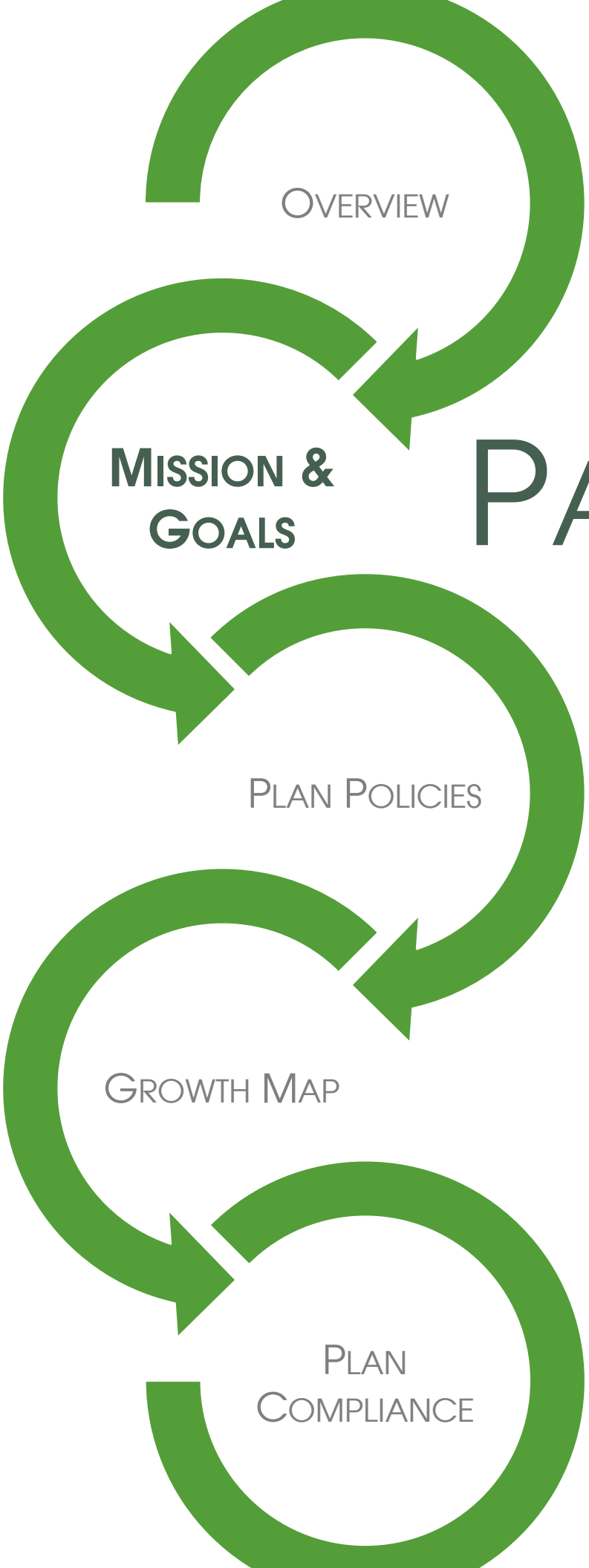
TOURISM

The Hill Spring area is a well-kept secret for local recreators. With easy access to multiple provincial parks, and the Belly and Waterton Rivers, Hill Spring is perfectly situated for those individuals searching for low-impact, nature-based recreation opportunities. Historically, the Great Canadian Barn Dance, located a short drive away from the Village, has drawn tourists, hosted large-scale events, and offered space for a variety of community events.

Emerging recreation trends within the County, and more broadly—Southwestern Alberta—present the Village with the occasion to reinvigorate and bolster their economy through recreation and tourism based industries.

The forthcoming Intermunicipal Development Plan between Cardston County and the Village lays out the framework through which the municipalities will work together, and sets the stage for future partnerships and regional endeavors.


H ll Spring


Overview
Mission & Goals
Plan Policies
Growth Map
Plan Compliance

Part II

PART II: MISSION & GOALS

It is important for the Village of Hill Spring to prepare a strategy that facilitates moderate growth within the community, and successfully accommodates corresponding residential and non-residential development. Although the population of Hill Spring is not anticipated to grow dramatically in the foreseeable future, Map 2 suggests the type and placement of development within the Village that would best serve the residents, and maintain the attractive, small-town atmosphere.

