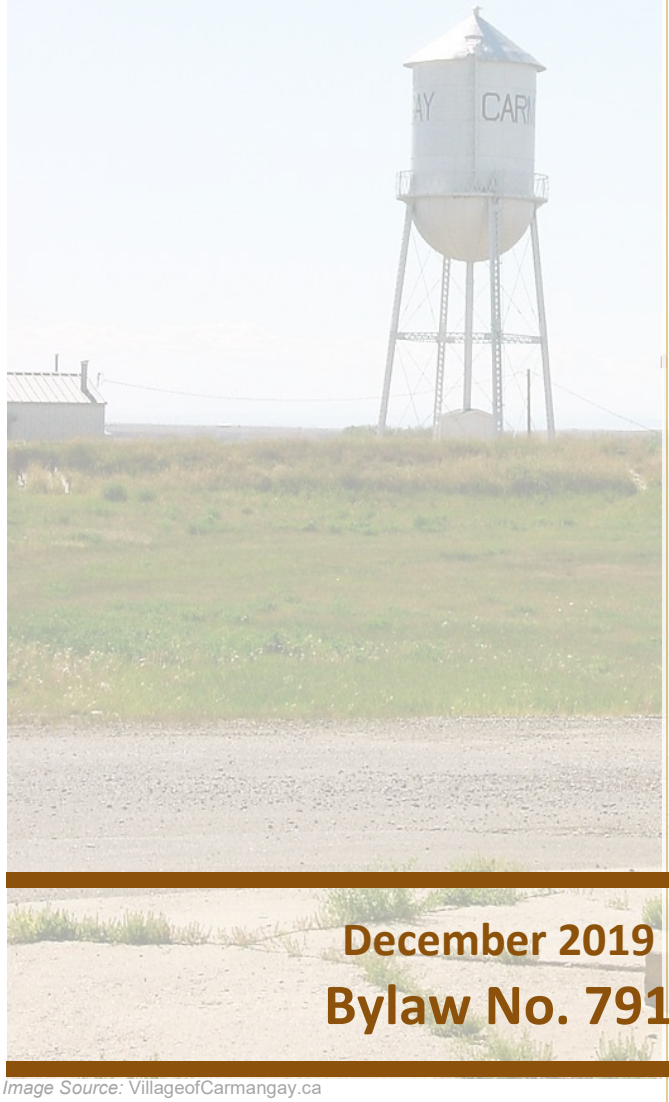
VILLAGE OF CARMANGAY

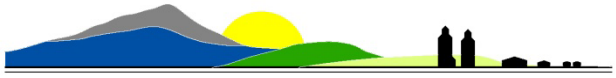
Municipal Development Plan



December 2019

Bylaw No. 791

Image Source: VillageofCarmangay.ca



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Prepared for the Village of Carmangay

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VILLAGE OF CARMANGAY

IN THE PROVINCE OF ALBERTA

BYLAW NO. 791

BEING A BYLAW OF THE VILLAGE OF CARMANGAY, 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. 791 is to provide a comprehensive, long- range land use and community 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 Carmangay has prepared of a long-range plan to fulfill the requirements of the Municipal Government Act and address the applicable strategies as outlined in the South Saskatchewan Regional Plan, 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 duly assembled does hereby enact the following:

1. Bylaw No. 791 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 17th day of September, 2019.

Mayor – *Stacey Hovde*

Chief Administrative Officer – *Patrick Bergen*

READ a **second** time this 17th day of December, 2019.

Mayor – *Stacey Hovde*

Chief Administrative Officer – *Patrick Bergen*

READ a **third** time and finally PASSED this 17th day of December, 2019.

Mayor – *Stacey Hovde*

Chief Administrative Officer – *Patrick Bergen*

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INTRODUCTION

The Municipal Development Plan (MDP) is designed to provide a roadmap for the rational growth of the community, as well as the financial and social well-being of Carmangay.

It is intended that the policies contained in the MDP be interpreted as a guide in the Village's actions, providing a strategic perspective to help inform development and management decisions and act as a blueprint to building the Village of Carmangay that the community envisions.

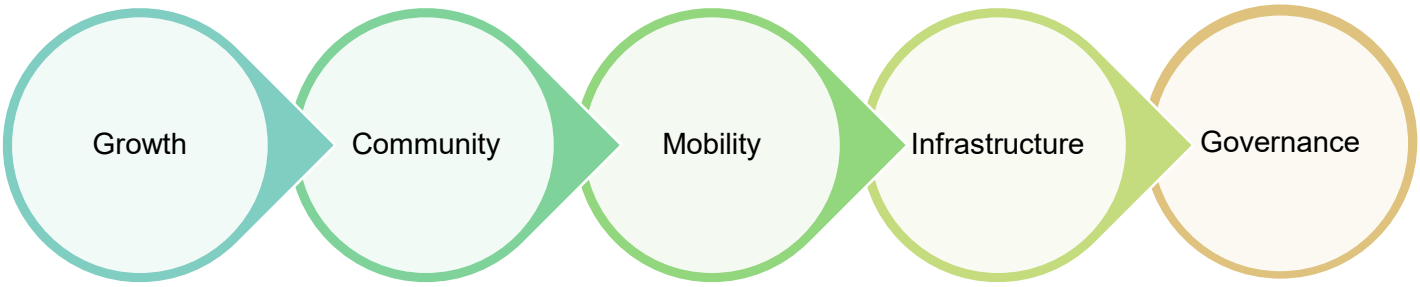
The content of a MDP is designed to encourage municipalities to integrate proposals into long-term plans for the financial and social well-being of the community, as well as the physical landscape. Therefore, plans for future growth must be realistic. By ensuring that growth takes place in a sustainable, orderly, and rational manner, a community can balance the economic, social and environmental requirements of its residents and bring a sense of stability to the community.

WHAT IS A MUNICIPAL DEVELOPMENT PLAN?

The MDP is the primary land use planning and community development guiding document for a municipality. The MDP helps council and municipal staff to make sound decisions on planning and development matters and informs the content of the Land Use Bylaw.

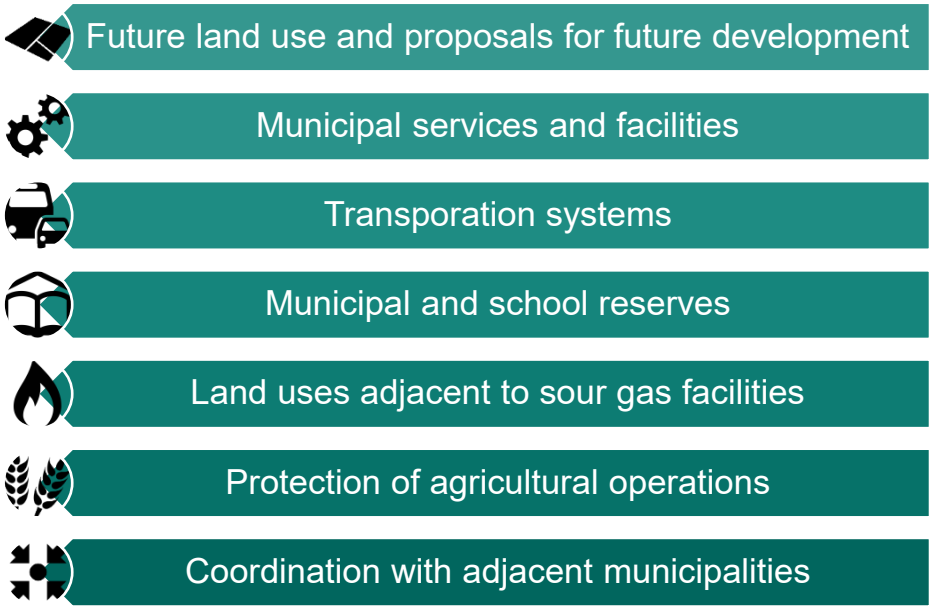
The MDP sets the vision, principles, goals, and policies for the municipality and it guides most of Council's major land use and development decisions, particularly those that will impact the community for many years, typically over a 20-year or more period. The MDP also provides direction on how other plans are to be prepared.

Over the last number of years, many municipalities are adding more specific sustainability principles into their MDPs, in respect to environmental and financial considerations.

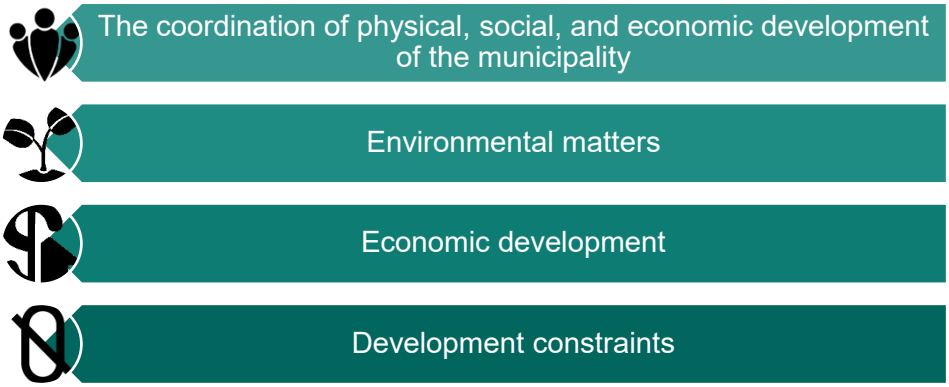


MUNICIPAL GOVERNMENT ACT REQUIREMENTS

In accordance with the *Municipal Government Act, Revised Statutes of Alberta 200, Chapter M-26*, the MDP must address:

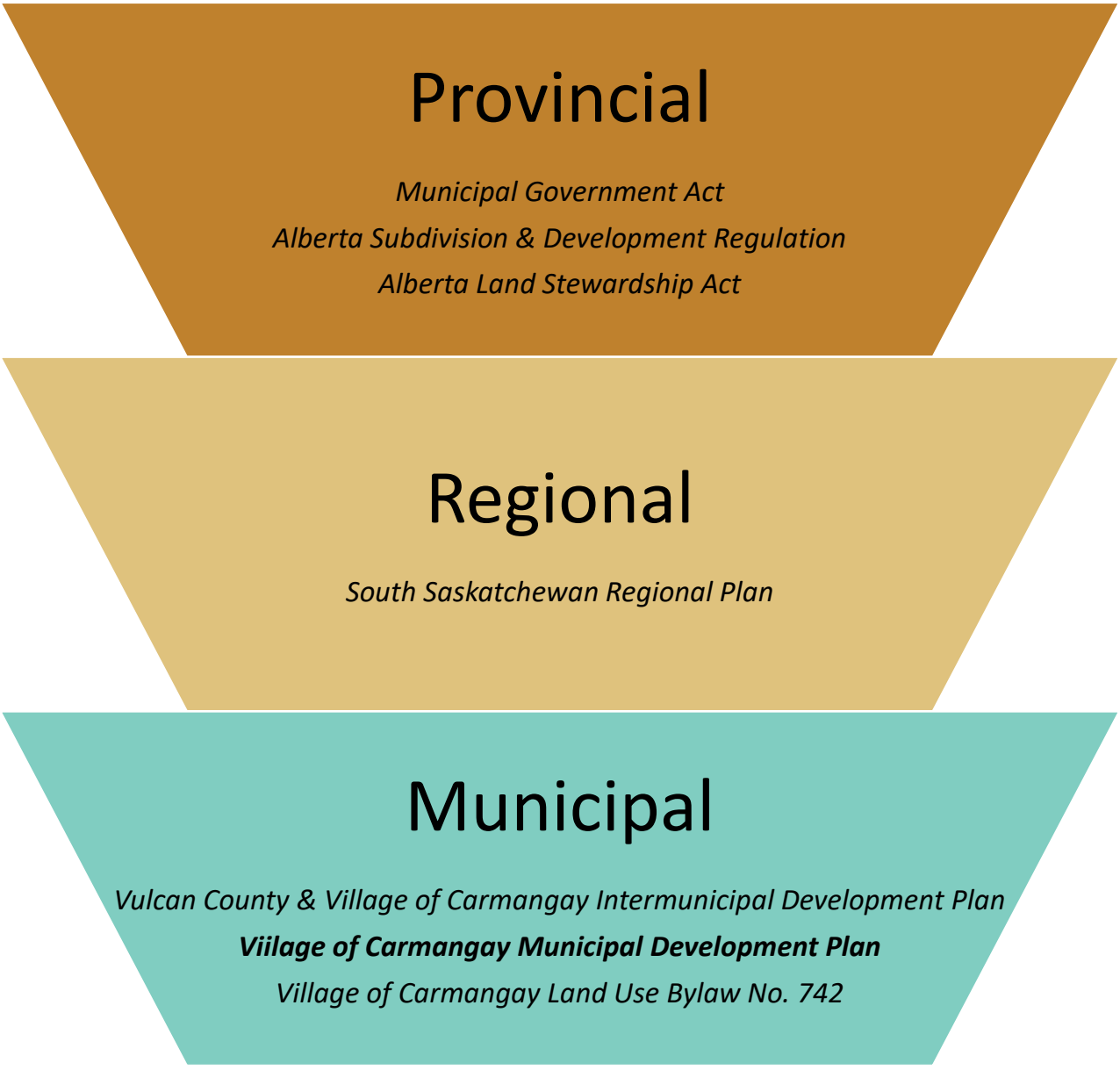


Additionally, MDPs may address a number of other considerations including:



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* 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 this 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
- 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 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.

REGIONAL REALM

The *South Saskatchewan Regional Plan (SSRP)* is the 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

A MDP does not exist or function in isolation at the local level. Over the years, statutory (1985 General Municipal Plan) and non-statutory plans and related studies have been completed to guide the growth and development of the Village of Carmangay, including the Land Use Bylaw. The Land Use Bylaw was completely updated for the Village in 2015, and is under-going minor amendments in 2019 to stay compliant with current provincial requirements and to address new and emerging development types.