As the role of the MDP is to guide the long-term evolution of a community into the future, decision makers need to consider reasonable extensions of current development, as well as constraints that may exist. The following subsections highlight important trends and provide guidance for decision-makers in determining appropriate land use development patterns.



The community's mission statement represents a general shared understanding of the desired future for the Village and serves as the foundation upon which the Village of Hill Spring Municipal Development Plan goals and policies have been crafted.

GOALS

1. Encourage and attract new investment, business and industry to provide employment opportunities, more services, a broader tax base, population growth, and improved real estate values.

2. Ensure that key community services and amenities remain available and continue to serve the needs of the Village as may be fiscally attainable.

3. Promote, maintain and enhance the friendly, small town atmosphere and great quality of life within the Village.

4. Enhance the livability of the community through improved shopping, municipal services and housing opportunities.

5. Promote continued enhancement of the community appearance, including the Village entrance, public spaces, and private development.

6. Encourage and support Village cooperation with service clubs, community groups, volunteer organizations and government agencies to enhance quality of life and provide continued social and recreational opportunities.

7. Foster public engagement and opportunities for communication with Council and administration within the municipal planning processes.

8. Consult and coordinate with neighbouring municipalities and organizations on matters of mutual interest or concern that have the potential to provide community benefits and maximize efficiencies in service delivery.

FUTURE LAND USE CONCEPT

GENERAL GROWTH

Development will take advantage of existing vacant lots within the Village boundary.

Investigate opportunities to increase density through subdivision where feasible.

When necessary, the Village may discuss with the County opportunities to extend the Village boundary through annexation of County lands.

RESIDENTIAL GROWTH

Development of vacant lots within mature neighbourhoods will be prioritized.

The Village may develop an Area Structure Plan to evaluate residential potential on lands located along 2nd Street East.

Explore opportunities to increase density by providing for secondary suites and multi-unit development.

NON-RESIDENTIAL GROWTH

Expand commercial zoning to vacant lots along Highway 800 (Village Core) to encourage highway-oriented commercial development.

Encourage the use of existing commercial buildings within the Village core, including the provision of mixed commercial/residential development.

Investigate partnerships with surrounding municipalities to encourage regional economic & recreational opportunities.

OUTCOMES

GENERAL GROWTH

- Broad tax base
- Improved Village aesthetic
- Stable population

RESIDENTIAL GROWTH

- Affordable, readily serviced residential lots
- A variety of housing options

NON-RESIDENTIAL GROWTH

- Quality, readily available commercial lots
- Expanded local economy
- Diversity of services for enhanced quality of life



PART III

PLAN POLICIES



PART III: PLAN POLICIES

The policies of this section are long-range and serve as a guide for evaluating proposals by Council, administration and other decision-making bodies and ideally are intended to guide future development and growth toward the community's desired future. The policies of the Municipal Development Plan apply to all land within the Village.

Interpretation:

"shall" policies must be complied with;

"should" policies mean compliance in principle, but are 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.

1.0 GENERAL POLICIES

1.1 The MDP, for the most part, is general in nature and long-range in its outlook. The MDP provides the means whereby Council and administration can evaluate proposals in the context of a long-range plan for the Village of Hill Spring. The policies of the MDP, however, are not intended to be so rigid in interpretation and application that they preclude consideration of refinement or amendment.

1.2 Subject to Council's approval, minor variation from the policies of the MDP will not require amendment to the plan. Substantive changes to policy direction will require amendment to the MDP and any other affected plan.

1.3 The policies of the MDP will be further refined and implemented through the development, adoption and day-to-day application of statutory plans, the Village Land Use Bylaw, various other municipal bylaws, agreements and strategic planning documents.

1.4 Amendment of the MDP must follow the applicable procedures outlined in the *Municipal Government Act*.

1.5 All statutory plans shall be consistent with the MDP.

1.6 This MDP should be reviewed every four years and amended as deemed necessary by Council to ensure it remains relevant and reflective of the priorities and needs of the community.

HOW WE GROW

2.0 GENERAL LAND USE

2.1 Development of land within the Village boundary is the preferred growth strategy to the extent it is reasonably possible.

2.2 At such time Council determines annexation is necessary to support the needs of the community, the Village will discuss its expansion needs with Cardston County in advance of initiating a formal annexation application and address any requirements of the Intermunicipal Development Plan.

2.3 Population growth rates should be monitored, and an appropriate management strategy developed to ensure facilities and services can be adequately sustained and sufficient land is readily available to serve residential and non-residential development needs.

2.4 Decisions regarding future land use should generally be consistent with the concepts illustrated in the Future Land Use Concept and Growth Directions Map (Part IV: Map 2). In consideration of policy 1.1, however, the concepts illustrated are not intended to preclude consideration of alternative uses and refinement through further planning study.

2.5 New growth and development should occur in a stable and fiscally sound manner, given infrastructure, land carrying capacity and physical constraints.

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

2.7 Efficient use of land and infrastructure within the Village is a priority. The Village will encourage developers and landowners to consider the use of efficient land planning tools when designing subdivision and development proposals.

2.8 Premature subdivision and development of large, unsubdivided parcels will be generally discouraged until such time the lands are required for urban development.

2.9 The obligation for supplying and expanding infrastructure and services to serve new development will be at the developer's/applicant's cost. Opportunities for cost-sharing may be explored where Council determines that the improvements would be beneficial to the community as a whole and are economically feasible.

2.10 Pursuant to the *Municipal Government Act*, as a condition of approval of any development or subdivision, a developer/applicant may be required to enter into a development agreement to provide for the construction of roadways, public utilities, walkways, parking facilities, loading facilities, and other improvements, including the provision of security and oversizing of infrastructure.

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

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

b. appropriate connections to existing roadway and utility infrastructure as deemed necessary, and;

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

2.12 Before initiating the formal rezoning process, developers/applicants may be required to undertake a public consultation process involving community groups, residents and neighbours, and to report the results of the public consultation to Council.

2.13 The Village, at its discretion, may require:

a. the preparation and adoption of an area structure plan or approval of a conceptual scheme, at the developer/applicant's cost, which will govern subsequent subdivision and development of the specific area prior to considering any proposal to rezone, subdivide or develop land;

b. a design concept plan be prepared by a developer/applicant and submitted for review by the Municipal Planning Commission prior to approval of any proposal to subdivide or develop land;

c. the developer/applicant to provide any additional information not addressed or contemplated in this plan or other guidelines, at the time of application review to support the proposal.

2.14 The Village may prepare an area structure plan to evaluate the development potential for lands contained within Block 10, Plan 1002EJ (abandoned CPR lands).

3.0 LIVING AREAS

3.1 Future residential development should be directed to the areas of the Village identified as Residential in the Future Land Use Concept (Part IV: Map 2) considering availability and ease of servicing, with the initial priority being infill and development of existing vacant residential lots.

3.2 The Village shall endeavor to, generally, promote the large lot sizes that residents value while allowing for a variety of lot sizes and corresponding housing types. The subdivision of residential lots shall be supported where determined to be suitable, which shall include consideration for flooding, depth to water table, servicing, access and any other relevant planning matters.

3.3 The Village should regularly monitor vacancy rates, development and subdivision activity, land supply, economic activity, and population and income profiles so that the needs for serviced residential land can be reasonably anticipated.

3.4 Residential development strategies should promote:

a. variety in housing types catering to the needs and income levels of the community;

b. safe, attractive residential environments minimizing incompatible land uses;

c. rational and economical extensions of existing municipal services.

3.5 The land use bylaw will continue to provide opportunities for a variety of housing types in residential neighbourhoods.

3.6 Future residential development shall be located pursuant to any setbacks contained within the Subdivision and Development Regulation or any subsequent provincial legislation, except where a variance has been obtained from the applicable authority.

3.7 Adequate seniors' housing is critical to ensuring residents can continue to live in the Village as they age. The Village supports and will continue to work cooperatively with government departments and various agencies that provide seniors' housing.

4.0 Business & Service Areas

4.1 The Village encourages local businesses and other prospective investors to develop non-residential land in the Village Core (Part IV: Map 2).

4.2 An economic development strategy should be formulated to help attract new economic opportunities and expand commercial sector offerings and services.

4.3 The Village should investigate opportunities to enable provision of modern and adequate infrastructure (e.g., fibre optic) to support operation of technology-based industries and high-tech business within the municipality.

4.4 The commercial zoning district should be reviewed periodically to ensure they adequately encompass the needs of the community and business.

4.5 A new mixed light industrial/business district should be investigated and considered for inclusion in the land use bylaw to provide additional opportunity for business and minimize potential land use conflicts between non-residential and residential development.