Image Source: AUMA.ca

MONITORING & AMENDMENT

The MDP should be regularly and consistently referred to for policy direction in day-to-day and long-term decision making by the Village administration, committees and elected officials. The MDP is intended to be adaptable, reflecting the priorities and aspirations of the community as the Village changes, and to meet changes in development commitments, budget constraints and market conditions. Therefore, to ensure the MDP remains current and meets the needs of the community and Council, the Plan should be reviewed at least every five years.

The MDP and the policies found within are to be implemented throughout the various planning and strategic documents in place within the Village, including:

- Village Land Use Bylaw,
- Area Structure Plans (if any approved),
- subdivision and development review process,
- development agreements,
- various Village bylaws (such as Community Standards), and
- all formal and informal corporate policy directives.

Amendment of the Plan may be initiated at any time by Council or the general public. Where an amendment is initiated by the general public, the applicant shall be required to submit such background information as deemed necessary by the Village to support the amendment prior to commencement of the bylaw amendment process. Amendment of the MDP shall follow the applicable procedures outlined in the *Municipal Government Act.*



THE VILLAGE

The Village of Carmangay lies along Highway 23, within Vulcan County in a dryland and irrigated farming area. Carmangay is located 65 kilometres northwest of Lethbridge and 32 kilometres south of Vulcan which is the nearest regional centre.

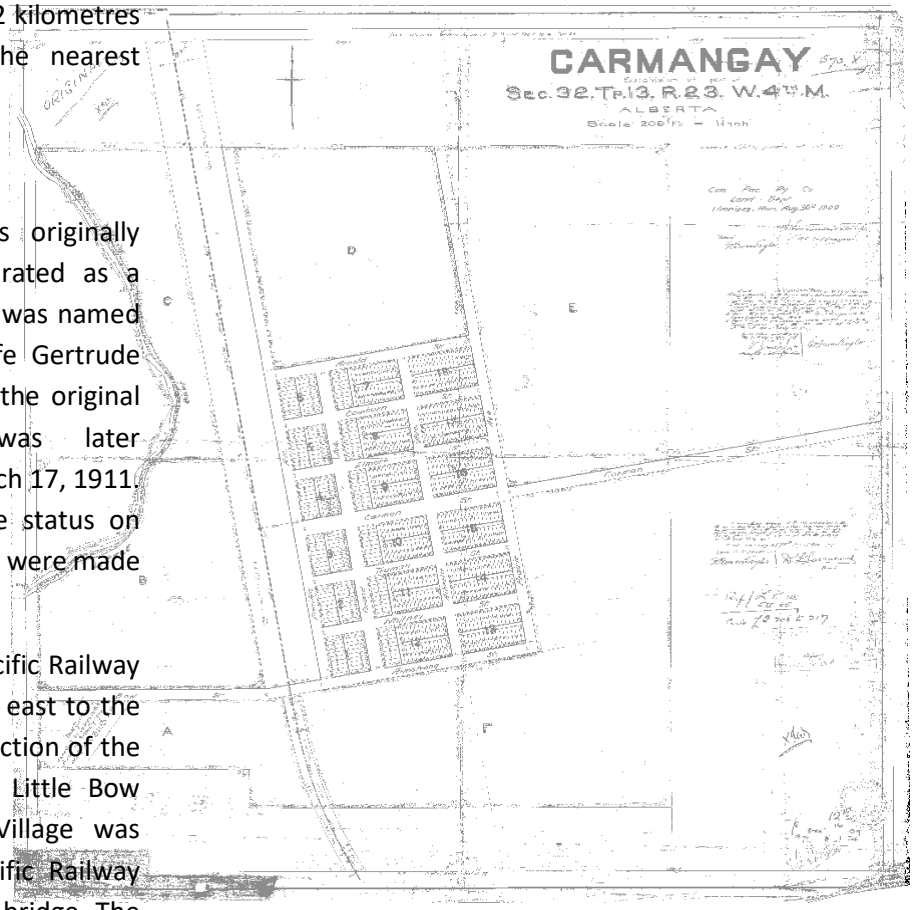
HISTORY

The area of Carmangay was originally settled in 1907, and incorporated as a Village on January 20, 1910. It was named after CW Carman and his wife Gertrude Gay, who owned the land on the original town site. Carmangay was later incorporated as a town on March 17, 1911. Carmangay reverted to Village status on March 4, 1936 when alterations were made to municipal statutes.

The arrival of the Canadian Pacific Railway line in 1910 moved the Village east to the present site due to the construction of the train bridge that crosses the Little Bow River. The location of the Village was decided by the Canadian Pacific Railway based on the ideal site for the bridge. The CPR found a narrow valley that would be ideal for building the bridge which led to the finalized decision for the location of the Village.

Carmangay's population fluctuated between the 1920s to the 1970s, punctuated by global and local phenomenon including the Great Depression, World War I and II, post-War economic booms, and the cultural shift towards larger farms and smaller families.

While the population of the Village has remained stable over the last 30 years, the growing number of seniors in the area means that there are new and evolving needs for the community. This will be further explored in the next section.



POPULATION & DEMOGRAPHICS

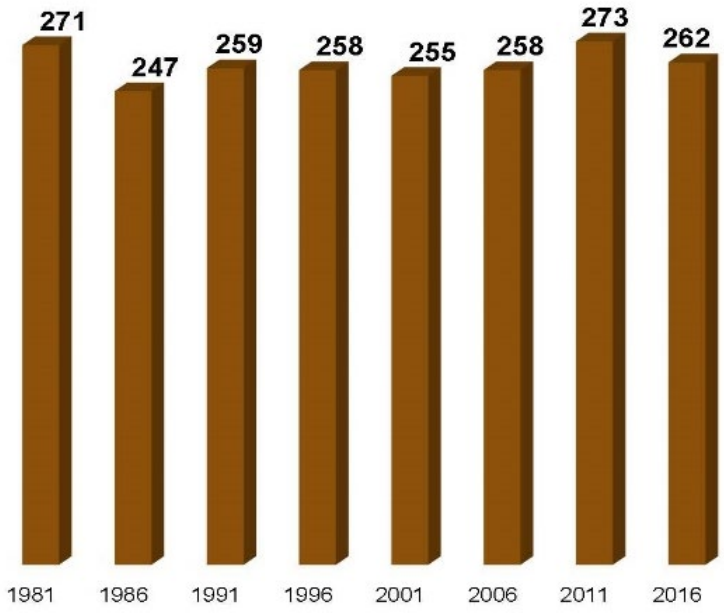
The historic growth of a population can provide a basis for population projections, and the way in which a population has changed may reveal important trends.

Over the past 35 years, the population of the Village of Carmangay has remained stable. While it has remained relatively constant compared to past trends, the population has fluctuated between a low of 247 and a high of 273 residents since 1981.

A significant change in population occurred between 1981 and 1986, with a decrease of almost 9% over a 5-year period (1.8% per annum). The largest change in recent years was between 2006 and 2011, with a 6% increase in population from 258 to 273 people.

The population in Carmangay has remained incredibly stable over the last 35 years, with a difference of just 26 people from the highest to lowest population counts.

Chart 1. Historic Population 1981 to 2016
Village of Carmangay
Source: Statistics Canada



The creation of population pyramids for the Village of Carmangay illustrates the distribution of various age groups as well as male and female segments of the population.

As a comparison, the age structures for the 2011 and 2016 populations are shown on Charts 2 and 3.

The population of children age 15 and under has decreased significantly from 20% in 2011 to 12% in 2016. The small decrease in the 20 to 49 age range from 26% in 2011 to 20% in 2016 suggests that families are moving to other areas. In comparison, the population of individuals aged 65 years and older has increased significantly, from 26% in 2011 to 35% in 2016. The large proportion of seniors may be reflective of the availability of housing that accommodates their needs within the Village.

Chart 2
Village of Carmangay Municipal Development Plan
2011 Population Pyramid

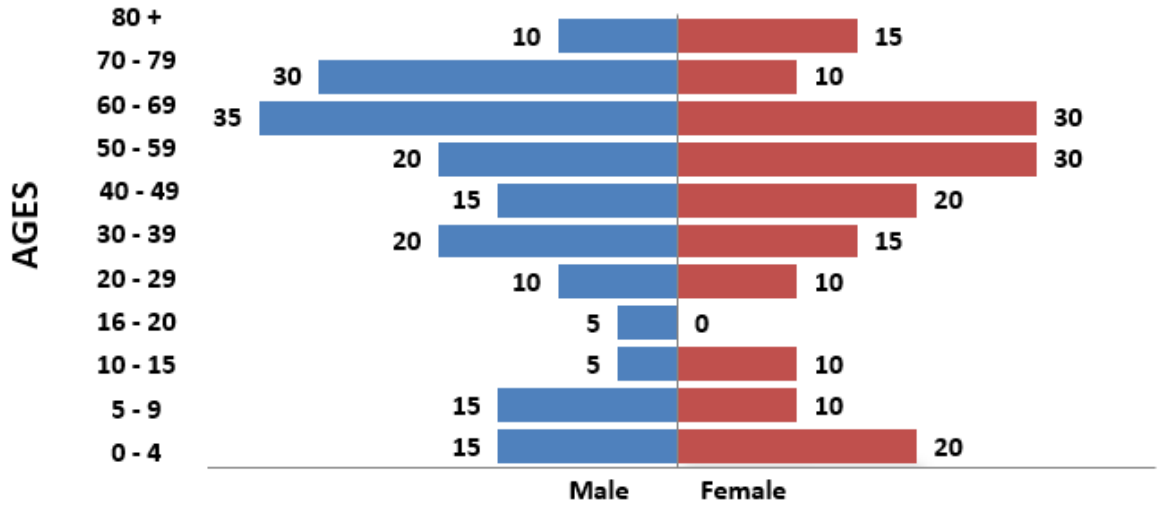
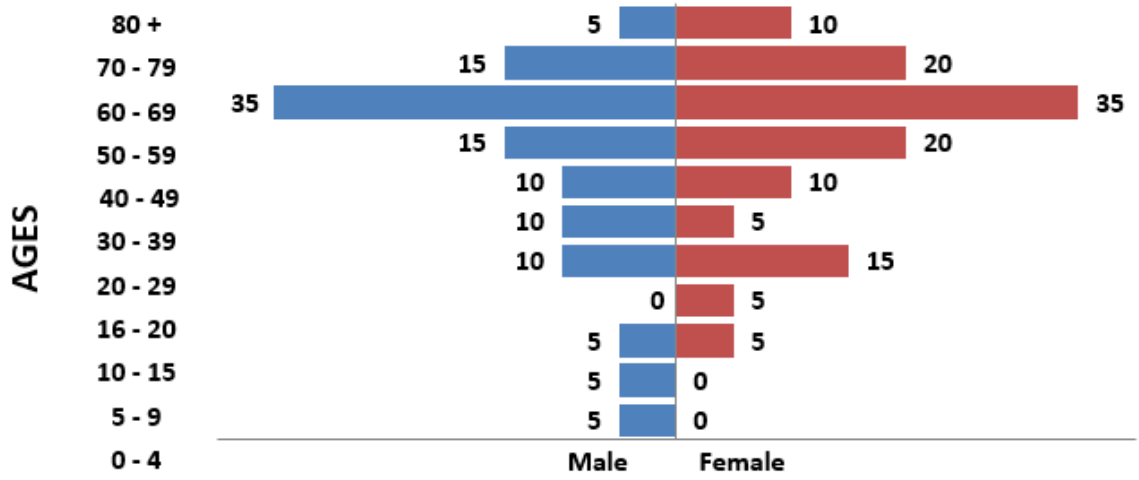


Chart 3
Village of Carmangay Municipal Development Plan
2016 Population Pyramid

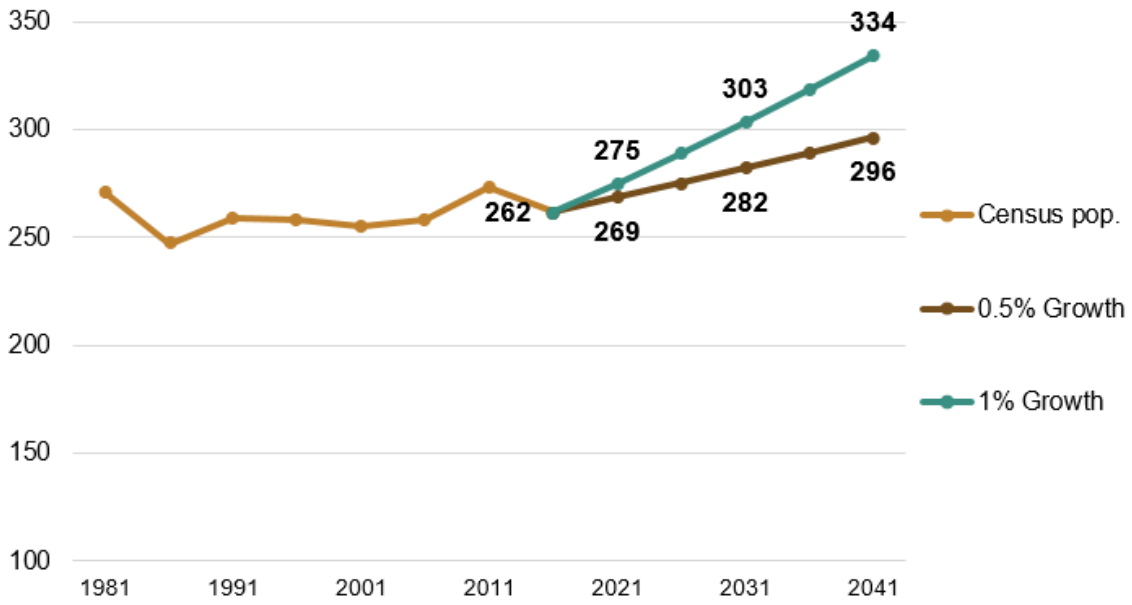


Statistic Canada: 2011 and 2016 Statistics Canada Census Data

Population projections were calculated using the straight linear method for two different growth rates: slow (0.5%) and moderate (1.0%). These growth rates were chosen to show possible future trends in the community depending on the circumstances. This method predicts the future population based on a desired growth rate. The straight linear method can offer an indication of potential population growth (Chart 4).