4.6 When land use bylaw amendments are proposed to accommodate new commercial and industrial uses, consideration should be made to existing and adjacent land use patterns in the area.

4.7 Outdoor storage of unsightly materials in the commercial district should be properly screened and enforced by an appropriate municipal bylaw.

4.8 The Village supports the efforts of business owners to improve the appearance of commercial areas.

4.9 The establishment of home-based businesses that are compatible with residential uses is encouraged with the intent that they may grow and eventually require space in a commercial district.

5.0 Reserves & Historic Resources

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

5.2 Land dedicated for municipal reserve purposes should be suitable for active or passive recreation.

5.3 Developers/applicants will typically be responsible for landscaping municipal reserve land within an approved subdivision to the Village's satisfaction.

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

5.5 Where the Municipal Planning Commission is of the opinion that certain lands may be resubdivided in the future, it may require that municipal or school reserves be deferred by caveat pursuant to section 669 of the *Municipal Government Act*.

5.6 The Village of Hill Spring 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.

5.7 At the discretion of the Municipal Planning Commission, environmental reserve or environmental easements may be required at the time of subdivision, in accordance with section 664(3) of the *Municipal Government Act*.

5.8 Conservation reserves may be required at the discretion of the Municipal Planning Commission in accordance with section 664.2(1) of the *Municipal Government Act*.

6.0 AGRICULTURE

6.1 Existing agricultural land within the Village will be protected until required for future urban development.

6.2 The Village will ensure an orderly progression and staging of development to minimize premature development of agricultural land and reduce potential conflicts with existing agricultural operations.

6.3 Compatibility between the urban land uses within Hill Spring and the agricultural operations in Cardston County within the vicinity of the municipal boundaries is supported. The Village may consider the use of mechanisms available to achieve compatibility such as buffers between urban land uses and adjacent farming operations, policies/designations in intermunicipal development plans, referral responses on development applications, and general communication with Cardston County.

7.0 SOUR GAS SETBACKS

7.1 Setback guidelines for any future sour gas facilities shall be in accordance with the standards established by the Alberta Energy Regulator, the Subdivision and Development Regulation, or any subsequent and additional standards.

HOW WE THRIVE

8.0 ECONOMIC DEVELOPMENT

8.1 Council should strive to create a diverse, livable, safe community with adequate parkland, recreational opportunities, and other public amenities, as may be financially feasible, to help foster local business growth and generate economic benefits.

8.2 Measures to create a more diverse tax base and local economy will continue to be investigated. Regular assessment of community needs and development strategies to attract and retain business and industry should be undertaken.

8.3 The Village should regularly evaluate its promotional practices and develop strategies to encourage new development and tourism opportunities associated with the surrounding tourism destinations.

8.4 Municipal decisions should be made with special attention to creating an atmosphere that promotes the Village of Hill Spring as a friendly, attractive community to live and invest.

8.5 The Village will continue to actively promote opportunities for economic development and investigate funding programs, including regional partnerships that provide benefits for the community and surrounding area.

9.0 RECREATION & CULTURE

9.1 The Village may choose to engage with Cardston County, the MD of Pincher Creek and surrounding urban municipalities like the Town of Pincher Creek, Village of Glenwood, and the Town of Cardston to investigate long-term recreation plans that would advance a regional recreation network for mutual benefit.

9.2 The Village should strive to make all public spaces enjoyable, safe and accessible to all members of the community, including those with special needs and ensure that recreational spaces are compatible with other adjacent land use activities.

9.3 The Village should investigate various funding alternatives and partnerships to offset the increasing costs of park and recreation land maintenance.

9.4 Where feasible, the Village should endeavor to maintain and improve existing recreational facilities.

9.5 The Village 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.

10.0 COMMUNITY IMAGE

10.1 Landowners are encouraged to rehabilitate, redevelop and/or renovate existing buildings in poor condition and clean up derelict properties.

10.2 Financial resources for maintenance of municipal buildings and facilities should be allocated in a manner that improves the appearance of the community and balances the welfare and best interests of the public.

10.3 Bylaw enforcement may be used as an effective tool in creating and maintaining a positive community image.

10.4 The Village should consider adopting an Unsightly Premises Bylaw and undertake any amendments necessary to ensure it supports maintenance of a visually attractive community.

10.5 The establishment of enhanced landscaping standards within the Village Land Use Bylaw should be explored as a means to improving community aesthetics.