Based on these projections, the population could potentially range from 269 to 275 persons by 2021. If the Village were to grow above average with a strong economy, it could experience a positive annual growth in population in which the projected range would be between 296 and 334 people by 2041. However, realistically it is anticipated that a growth rate of no more than 0.5% will be experienced.

Chart 4.
Population Projections
Village of Carmangay

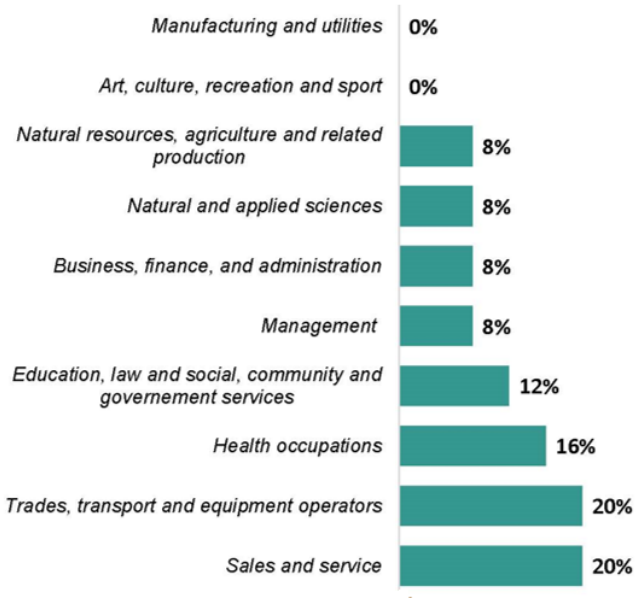


Employment & Economic Activity

The economy of Carmangay is interconnected with the surrounding rural community. Although the province has been experiencing some down trending economic growth over recent years (2015 to 2019) and at the time this plan was being prepared, Alberta's long-term economic prospects should continue to be positive as a result of the province's many economic advantages including low taxes, entrepreneurial business climate, expanding agricultural sector, and fiscal strength.

Based on the National Occupation Classification standards in the 2016 Canadian Census, residents of the Village of Carmangay are employed in the following occupations:

Chart 5. National Occupation Classification
Village of Carmangay
Source: 2016 Statistics Canada Census



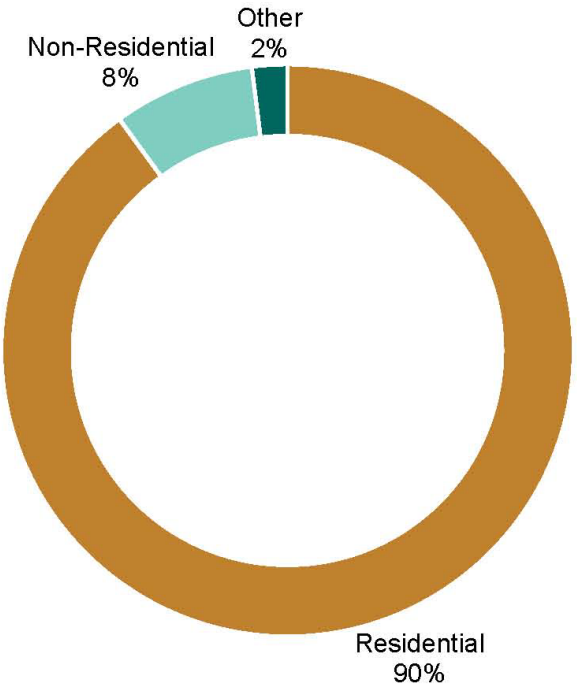
SouthGrow Regional Initiative

The SouthGrow Regional Initiative aims to promote economic development in its member communities by providing assistance to businesses and organizations in communities and surrounding areas. As a member community, Carmangay benefits from SouthGrow through the identification of economic opportunities and encouraging cooperation among municipalities to share services in order to lower costs. The SouthGrow initiatives will continue to assist in creating economic opportunities and prosperity in Carmangay through the cooperation of the community with surrounding municipalities.

EQUALIZED ASSESSMENT

According to the 2018 Equalized Tax Assessment report published by Alberta Municipal Affairs, the majority of the assessment, 90%, consists of residential property. Thus, the assessment is overly-weighted on the residential component of the assessment. This compares to approximately 8% of non-residential assessment, which includes both commercial and industrial property. The portion of the assessment classified as 'Other' includes machinery, equipment, railway, farmland and linear assessment, and constitutes the remaining 2% of the total. A tax ration of 90% on the residential side makes it difficult for the municipality to fund services for residents. A ratio of 80% or less would be preferable to help lessen the tax burden on residents. This is typically difficult to achieve for smaller rural urban communities.

Chart 6. Equalized Assessment
Village of Carmangay
Source: Alberta Municipal Affairs, 2018



COMMUNITY VISION & GOALS

A community Vision Statement is a general shared understanding of the desired future for the Village.

Drawing on public participation and feedback received through the *Community Survey (2018)*, this MDP has been modeled after the following Vision Statement:



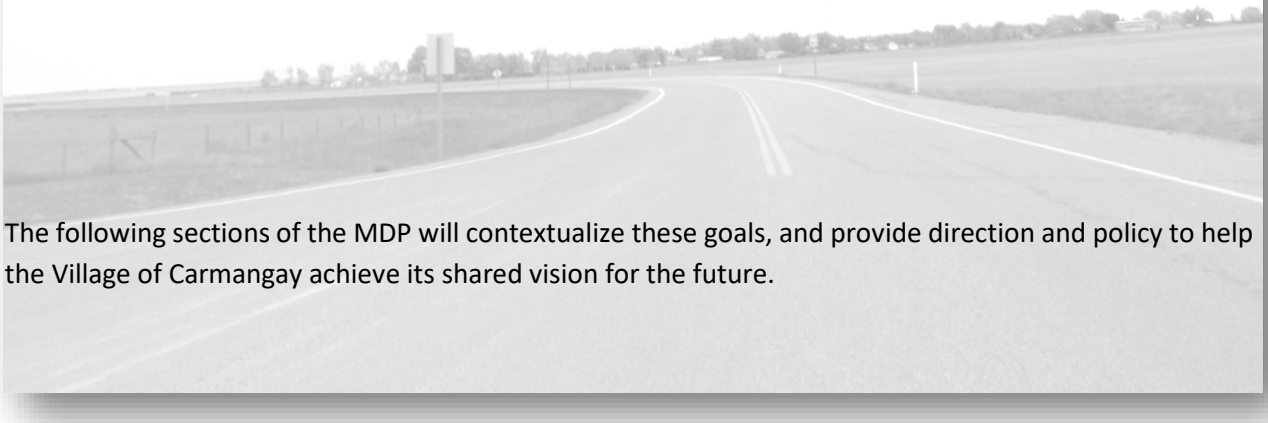
VISION:

The Village of Carmangay is a welcoming, affordable and engaging community, where families and businesses can grow, and residents of all ages can enjoy a variety of residential, community, recreational and social opportunities for a great quality of life.

GOALS

In order to achieve this vision for the future, the plan is centered on the following **GOALS**:

1. Encourage economic, environmental and social sustainability through the efficient development of residential, commercial, industrial and public land uses.
2. Attempt to ensure all members of the community feel included and can access affordable, and desired community, social, recreational and cultural opportunities as fiscally attainable.
3. To promote, maintain and enhance the friendly, small town atmosphere and great quality of life within the Village of Carmangay.
4. To promote the improvement of the community image through encouraging both public and private pride and support in community enhancement efforts.
5. To continue to encourage and support Village cooperation with service clubs, community groups, volunteer organizations and government agencies to create a positive community atmosphere and support a great quality of life in the community.
6. Encourage and attract new investment, businesses and industries to the community to balance the assessment base and provide local services and employment opportunities.
7. Maintain and build upon the existing civic infrastructure to ensure that citizens and future generations continue to enjoy an adequate, affordable level of required municipal services.
8. Provide and maintain emergency and protective services for residents to ensure a high standard of health and safety for citizens and the community at large.
9. To encourage public involvement and communication with Council and administration to provide direction on making informed, effective and thoughtful decisions concerning future development, fiscal accountability, and the day-to-day operations of the Village.
10. To consult and collaborate with neighboring municipalities and organizations for assistance or shared service deliveries to create efficiencies and cost savings wherever possible.



The following sections of the MDP will contextualize these goals, and provide direction and policy to help the Village of Carmangay achieve its shared vision for the future.

GENERAL MDP POLICIES

1. GENERAL MDP POLICIES

The success of the Plan depends on its degree of implementation and integration into ongoing decision making affecting land use. Implementation of the MDP relies on a long-term commitment to the goals and policies of the Plan and relies on use of tools such as the Land Use Bylaw. The MDP will inform land use decisions relating to zoning and subdivision and development of land, as well as adoption and amendment of municipal planning documents.

Policies

1.1 The Municipal Development Plan, 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 Carmangay. In this respect, the boundary between the land uses shown in Map 6 are not rigidly interpreted and the specific boundaries shall be determined through the redesignation and amendment of the Land Use Bylaw.

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

1.3 The MDP contains 'shall' (or 'will'), 'should', and 'may' policies which are interpreted as follows:

(a) 'shall' and 'will' policies must be complied with;

(b) 'should' policies mean compliance in principle, but are subject to the discretion of the applicable authority on a case-by-case basis; and

(c) 'may' policies indicate that the applicable authority determines the level of compliance that is required.

1.4 The goals and policies of the MDP will be further refined and implemented through the development, adoption, and day-to-day application of statutory plans and the Land Use Bylaw.

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

1.6 Amendment of the MDP must follow the appropriate procedures outlined in the *Municipal Government Act*.

1.7 All Village statutory and non-statutory plans shall be consistent with the MDP.

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

1.9 New development and redevelopment will be required to pay its fair share of expanding existing, or creating new, public facilities and services.

1.10 The Village shall discourage premature subdivision and development of agricultural and urban reserve lands until such a time that those lands are required for urban development.

1.11 The Village should encourage developers and landowners, when proposing developments, to consider the efficient use of land planning tools of the SSRP.

LAND USE & GROWTH

The Village of Carmangay encompasses approximately 1.9 square kilometres. The community is bounded on the north and west by the Little Bow River and a sewage lagoon which is located north of the Village. The provincially required 300 metre setback buffer to the sewage lagoons limits the use of some land parcels in the north area of the Village.

The Village of Carmangay can be characterized largely as residential in the central and southern areas of the community. There are currently three residential designations within the Carmangay Land Use Bylaw: *Residential (R), Country Residential (CR),* and *Manufactured Home (MH).*

While there are pockets of light industrial uses mixed within the residential neighbourhoods, the majority of industry is found in the north of the community. Industrial development will be able to expand in the north as industrial land uses can be located within the lagoon buffer, but other land uses will be restricted.

Commercial land use is primarily located along Pacific Avenue, and the western portion of Carman Street. These commercial uses comprise the downtown core of the Village. There are a couple of vacant lots and buildings that have been sitting for years either undeveloped or derelict. Although this is not an unusual situation for smaller urban communities in rural areas, it is an indicator of the challenges affecting the local economic conditions.

In respect of current land use conditions, potential long-term growth directions and land uses that may be most compatible with existing Village development patterns are illustrated on Map 3.

An existing land use survey was performed in the summer of 2017 to identify existing uses within the Village. The results of the survey are found in Table 1 below.

Table 1. Existing Land Uses
Village of Carmangay

Use	% of Total Area
Residential (*R, CR, MH)*	10.3
Commercial	0.2
Industrial	1.8
Public/Utilities	11.2
Recreation & Open Space	0.7
Roads & Railways	28.2
Urban Reserve	5.0
Vacant land (all types)	42.6
Total	100

Vacant residential land (23.3%) constitutes the largest share of vacant land in the Village, indicating that there is ample available space for future residential growth. Vacant industrial land comprises 9.3% of the total land area in the Village, with the majority of that land in the north of the community. Much of the vacant land is currently in an unserviced state.

Map 2 on the following page shows the existing land uses in the Village of Carmangay.

2. GROWTH & LAND USE NEEDS

The existing land use footprint of the Village of Carmangay exemplifies a pattern of development that largely segregates incompatible uses, such as residential and industrial, and places services and community facilities in a central location. Future

development in the Village should follow this precedent, and continue to encourage the thoughtful and intentional placement of residential, commercial, industrial and recreational uses throughout the community.

For longer term, long range growth considerations, it is observed (as illustrated on Map 3) that the Village is constrained on the west, north, and southwest sides of its boundary. To the west is the CPR rail-line, the Little Bow River and Highway 23 acting as obstacles. To the north also is the Little Bow River valley and the sewage lagoons, while to the south/southwest is the G3 Grain Terminal and rail-spur site in Vulcan County.

Map 3 and Map 6 also highlights the general growth areas and directions for future development in the Village.

Policies

2.1 Infill development on existing vacant lots is the first priority and future urban growth should be directed to areas with existing municipal infrastructure capacity or to locations where infrastructure extensions can be made most appropriately.

2.2 Future long-term urban growth and development in the municipality should be directed to the internal areas identified in Map 3 if they are determined to be suitable for development and can be serviced with municipal infrastructure.

2.3 The municipality should consider the areas on Map 6 as proposed 'Possible Areas for Future Growth', as described:

2.3.1 **Area 1 – Special Planning Area**

This area of village-owned land south of Alta Vista Boulevard is presently designated as "Country Residential" in the land use bylaw. Excluding the north half of Block 35-36 which is serviced with water, this area is unserviced. However, the Village feels the area is easy to service if required. In respect of this:

(a) This area is identified as a 'Special Planning Area' due to the recent development of the G3 Grain Terminal to the south in Vulcan County. The long planned for use as residential or county residential, may no longer be the best use; and

(b) Further studies or strategic plans may be completed at Council's direction to further investigate new opportunities or the best use of this land area.