11.0 ENVIRONMENTAL SUSTAINABILITY

11.1 Council, at their discretion, may choose to investigate natural stormwater management opportunities to address flooding within the southeastern portion of the community.

11.2 Stormwater management will be required to be addressed by the developer/applicant through the subdivision and development planning processes.

11.3 Developers are encouraged to investigate the naturalization of stormwater facilities to promote biodiversity within the municipality and incorporate green spaces into developments as may be requested by the Village.

11.4 The Village will encourage the reclamation and/or conversion of developed lands that are no longer in use to make efficient use of the land base and existing utilities, services and infrastructure.

11.5 Landowners of brownfield sites are encouraged to reclaim sites in a timely manner.

HOW WE CONNECT

12.0 UTILITIES AND INFRASTRUCTURE

12.1 The Village will regularly monitor capacities of the sewage treatment system and water delivery system to ensure they are adequate to serve the needs of the Village.

12.2 Concurrency of services and facilities with impacts of development is expected. Development will not be permitted to outpace infrastructure capacity.

12.3 A water use and sewer assessment may be required as part of an area structure plan, conceptual design scheme, subdivision application and/or development permit application to determine infrastructure requirements and upgrades.

12.4 Development will maximize use of existing infrastructure where possible and ensure logical extension of utilities and other services in proposed subdivision designs.

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

12.6 The Village will promote water wise practices to help reduce water consumption.

12.7 The Village should establish an on-going dialogue with utility companies providing service within the municipality to ensure capacity and service levels are adequately maintained.

12.8 Options for enhanced recycling opportunities should be explored and implemented as may be feasible.

13.0 TRANSPORTATION

13.1 Municipal roads or transportation initiatives should:

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.

13.2 Subdivision road designs should include provisions for extension of roadways to adjacent parcels and connections to existing road alignments, where feasible.

13.3 The road network within a subdivision proposal should be consistent with the future road network identified in the Future Land Use Concept and Growth Directions (Part IV: Map 2).

13.4 The Village will maintain an open dialogue with Alberta Transportation regarding any transportation matters that may have an impact on the municipality.

13.5 The Village will work with Cardston County to address any regional transportation issues that may impact the municipality, including a coordinated road network.

13.6 The Village may pursue discussions with neighbouring municipalities to investigate opportunities to redevelop abandoned CPR lands as trail systems and regional networks.

14.0 COMMUNITY SERVICES

14.1 Non-profit groups/organizations and provincial agencies are encouraged to establish programs and operate in the community to enhance the level and quality of existing community services.

14.2 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 Hill Spring.

14.3 The Village should continue to support and work with government departments or agencies that help provide various community services to residents.

14.4 The Village should regularly communicate with appropriate provincial agencies to ensure support services are adequately addressing the needs of residents.

14.5 The Village should 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.

HOW WE WORK TOGETHER

15.0 COMMUNITY COHESION

15.1 The integration of compatible land uses such as childcare facilities, religious assemblies, youth-oriented facilities, seniors' facilities, and extended care facilities in appropriate locations is encouraged.

15.2 The Village should encourage civic involvement by youth and seniors to ensure their needs are addressed.

15.3 The Village will seek opportunities to collaborate with regional educational partners, businesses and school authorities to encourage the provision of a wide diversity of educational opportunities within the region.

15.4 The Village should continue to provide support to the library and work to expand opportunities and activities.

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

15.6 The Village will strive to ensure provision of police, fire, ambulance and disaster services agencies that are appropriate and meet the needs of the community.

16.0 PUBLIC ENGAGEMENT & COMMUNICATION

16.1 The Village supports ongoing public participation in local government and will continue to inform the public and obtain feedback about important issues through open houses, notices, and newsletters promoting activities, events, and services, as well as implement processes for residents, community groups, and governmental and non-governmental agencies to express concerns and interests to Council.

16.2 Opportunities to enhance the Village website should be explored to communicate information about community projects, development applications, proposed bylaw amendments, minutes of public meetings, and other issues of importance to residents.

16.3 The Village will continue to make information regarding the subdivision and development process readily available to the public and applicants and encourages the public to provide input on matters of specific and general planning interest wherever possible.

16.4 The Village will endeavour to provide a positive environment for listening, evaluation and responding to the concerns of its residents.

17.0 INTERMUNICIPAL COOPERATION

17.1 The Village of Hill Spring will work cooperatively with Cardston County to address matters of joint interest, including mutually agreeable economic partnerships and a coordinated approach to regional growth and development to help foster a strong and diverse local economy.

17.2 The coordination of intermunicipal programs with Cardston County relating to the physical, social and economic development of the area will be addressed through the Intermunicipal Collaborate Framework provisions of the *Municipal Government Act* and separate agreements as deemed necessary by the Village and the County.

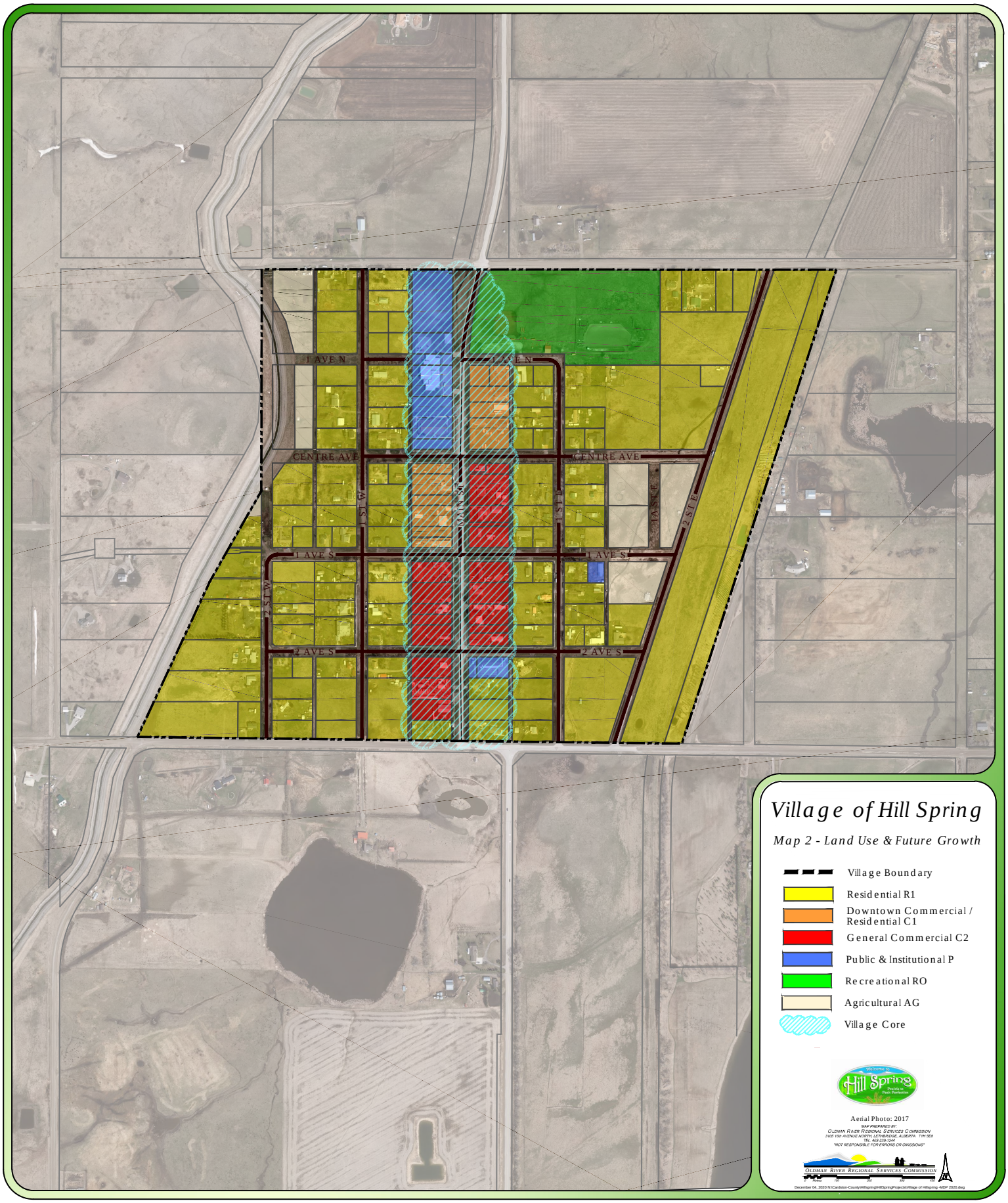
17.3 The policy directions of the Village of Hill Spring and Cardston County Intermunicipal Development Plan should be reviewed on a regular basis to ensure they adequately address the needs of the community.