2.3.2 **Area 2 – Internal Future Residential**

This is an unserviced area east of Prairie Avenue and north of Carman Street. When additional subdivision and land may be required for residential growth, this is a logical area that water and sewer lines could easily be extended into. This area is comprised of consolidated Blocks B to K (former Blocks 201, 202, the south half of 203, the south half of 210, 211 and 212). Blocks and streets are registered and show on the original Village plan, but the land is an undeveloped agricultural area. Years back, the Village administration had consolidated titles in this area to form larger parcels.

2.3.3 **Area 3 – Internal Industrial**

If an increase in demand for industrial land occurred, this is a logical area to extend into. This area, which has approximately 14.6 ha (36.0 acres) of undeveloped land,

is situated in the northwest part of the village. A small portion is serviced with sewer. Village administration feels that the land is easy to service.

2.3.4 **Area 4 – Internal Future Industrial**

In Area 4, the Village many years ago legally closed the streets and lanes and consolidated titles to form a large, single parcel of land that can be subdivided if required.

This 8.1 ha (20.0 acre) area is situated east of Area 3 and is within the 300 m sewage lagoon setback buffer. It is therefore proposed for long-term future industrial use. It presently lacks services; however, water and sewer lines could be easily extended if required.

Areas 3 and 4, if developed, could be served by the Village truck route (see Map 7). This route bypasses most residential areas and, therefore, does not pose a significant safety hazard.

2.3.5 **Area 5 – Internal County Residential / Residential**

This area west of the CPR tracks and north of Alta Vista Boulevard is presently designated as "Residential" in the land use bylaw. Other than the east portion being serviced with water, this area is otherwise unserviced. This area could continue to be developed for large lot, country residential type development on private septic systems, or more traditional residential if sewer services were available.

2.3.6 **Area 6 – Internal Future Long-term Residential**

This area is located in the southeast portion of the Village and contains approximately 32 acres (12.9 ha) of agricultural land. It is contiguous to other adjacent agricultural lands across the municipal boundary in Vulcan County.

(a) This land is unserviced and should remain as agricultural land until such time growth warrants its development, which primarily would be used for residential growth.

(b) An Area Structure Plan with servicing details should be prepared for the area prior to allowing subdivision or development.

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

2.5 All residential and commercial development shall be required to connect to the municipal sewer and water services unless it is demonstrated to Council or the Municipal Planning Commission that circumstances exist that services are not required. The lands west of the CPR tracks may be one area where interim private servicing may be considered.

2.6 All future subdivision and development shall be evaluated by Council and the Municipal planning commission as to its compliance with the objectives and policies of this plan, the current Land Use Bylaw, and any other statutory plan.

2.7 When evaluating applications for the subdivision of land, the Municipal Planning Commission should consider the

impact of the proposals on existing residential, commercial and industrial activities in the area.

2.8 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.

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

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

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

(b) request that a design concept plan be prepared and submitted for review by the Municipal Planning Commission;

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

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

2.11 That the Village has an up-to-date 'Community Standards Bylaw' to address 'unsightly premises', and should apply it fairly and consistently wherever necessary as a legal measure of Council's intent to maintain a visually attractive community.

3. Living Areas

Currently, Carmangay has vacant residential land and lots remaining in mature developed neighbourhoods. There is land available for residential development, particularly for single-detached dwellings in undeveloped areas located to the east, west and south of the Village. While these large swaths of undeveloped residential land are readily available, infill development should be the primary focus for the Village of Carmangay due to the high costs associated with servicing the undeveloped land and slow growth projections.

A residential land consumption range was calculated based on historic trends in population growth and industry standards for housing density in order to illustrate the amount of land that may be required to house future growth.

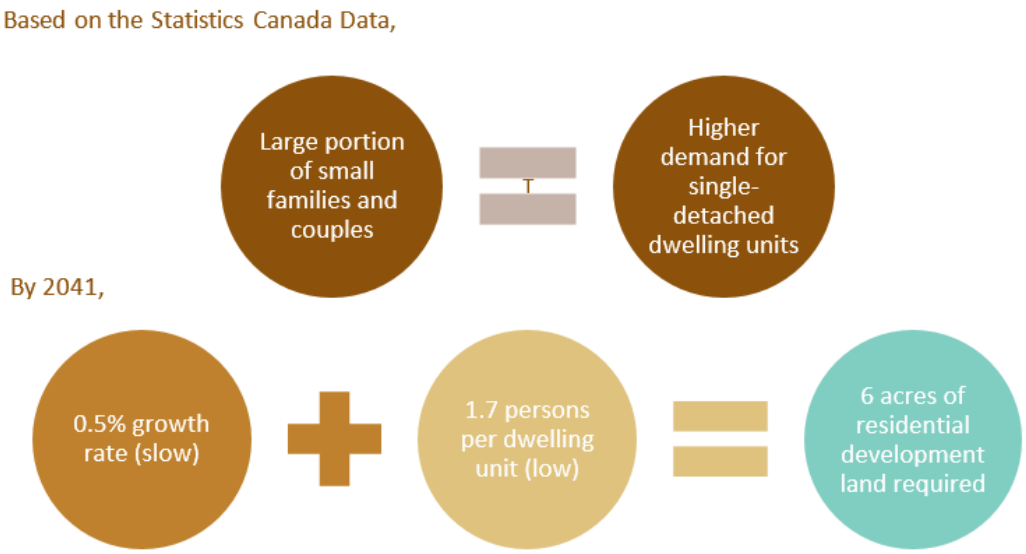
The land consumption analysis was based on the following criteria:

- 0.5% and 1.0% growth rates,
- 1.9 persons per household based on historic housing densities from the 2016 Census,
- 4.7 units per acre (low density).

Table 2.
Future Land Use Analysis
Village of Carmangay

Year	Population Levels		Assumed Persons per Household	Total Required D.U.s		Existing D.U.s	New Dwelling Units Required		Land Acreage Requirement (4.7 units/acre)	
	Low			High				Low	High	Low
2016	242									
2021	260	248	2.1	124	118	135	-11	-17	-2	-4
	260	248	1.9	137	131	135	2	-4	0	-1
	260	248	1.7	153	146	135	18	11	4	2
2026	280	254	2.1	133	121	135	-2	-14	0	-3
	280	254	1.9	147	134	135	12	-1	3	0
	280	254	1.7	165	149	135	30	14	6	3
2031	301	261	2.1	143	124	135	8	-11	2	-2
	301	261	1.9	158	137	135	23	2	5	1
	301	261	1.7	177	154	135	42	19	9	4
2036	323	267	2.1	154	127	135	19	-8	4	-2
	323	267	1.9	170	141	135	35	6	7	1
	323	267	1.7	190	157	135	55	22	12	5
2041	347	274	2.1	165	130	135	30	-5	6	-1
	347	274	1.9	183	144	135	48	9	10	2
	347	274	1.7	204	161	135	69	26	15	6

Conducting the residential land consumption analysis rendered the following conclusion:



The land analysis indicates that there is sufficient available land within the Village of Carmangay corporate limits to accommodate various types of land use growth for many years and into the longer-term future. A likely more paramount tasks is for the Village to consult with Vulcan County, and through the joint Intermunicipal Development Plan agreement, try to ensure that incompatible land uses, or uses that may negatively impact future development within Carmangay, are not sited adjacent to the Village boundary. Since there are approximately 29.7 ha (73.5 acres) of vacant residential land, and 13.2 ha (32.7 acres) of vacant country residential land, it is highly unlikely that annexation will be required in the near and longer-term future to accommodate future residential demands.

Policies

3.1 All future residential development:

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

(b) should be directed to the areas of the municipality identified on Map 6;

(c) shall be evaluated as to its suitability by Council and/or the Municipal Planning Commission.

3.2 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.

3.3 When additional land is required for new residential development, the municipality should commence a strategy to identify what areas may benefit from the development of area structure plans, area redevelopment plans or an infill housing guideline to direct infill housing and development.

3.4 The Village should continue to allow a mix of residential lot sizes, including large lots, to cater to a variety of homeowners and to promote the peaceful, rural-urban lifestyle that Carmangay offers.

3.5 The Village should examine the feasibility of policies to allow newer manufactured housing in a style that complements the existing and future onsite-built dwellings and older manufactured home (i.e. mobile) types should be limited to a defined area (Manufactured Home zone).

3.6 The Village shall continue to encourage the private sector to develop residential land in Carmangay.

3.7 Multi-unit dwelling housing types should be supported, but should be considered in the context of location, adjacent land uses, neighborhood servicing constraints/ capacities, and how the design visually fits with the immediate neighborhood housing profiles and types.

3.8 Consideration for new or innovative housing style trends (such as micro-housing, small (tiny) houses or carriage houses, etc.), should be considered and planned with consideration for existing, established residential uses. Any such uses should only be permitted in defined

areas that are preplanned for such uses in consultation with the public, and without negatively impacting existing, well-established residential neighborhoods.

3.9 In relation to policy 3.8, Council should formulate a plan or housing strategy prior to considering allowing non-traditional housing types (that may include micro-housing small (tiny) homes, clustered seniors self-support housing, laneway housing, artisan/work homes, detached secondary suites, etc., as some examples).

3.10 To accommodate housing types that do not meet minimum standards of the Land Use Bylaw, Council may have to make amendments to the current bylaw criteria.

4. TRANSPORTATION

The road pattern within the Village of Carmangay is characterized by the traditional grid system, with slight variation in more recently developed neighbourhoods.

The Village has access to Highway 23, a major route, via Range Road 23-5C, giving easy access to large centres such as Calgary and Lethbridge. Main roads within the community are Pacific Avenue, Carman Street, and Alberta Avenue. These roads give access to all residential, commercial, and industrial areas within Carmangay.

A few roads within Carmangay have been paved which have improved road conditions within the Village boundary. A major road project was recently completed in 2014 within the Village with an investment of $500,000 for the re-grading of roads to improve the surface and drainage.

Policies

4.1 The future major road system shall be in accordance with the future land use concepts contained in the Municipal Development Plan. More precise alignment of new arterial and collector roads should be determined through the preparation of area structure plans, outline plans and plans of subdivision.

4.2 Municipal roads or transportation initiatives shall try to:

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

(b) be planned and developed to enhance opportunities for local businesses to benefit from the circulation of traffic both through and within the community considering the road networks shown on Map 7;

(c) maintain a consistent standard of road design.

4.3 A hierarchy of main transportation routes is illustrated on Map 7 and heavy truck traffic shall be limited to the Village designated truck haul route (note: any resolution passed by Council to designate a haul route shall take precedence over the map in this plan).

4.4 The Village may enter into development agreements with potential developers to provide for construction or upgrading of such amenities as roads, light standards, sidewalks, and curb and gutter systems at the developer's expense.

4.5 The development and growth of the industrial areas will need to be considered and coordinated in respect with the existing undeveloped roadways, and what

roads may logically need to be constructed for growth to occur.

4.6 Council and administration shall appropriately monitor the condition and life cycle of municipal roads and infrastructure through active Municipal Asset Management practices, and consider infrastructure needs through the annual capital and operational budget decision making.

4.7 The Village will collaborate and work with Vulcan County and Alberta Transportation in the coordination and provision of regional transportation networks and corridors.

4.8 The Village should attempt to protect the scenic amenity of the attractive main entranceway into the community from Highway 23, and strategies may include:

(a) working with Vulcan County to request their rural neighbor also takes such matters into consideration when approving development in this area;

(b) formalizing standard development entranceway design guidelines into the Intermunicipal Development Plan so both municipalities apply the same set of development criteria to landowners/ developers; and

(c) within the Village boundary, limit signage, regulate any unsightly premises situations that may arise through prompt enforcement, and encourage and protect the large tree canopy that frames the attractive entranceway drive into the community.

5. Business & Service Areas

A community's business or service areas are generally understood as the area and location containing both commercial and industrial uses that provide tax revenue for the municipality, and service or employment opportunities for local residents.

The Village has a limited few commercial businesses located within the community that primarily support the local citizens and neighboring rural area. The historic Downtown Core highlighted on Map 5 illustrates the area with the concentration of these uses. Some of these businesses include: ATB Agency Branch, Carmangay Post Office, and the Grange Hotel and Restaurant.

Since vacant commercial land constitutes a mere 0.1% of the total land area, the Village should explore infill and redevelopment opportunities while pursuing commercial development, with a focus on the Downtown Core.

Industrial activity is primarily concentrated in the North and East of the community boundaries. Some of the industrial activities are agriculture and energy related industries and include a seed cleaning plant, a trucking company, a construction company, and a mechanical company. The industrial area in Carmangay has lots available in mature developed areas, indicating that there is substantial room for expansion.

Policies

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

5.2 Council should work towards creating and enhancing an identifiable, main

Downtown Core area along the west end of Carman Street to help create a sense of place and act as the Village centre (create an identity).

5.3 With limited space, buildings and land available in the Village for commercial business ventures, the existing identified Downtown Core area should be reserved for those uses and not erode or converted to other land uses.

5.4 Over time, non-conforming uses in the commercial area should be encouraged to eventually relocate. This land, combined with existing vacant areas, could provide adequate retail commercial land for the community.

5.5 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.

5.6 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.

5.7 All unsightly materials or objects being stored outdoors in the Downtown Core should be properly screened and enforced by an appropriate municipal bylaw.

5.8 Council should continue to formulate plans, incentives, partnerships and support for ideas and initiatives that may attract new economic opportunities.

5.9 Council and the municipality should be cognizant and open to accommodating new and emerging industries that evolve (such as cannabis production, renewable energy, aquatic farming facilities, value-added food production, etc.) and ensure the Village can support such endeavors to locate in Carmangay.

5.10 Future land use decisions should create a compatible situation whereby industry and other land uses can co-exist without conflict.

5.11 When additional land is required to accommodate industrial development the Village should first consider land that is contiguous to existing areas and more readily serviceable, before considering developing new vacant lands that require more costly servicing and road infrastructure investment (Map 4).

5.12 The municipality should ensure that modern and adequate infrastructure of other utilities (fibre-optic) is available to enable new technology-based industries and high-tech business to operate. A plan should be formulated consult with telecom/network providers that may enable this infrastructure to be programmed to coincide with existing municipal infrastructure.

5.13 The Village should actively consult with other municipalities to obtain information on various programs or initiatives operating to provide needed services to residents and determine if they may be applicable to Carmangay (e.g. such as the local cooperative food store in Milo).

5.14 The municipality should form a steering committee and create a local, economic development strategy to identify short-term and long-term strategic goals and objectives to work on attracting,

expanding and growing the local economy.

5.15 Carmangay should consult with Vulcan County and plan for the lands between Highway 23 and the present (2019) Village corporate limits to be appropriately designed for Highway Commercial type activity (as shown on Map 3).

6. Municipal Reserve Provisions

The *Municipal Government Act* contains the mandate for Municipal Development Plans to address the issue of municipal, school and environmental reserves. Municipal reserve dedication is an important contribution to the community as many of the Village's parks, playgrounds, trails, community facilities and school sites are a direct result. The *Municipal Government Act* allows for the taking of municipal and/or school reserve, subject to section 666(1) at the time of subdivision.

Policies

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

6.2 The Subdivision Authority shall require that municipal, school or environmental reserves be provided as land in consideration of: Council policy, area structure plans, conceptual plans, or redevelopment plans indicating such, or upon request of the municipality.

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

6.4 Where the 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*.

6.5 When the reserve requirement is to be satisfied as money-in-lieu of land, the rate of payment will be established by the Village of Carmangay assessor. The applicant/developer has the option of providing, at their own expense, an independent appraised market assessed value of the land in accordance with the *Municipal Government Act* from a certified Alberta Property/Land Appraiser, and submit it to the Village for determining the reserve land value.

6.6 Where the municipality is of the opinion that certain lands may be resubdivided in the future, the Subdivision and Development Authority may require that municipal or school reserves be deferred by caveat pursuant to section 669 of the *Municipal Government Act*, (to be taken at a future subdivision stage).

6.7 The Village of Carmangay will receive all municipal 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 the time.

6.8 In the opinion of the Subdivision Authority (i.e. Municipal Planning Commission), environmental reserve may be provided at the time of subdivision, in accordance with section 664(3) of the *Municipal Government Act*, but environmental easements may also be considered.

COMMUNITY

7. SOCIAL SERVICES

A number of community, social, and recreational services affect the quality of life of the residents of Carmangay, but the provision and management of many of these are outside of the municipality's mandate and jurisdiction. Therefore, the municipality must act in cooperation, agreement and support with many of the organizations, agencies and other government departments that do provide these important services. Many of the organizations are volunteer based and aim to achieve an inclusive community for all.

A number of clubs and organizations are located within the Village that provide recreation and leisure opportunities for the community. Some of these include: the Lions Club, Carmangay Ag Society, Seniors Club, Historical Society, Hall Board, and the Recreation Board. The Carmangay Library is also an available service for citizens which is located along Grand Avenue near the Downtown Core.

Policies

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

7.2 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 Carmangay.

7.3 Council should continually endeavor to find methods and ways to better engage, support and recognize community organizations, clubs and volunteer resources that provide necessary assistance and services that fulfill a vital role within the community.

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

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

8. RECREATION & CULTURE

Many of the community services and organizations work within the existing facilities and amenities including the curling rink, playground, and baseball park to program activities and provide opportunities for community members and visitors to engage in leisure and recreation.

While past surveys have indicated that residents would like to see new, multi-season recreation facilities in the community such as an indoor skating rink or a pool, the large capital costs associated with these projects may prove challenging for the Village. Through intensive programming of existing facilities and the development of a Joint Use Agreement (JUA), the Village may maximize the potential of existing facilities in providing recreation and leisure for the community before requiring new facilities.

Policies

8.1 The municipality should strive to make all public spaces more enjoyable, safe and

accessible to all members of the community, including those with special needs, and ensure that recreational spaces are compatible with other adjacent land use activities.

8.2 The municipality should investigate various funding alternatives and partnerships to offset the increasing cost of park and recreation land maintenance, especially for new subdivisions.

8.3 The municipality, pursuant to section 666 of the *Municipal Government Act*, may require a 10% land dedication or money-in-lieu which may be used for open space requirements in new residential and non-residential developments. The dedication of municipal and environmental reserves shall be carried out at the time of subdivision or pursuant to section 665 of the *Municipal Government Act*.

8.4 Council should formulate a long-term recreation plan, and where feasible, endeavor to maintain and improve existing recreational facilities.

8.5 The municipality should continue to take inventory of the municipal parks/green space and prioritize their need for maintenance or replacement based on the state of their physical condition.

8.6 The Village should continue to support and further develop the existing walking path trail system within the community as it is an accessible, outdoor recreational activity that is used by many residents.

8.7 Where able, the Village should explore and further develop recreational activities or opportunities that allow the public to access or take advantage of the natural or scenic amenities of the Little Bow River.

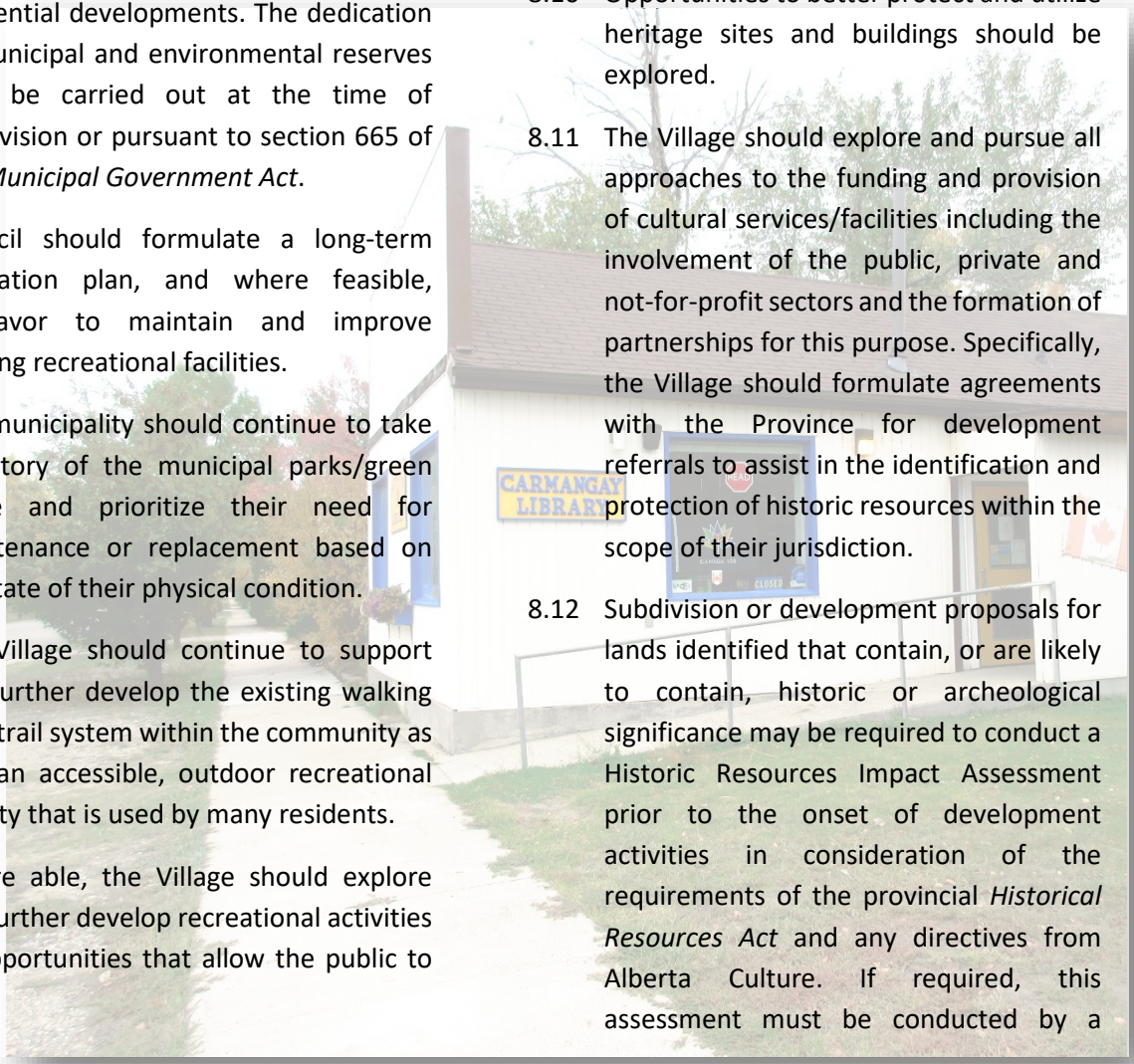
8.8 Council should continue to plan for and develop a continuous pathway system connecting the community, including the expansion of sidewalk systems throughout Carmangay.

8.9 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 local history, conservation and reuse of heritage resources.

8.10 Opportunities to better protect and utilize heritage sites and buildings should be explored.

8.11 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. Specifically, the Village should formulate agreements with the Province for development referrals to assist in the identification and protection of historic resources within the scope of their jurisdiction.

8.12 Subdivision or development proposals for lands identified that contain, or are likely to contain, historic or archeological significance may be required to conduct a Historic Resources Impact Assessment prior to the onset of development activities in consideration of the requirements of the provincial *Historical Resources Act* and any directives from Alberta Culture. If required, this assessment must be conducted by a



qualified consultant on behalf of the proponent at the proponent's expense.

8.13 The Village will require development proponents to be responsible for applying to Alberta Culture for a *Historical Resources Act* review of proposed Area Structure Plans (ASPs), and the proponent must undertake any specific requirements needed to satisfy Alberta Culture to receive *Historical Resources Act* approval for the project.

9. Emergency & Health Services

Emergency services available to the residents of Carmangay include police, fire and ambulance service. Policing for the Village is provided by the local detachment of the RCMP, based out of the Town of Vulcan who regularly patrol the community. Carmangay has a fire hall in the centre of the Village and a volunteer fire brigade. Ambulance service is provided from Vulcan where a 24-hour medical centre is available for the surrounding rural communities.

Various health services based out of Town of Vulcan include a dentist, chiropractor, optometrist, and hearing aid service.

Other services include a mental health worker, occupational therapist, social worker and palliative care worker. A seniors housing facility recently opened in the Village in the former provincial health building called the Old Colony Seniors Lodge, which has room for 20 residents.

Policies

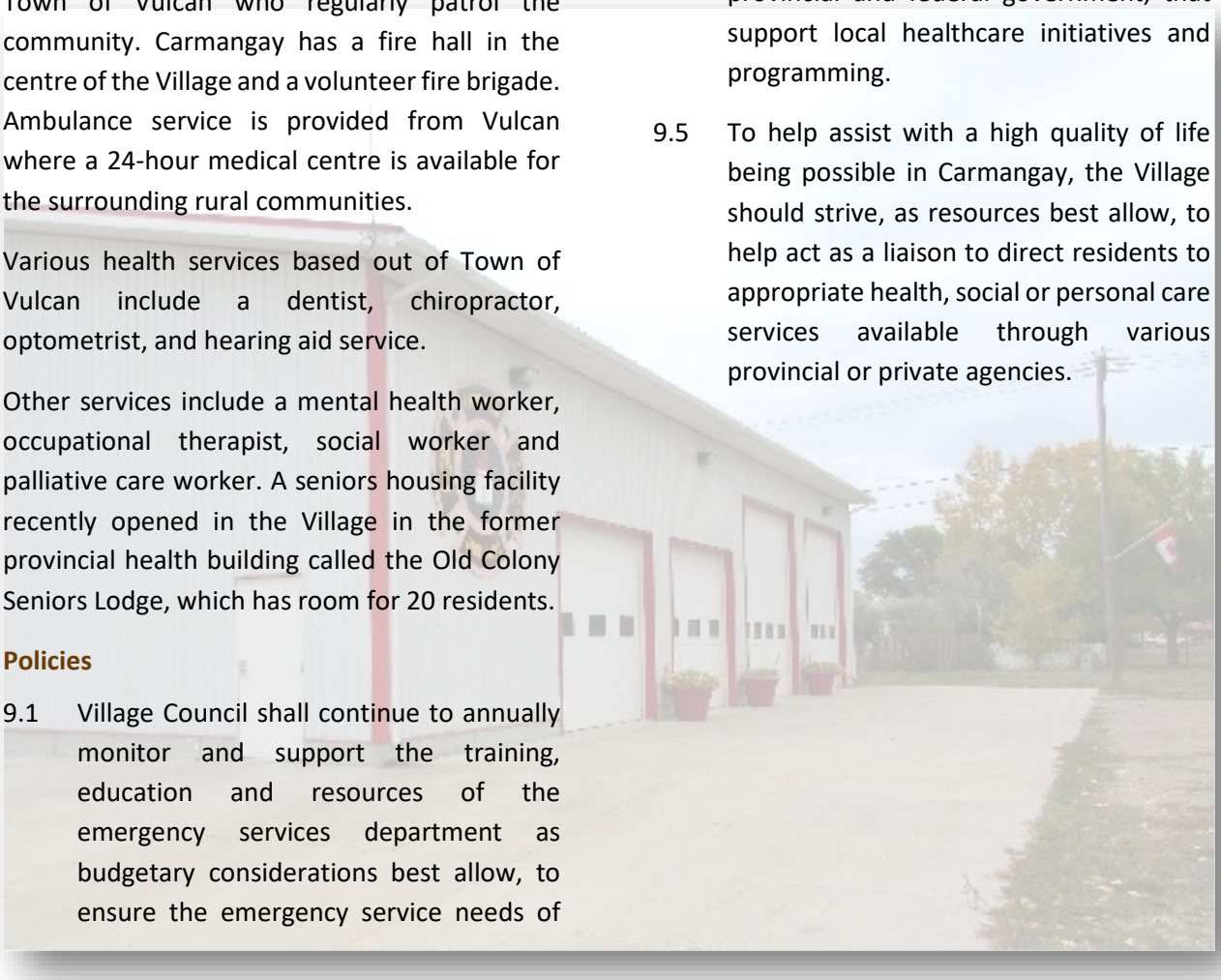
9.1 Village Council shall continue to annually monitor and support the training, education and resources of the emergency services department as budgetary considerations best allow, to ensure the emergency service needs of the community can be adequately met for residents.