17.4 The Village should continue to develop, build and maintain relationships and partnerships with other municipalities, organizations and government agencies where deemed beneficial to the municipality and which may result in enhanced service delivery and cost-savings.


Overview
Mission &
Goals
Plan Policies
Growth
Map
Plan
Compliance

Part IV

PART IV: GROWTH MAP



Village of Hill Spring

Map 2 - Land Use & Future Growth

- Village Boundary
- Residential R1
- Downtown Commercial / Residential C1
- General Commercial C2
- Public & Institutional P
- Recreational RO
- Agricultural AG
- Village Core

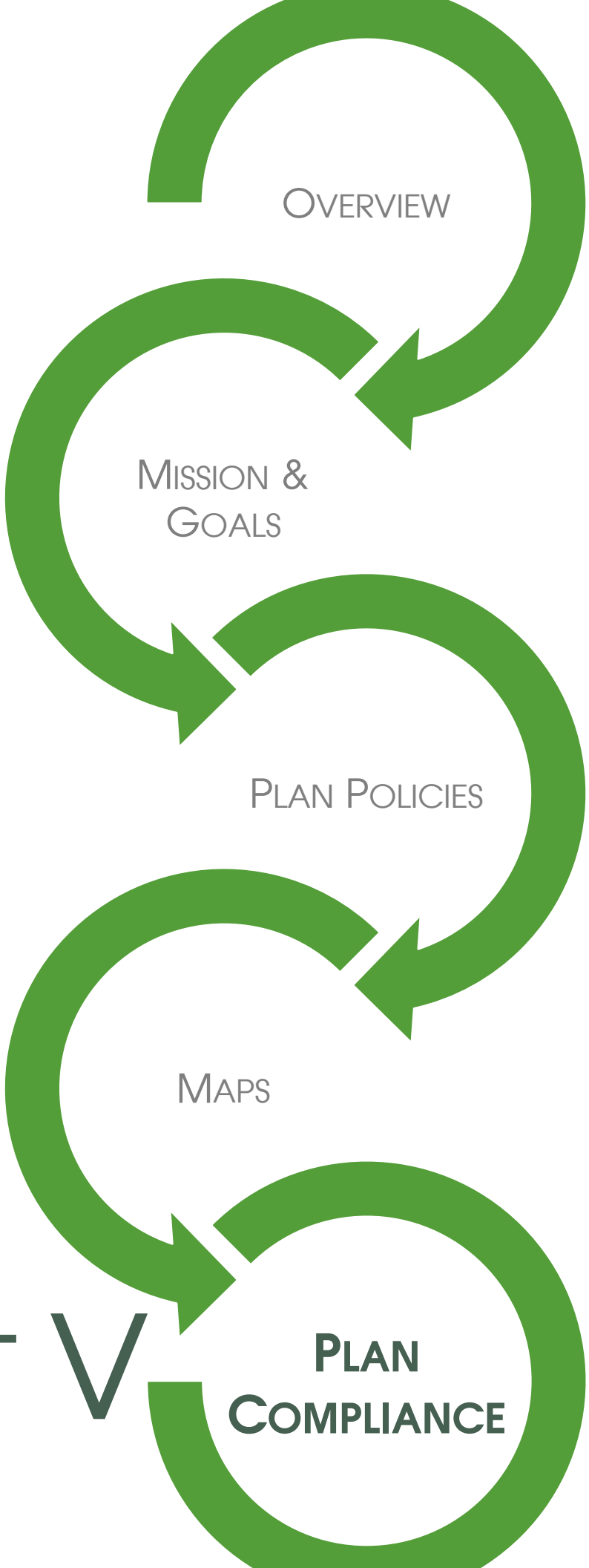
Aerial Photo: 2017

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

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400

December 04, 2020 N:\Cardston County\Hillspring\HillSpringProjects\Village of Hillspring- MDP 2020.dwg


Overview
Mission &
Goals
Plan Policies
Maps
Plan
Compliance

Part V

PART V: PLAN COMPLIANCE

SOUTH SASKATCHEWAN REGIONAL PLAN COMPLIANCE

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 Land Use Framework established seven new land-use regions and requires the development of a regional plan for each. The Village of Hill Spring 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 specially 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)