9.2 The Village of Carmangay should maintain regular communication with the Town of Vulcan and surrounding urban centres to remain informed on local issues regarding crime and other emergency events.

9.3 The Village should explore and discuss a service provision arrangement for regular mental health workshops and/or informational sessions available in the Town of Vulcan that may be made more accessible to Carmangay residents.

9.4 The municipality should advertise on the municipal website, resources and funding opportunities provided by both the provincial and federal government, that support local healthcare initiatives and programming.

9.5 To help assist with a high quality of life being possible in Carmangay, the Village should strive, as resources best allow, to help act as a liaison to direct residents to appropriate health, social or personal care services available through various provincial or private agencies.



10. Environmental Sustainability

The Village of Carmangay is situated in a vast dryland and irrigated farming area that local residents take pride in. Nearby, the Little Bow River runs south before carrying itself east towards the Travers Reservoir.

This natural landscape and the Little Bow River valley is not only home to a variety of plant and animal species, but is also critical to the local, and provincial economies and should therefore be protected and preserved.

Policies

10.1 Developers should 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.

10.2 Developers shall ensure that any development on site does not adversely impact upon local public or private water supply through polluting aquifers or groundwater.

10.3 Developers should be encouraged to investigate the naturalization of stormwater facilities to promote biodiversity within the municipality.

10.4 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.

10.5 The Village shall encourage the reclamation and/or conversion of brownfield sites or former developed industrial/commercial lands that have been discontinued for use and/or may no longer be required for those same previous uses.



11. Roadways & Laneways

Ensuring that alternate trucking routes are maintained and largely separated from residential and open spaces will ensure the continued safety of local traffic and pedestrians. The provision of well-maintained, paved trucking routes along Pacific Avenue and George Street provides consistent and easy access to the industrial areas of Carmangay, and minimizes the impact that large transportation vehicles may have on unpaved residential roads.

With one industrial company located in a residential area, an alternate trucking route could be proposed if an issue arises in the future.

Policies

11.1 Where feasible, the Village may consider projects to improve the existing roadways including paving major transportation corridors such as Pacific Avenue and George Street.

11.2 Where appropriate, Council may explore additional signage to indicate the location of
trucking routes in order to mitigate unnecessary disturbances to residential neighbourhoods.

11.3 The Village shall monitor complaints and safety issues regarding the movement of large-scale trucks through residential neighbourhoods.

11.4 To increase safety of residents that live along trucking routes, Council should explore traffic-calming measures including but not limited to:

(a) reducing speed limits in residential areas; or

(b) raised crosswalks or intersections.

12. Parking & Driveways

Along the Downtown Core of Carman Street, angle parking is provided for in front of businesses and the Village office. Other major streets contain a mix of parallel parking, and unofficial angle parking that is the result of years of undefined use.

Angle parking along Grand Avenue has resulted in the wearing down of grassy setbacks, and is beginning to encroach on sidewalk spaces.

While many newer residential developments have well-maintained driveways on the front or the rear for their vehicles, a large portion of residences rely on on-street parking.

Policies

12.1 Council may consider the following initiatives to delineate and improve the quality of angle parking in the Downtown Core:

(a) formalizing parking by painting stalls onto paved roads;

(b) providing cement stoppers or parking barriers to reduce the encroachment of vehicles onto sidewalks; or

(c) placing cement parking pads on worn and over-used unofficial parking areas.

12.2 When possible, Council should encourage new developments to incorporate permeable surfaces into their driveways to decrease runoff.

13. Pedestrians & Cyclists

Portions of developed sidewalks can be found throughout the residential neighbourhoods, especially along Grand Avenue, Armstrong Street, Whitney Street, Carman Street and Elmore Street. These sidewalks provide residents

with safe and accessible alternatives to driving as they move throughout the Village.

The width of some of these sidewalks at times can make it difficult to accommodate two people walking side-by-side, especially when vegetation or other front yard objects begin to encroach on the pedestrian right-of-way.

Sidewalks in the Village of Carmangay also provide opportunities for cyclists to be removed from vehicular traffic, however these narrow sidewalks may create problems when pedestrians and cyclists encounter each other. Considerations for a continuous, widened sidewalk network may facilitate ease of pedestrian and cyclist traffic throughout the Village.

Policies

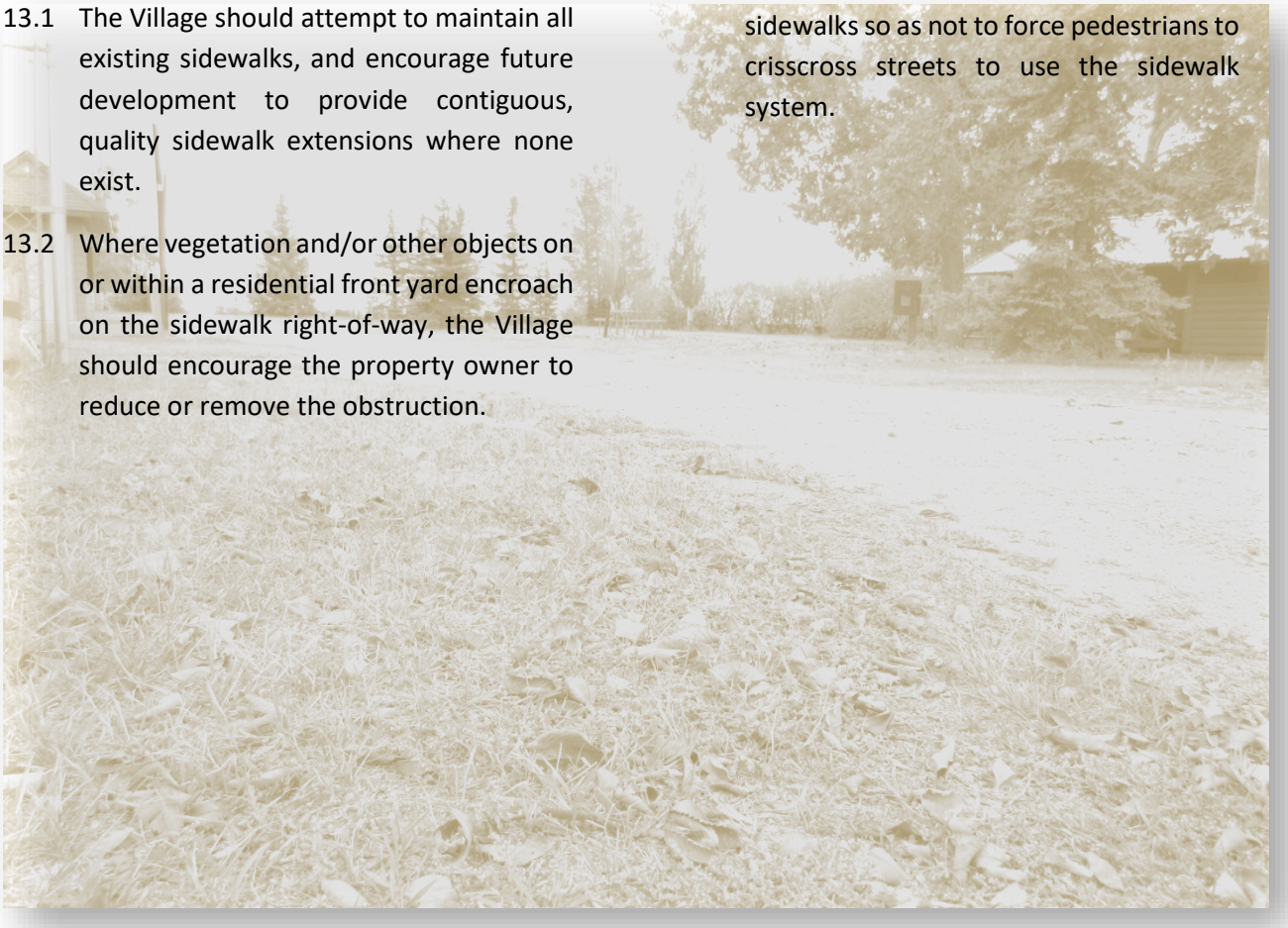
13.1 The Village should attempt to maintain all existing sidewalks, and encourage future development to provide contiguous, quality sidewalk extensions where none exist.

13.2 Where vegetation and/or other objects on or within a residential front yard encroach on the sidewalk right-of-way, the Village should encourage the property owner to reduce or remove the obstruction.

13.3 Where unofficial paths, or pedestrian routes, may be identified, Council may consider the extension or expansion of sidewalks as budgetary considerations allow. The Village should identify problem areas and create priority replacement lists.

13.4 Sidewalk replacement and expansion should be considered on an annual and long-term budgeting, capital improvement plan and/or in conjunction with any Village Municipal Asset Infrastructure Management Plans.

13.5 For infrastructure cost saving measures, sidewalks may be considered to only be installed on one side of a street to facilitate pedestrians, but they should align or link with neighboring blocks sidewalks so as not to force pedestrians to crisscross streets to use the sidewalk system.



INFRASTRUCTURE MANAGEMENT

14. MUNICIPAL SERVICING

WATER

Carmangay's surrounding irrigation water source is from the Bow River Irrigation District system in the summer (mid-May to mid-October), although some areas surrounding the Village remain dryland or ranching areas. Water from the Bow River Irrigation District is diverted from the Bow River at the Carseland Weir to supply communities within the district's boundaries.

Potable water is piped in to the Village from the Town of Vulcan. Water lines were replaced in the Village in 2010, which was funded by Alberta Transportation and a Municipal Sustainability Grant.

The residential neighbourhoods located in the centre of the community are well-serviced with water, however, should residential development occur to the east of Prairie Avenue, significant infrastructure investments will be required.

WASTEWATER & STORMWATER MANAGEMENT

Carmangay's sewage treatment lagoon is in the northern section of the community north of George Street. The lagoon contains one aerobic and two anaerobic cells which can handle a population of 400 people. Based on the population projections shown previously, this should be sufficient for the next 30 plus years.

Similar to the upgrade projects for the water lines, major sewer lines were replaced in the Village in 2010, with funding from Alberta Transportation and a Municipal Sustainability Grant. With these recent upgrades, repairs and/or replacements will not be needed for at least 20 years.

Storm water and drainage is for the most part managed through overland drainage means, such as concrete and natural swales, ditches, etc., rather than formal curb gutter and piped storm drain systems. New developments will need to be carefully designed to address storm water management and ensure drainage problems or flooding to neighboring properties does not result.

SOLID WASTE

Solid waste collection is taken to the regional waste transfer station located between Carmangay and Champion which is available three times a week. Other surrounding Villages and the Town of Vulcan have waste transfer stations that are also available several times throughout the week. A recycling depot is also located in the Village for the convenience of the residents in Carmangay.

Policies

14.1 All residents and commercial development shall be required to connect to the municipal sewer and water service unless it is determined by the Municipal Planning Commission that it is not required.

14.2 The burden of supplying infrastructure services to subdivisions or new developments shall be borne solely by the developer and not by the municipality.

14.3 The Municipal Planning Commission may require a developer to enter into an agreement with the municipality pursuant to the *Municipal Government Act* and registered by caveat against the certificate of title to ensure the said agreement is

binding on the land owner, or successors in title, to install or pay for the installation of public utilities that are necessary to serve the subdivision, pursuant to sections 650 and 655 of the *Municipal Government Act*.

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

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

14.6 The Village should continually assess and review its municipal infrastructure conditions and budget replacement and expansions in consideration of budgeting, capital improvement plans, and any Village Municipal Asset Infrastructure Management Plans.

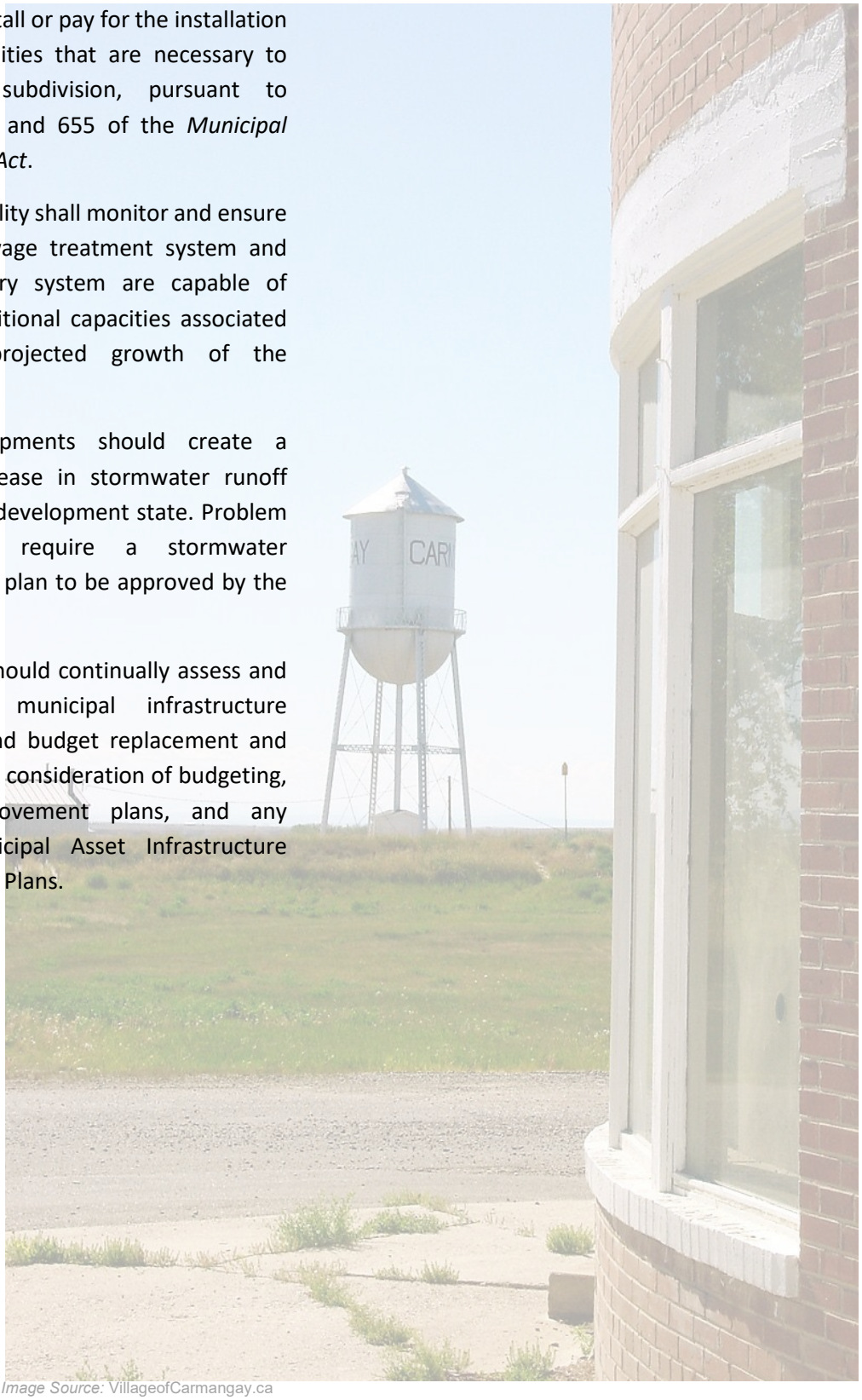


Image Source: VillageofCarmangay.ca

15. Sour Gas Facilities

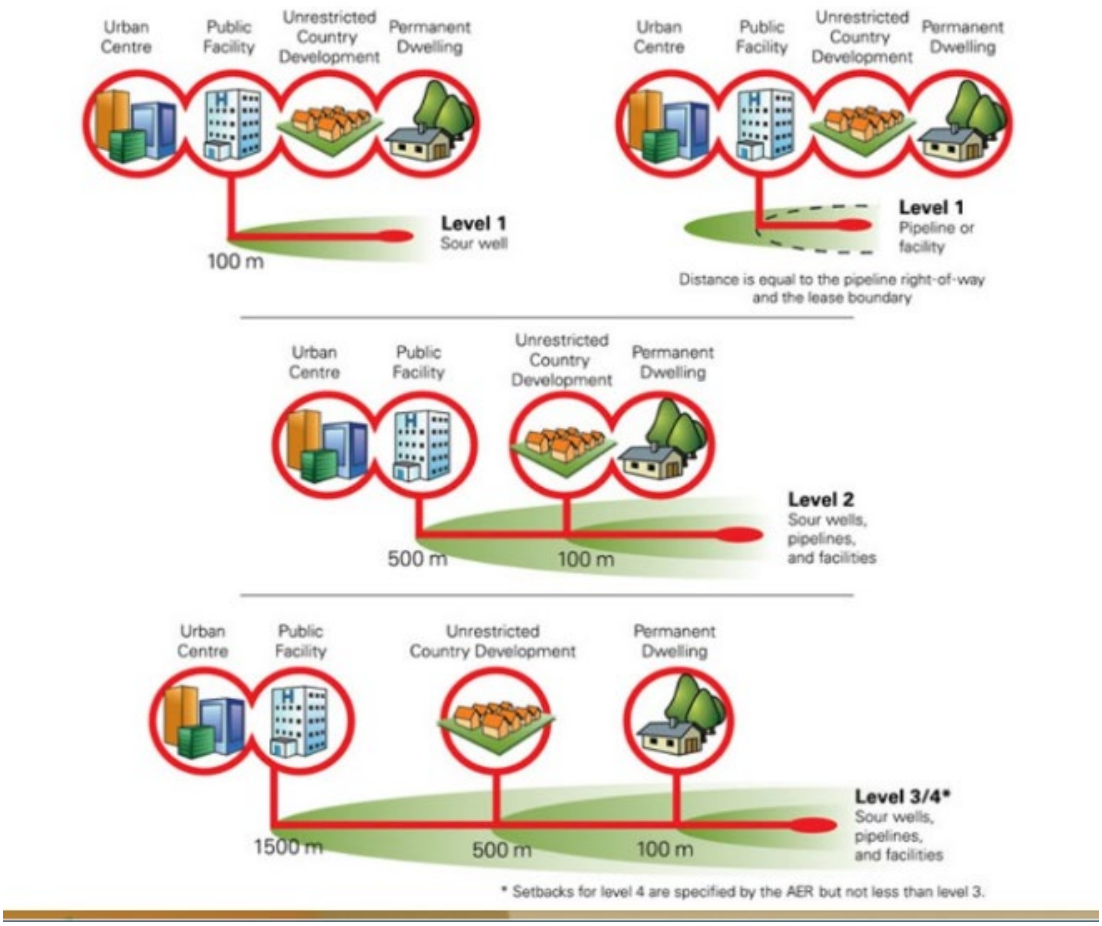
To protect public safety and minimize possible impacts to residential, commercial, industrial and public spaces in the community, the Alberta Energy Regulator has established minimum setback requirements for the placement of development in relation to sour gas facilities. The province requires municipalities to apply the setbacks in relation to making decisions on subdivision and development.

Policies

15.1 The Village shall ensure that all subdivision and development applications that are located within 1.5 kilometres of a sour gas facility are referred to the Alberta Energy Regulator.

15.2 The Village, in making decisions on subdivision and development applications, will consider and apply the setback guidelines for sour gas facilities that shall be in accordance with the standards established by the Alberta Energy Regulator.

Figure 1. Sour Gas Well Setback Standards
Source: Alberta Energy Regulator (aer.ca)



GOVERNANCE

16. COUNCIL & ADMINISTRATION

Upon the adoption of this Municipal Development Plan, it is the responsibility of Council and Administration to enact the policies and goals through the day-to-day application and administration of the plan.

While the Plan provides a general structure and vision for the future growth and development of the Village of Carmangay, Council maintains a certain amount of discretion and flexibility to amend or adapt the plan as they see fit.

Policies

16.1 The goals and policies of the Municipal Development Plan will be further refined and implemented through the development, adoption, and day-to-day application of statutory plans and the Land Use Bylaw.

16.2 The Land Use Bylaw is a key implementation tool for the objectives and policies of the Municipal Development Plan and should be regularly reviewed and amended as necessary to ensure the policies reflect the community's desired direction for future growth.

16.3 The Municipal Development Plan should be comprehensively reviewed every five years to ensure the goals and policies are consistent with directions of future development. Ongoing evaluation of the effectiveness of land use planning decisions should be conducted when possible.

16.4 The Village should exercise consistent, fair, active bylaw enforcement to ensure that properties within Carmangay remain well maintained.

16.5 The Village will endeavor to provide a positive environment for listening, evaluating and responding to the concerns of its citizens.

16.6 Council will attempt to be open and approachable with Carmangay citizens, and solicit public input on major decisions, especially when it is apparent that citizen feedback is wanted, warranted, or valued by the public.



17. Public Engagement & Communication

Public participation is a critical component in the planning and development of communities. To ensure transparency and keep residents apprised of future plans, the *Municipal Government Act* stipulates certain requirements for public engagement and notification concerning Municipal Development Plans, bylaw amendments and development-related matters.

Policies

17.1 The Village supports ongoing public engagement and encourages residents to provide input on matters of specific and general planning interest wherever possible.

17.2 Amendment of the Plan may be initiated at any time by Council or the general public. Where an amendment is initiated by the general public, the applicant shall be required to submit such background information as deemed necessary by the Village to support the amendment prior to commencement of the bylaw amendment process. Amendment of the MDP shall follow the applicable procedures outlined in the *Municipal Government Act*.

17.3 The Village is committed to providing transparent communication regarding land use matters and will continue to make information regarding the subdivision and development processes available to the public and applicants.

18. Intermunicipal Cooperation

Communities throughout Alberta are exploring the advantages of regional cooperation by working together to share resources and common services. Therefore, it is very important that the Village of Carmangay continues working with neighbouring municipalities who have common economic goals and development objectives.

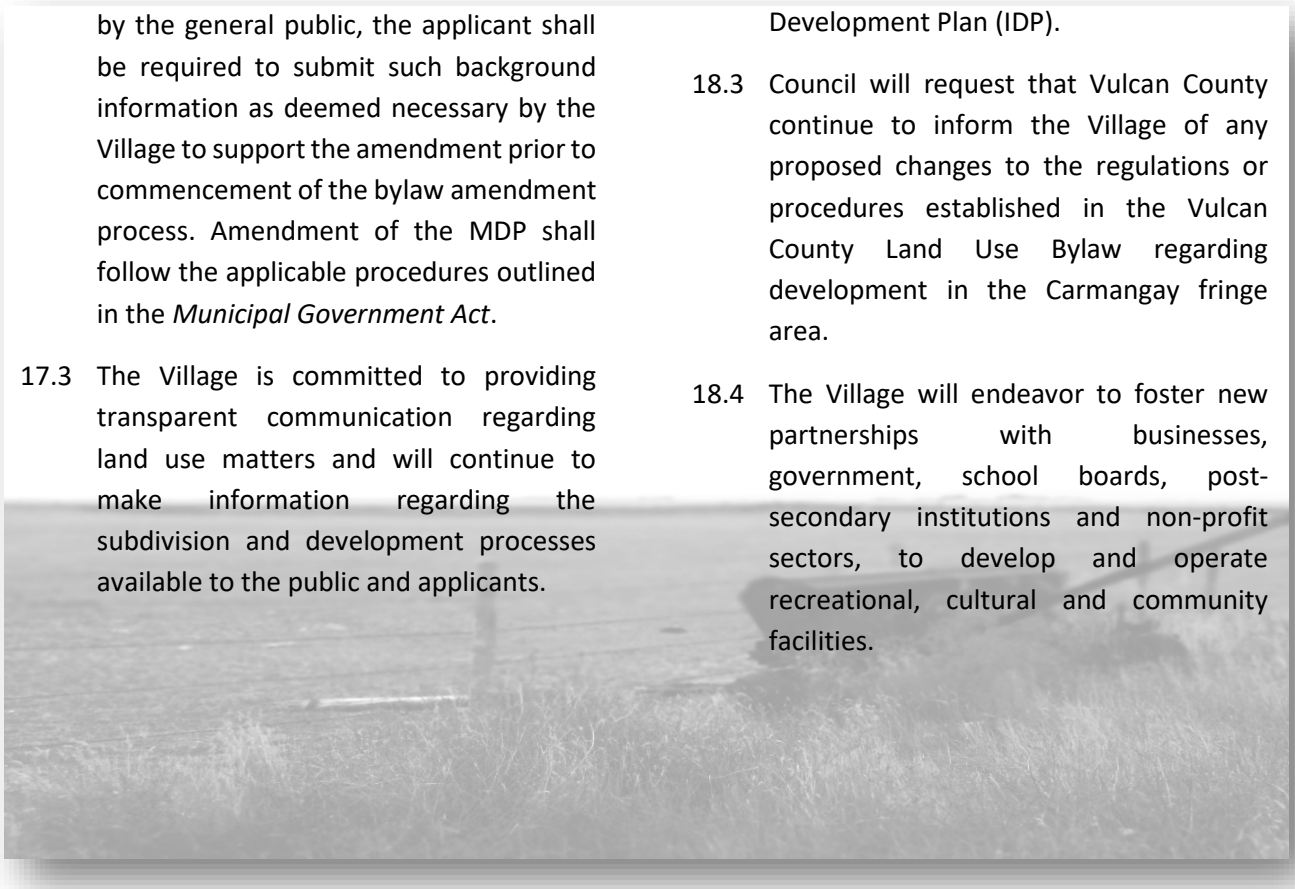
Policies

18.1 The Village of Carmangay shall continue to cooperate with Vulcan County in pursuing mutually acceptable growth and development policies in the urban fringe.

18.2 Upon completion of the Municipal Development Plan, the Village of Carmangay and Vulcan County shall initiate discussions regarding the preparation of an Intermunicipal Development Plan (IDP).

18.3 Council will request that Vulcan County continue to inform the Village of any proposed changes to the regulations or procedures established in the Vulcan County Land Use Bylaw regarding development in the Carmangay fringe area.

18.4 The Village will endeavor to foster new partnerships with businesses, government, school boards, post-secondary institutions and non-profit sectors, to develop and operate recreational, cultural and community facilities.



SOUTH SASKATCHEWAN REGIONAL PLAN CONFORMANCE

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 Carmangay is located within the geographical area of the South Saskatchewan Regional Plan (SSRP) which came into effect in 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.

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

This section highlights key strategies from the SSRP, and the corresponding MDP policies.

1. USE LAND EFFICIENTLY

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. (5.1)

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

Relevant Policy: 1.10

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

Relevant Policy: 3.2, 3.3

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.

Relevant Policy: 3.2, 3.3

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

Relevant Policy: 2.3, 3.2, 14.1

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

Relevant Policy: 10.5

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

Relevant Policy: 1.11

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 within municipalities, land-use decision-makers and land users, on both public and private lands. (5.2)

Relevant Policy: 1.11

2. Planning Cooperation and Integration

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

Relevant Policy: 17.2

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

Relevant Policy: 7.5, 7.7

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

Relevant Policy: 4.4, 17.3

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

Relevant Policy: 1.11

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

Relevant Policy: 1.11

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

Relevant Policy: 17.4

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

Relevant Policy: 17.2

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

Relevant Policy: 17.4

3. Building Sustainable Communities

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. (8.11)

Relevant Policy: 3.2, 5.8, 8.1

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

Relevant Policy: 2.9, 5.1, 5.4, 7.1, 7.2, 7.3, 10.1, 10.3

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. (8.13)

Relevant Policy: 5.9

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 opportunity for the variety of residential environments which feature innovative designs and densities and which make efficient use of existing facilities, infrastructure and public transportation. (8.14)

Relevant Policy: 3.2

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

Relevant Policy: 15.1, 15.2

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

Relevant Policy: Not Applicable

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

Relevant Policy: 1.9, 2.2, 2.3

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

Relevant Policy: 6.4, 7.3

4. Agriculture

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

Relevant Policy: 1.10

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. (8.20)

Relevant Policy: 5.10, 5.11

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. (8.21)

Relevant Policy: 5.12

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

Relevant Policy: 5.11, 5.12

5. Water and Watersheds

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. (8.23)

Relevant Policy: 10.2, 10.3

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. (8.24)

Relevant Policy: 14.5

Prohibit unauthorized future use or 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 or development of land that is located in a floodway and define authorized uses. (8.25)

Relevant Policy: Not Applicable

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. (8.26)

Relevant Policy: Not Applicable

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

Relevant Policy: Not Applicable

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

Relevant Policy: 10.1, 10.2, 10.3

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. (8.29)

Relevant Policy: 10.3

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

Relevant Policy: Not Applicable

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

Relevant Policy: Not Applicable

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

Relevant Policy: Not Applicable

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

Relevant Policy: Not Applicable

6. Historic Resources

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

Relevant Policy: 7.5

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

Relevant Policy: 7.5, 7.7

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

Relevant Policy: 7.7

7. TRANSPORTATION

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

Relevant Policy: 4.1, 4.2

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. (8.38)

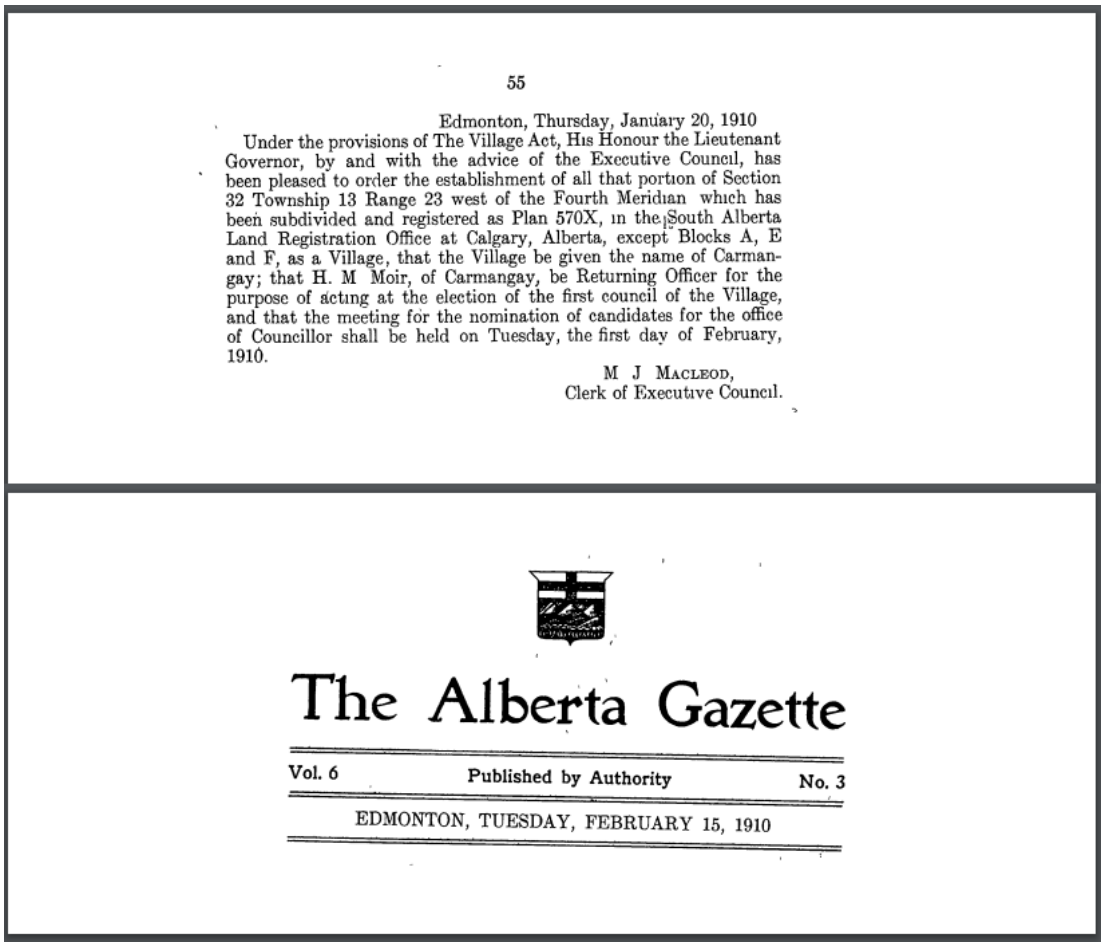
Relevant Policy: 4.4

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. (8.39)

Relevant Policy: 4.4

1910 - Establishment of Village

Order in Council



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Edmonton, Thursday, January 20, 1910

Under the provisions of The Village Act, His Honour the Lieutenant Governor, by and with the advice of the Executive Council, has been pleased to order the establishment of all that portion of Section 32 Township 13 Range 23 west of the Fourth Meridian which has been subdivided and registered as Plan 570X, in the South Alberta Land Registration Office at Calgary, Alberta, except Blocks A, E and F, as a Village, that the Village be given the name of Carmangay; that H. M Moir, of Carmangay, be Returning Officer for the purpose of acting at the election of the first council of the Village, and that the meeting for the nomination of candidates for the office of Councillor shall be held on Tuesday, the first day of February, 1910.

M J Macleod,
Clerk of Executive Council.

The Alberta Gazette

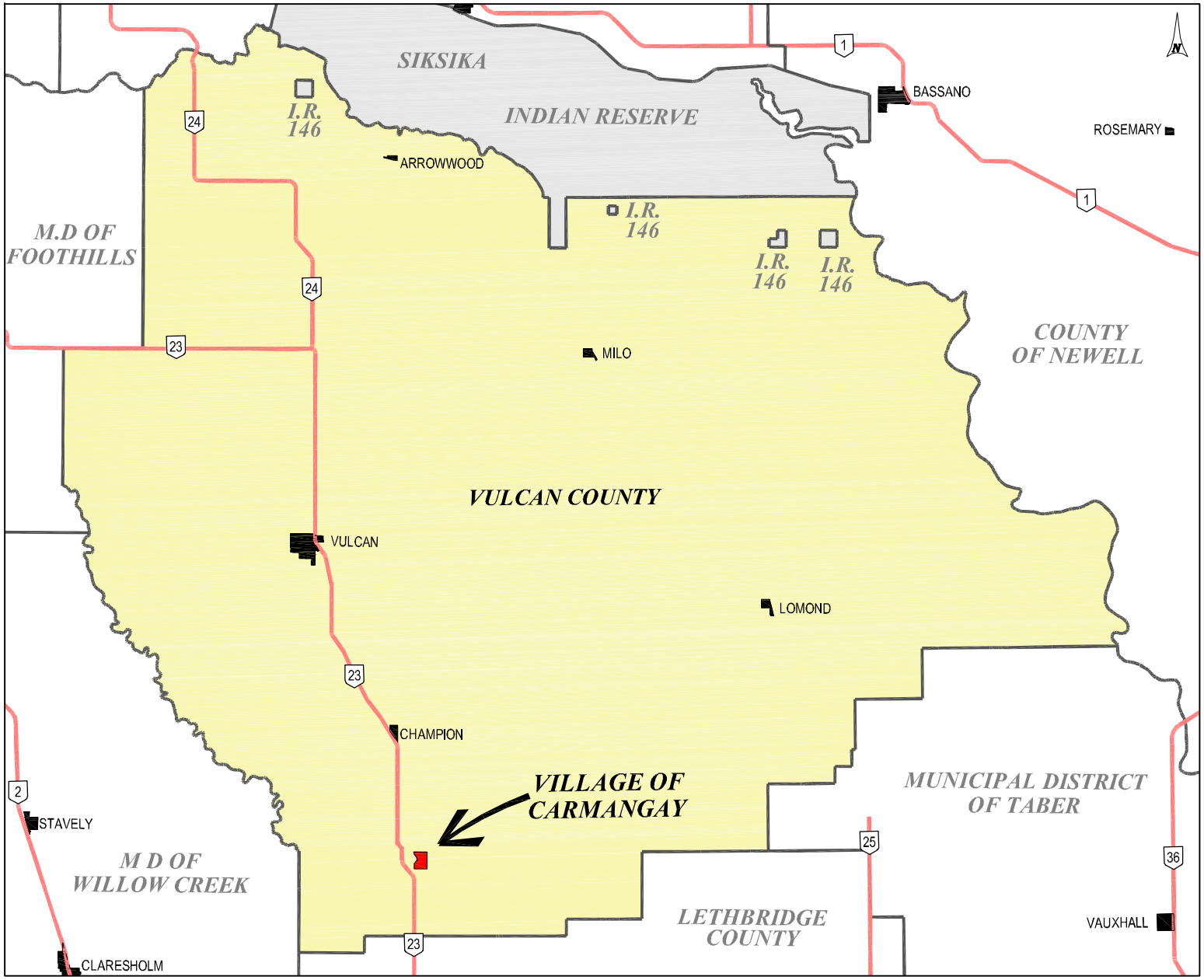
Vol. 6 Published by Authority No. 3

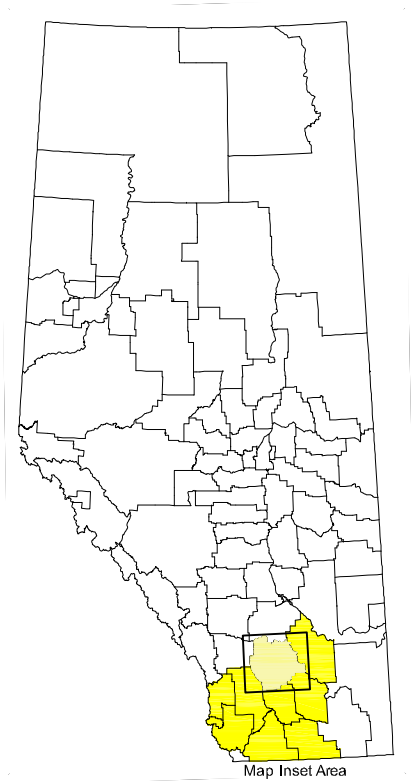
EDMONTON, TUESDAY, FEBRUARY 15, 1910

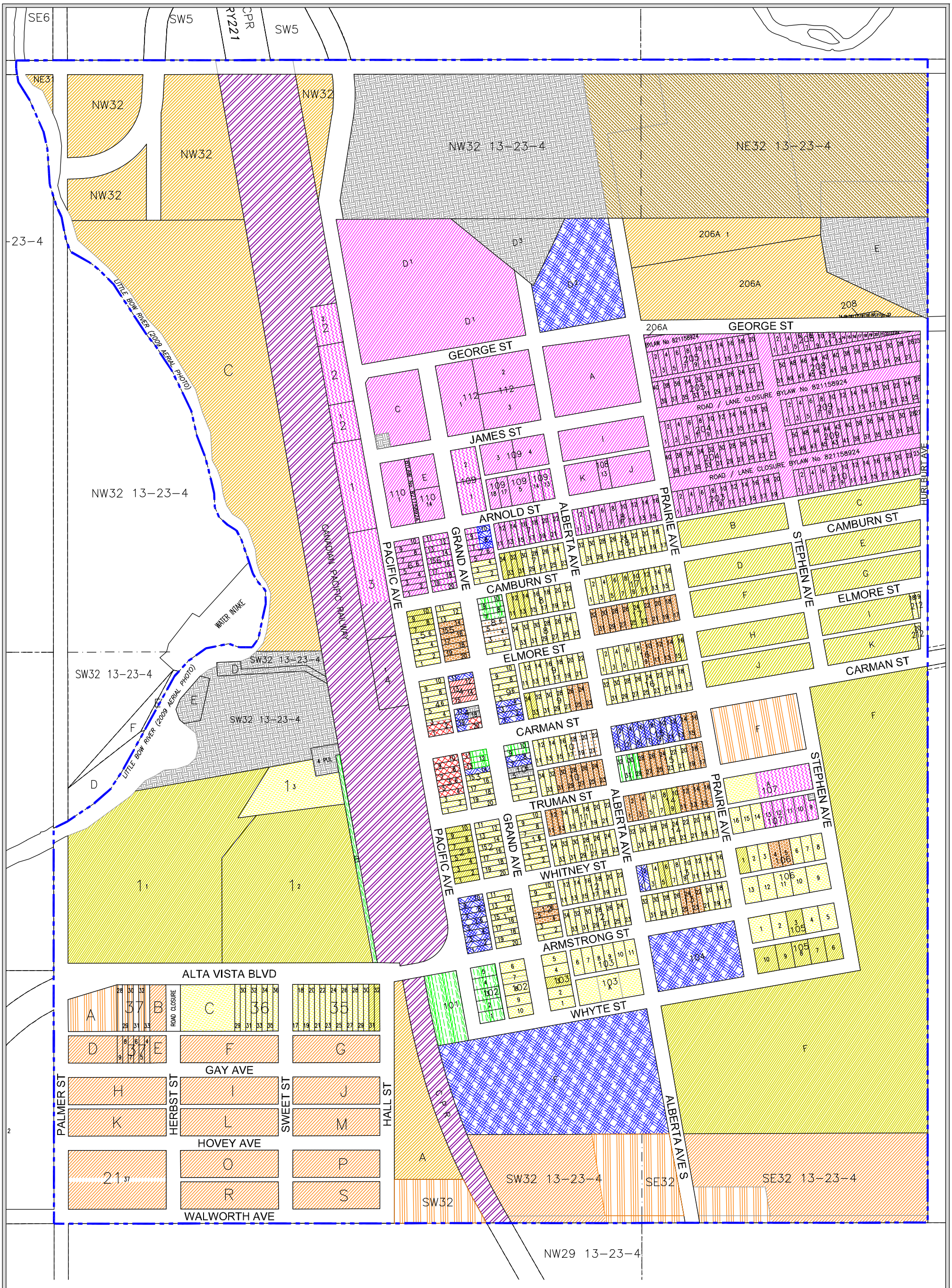
APPENDIX I - MAPS

Village of Carmangay
Municipal Development Plan
Bylaw No. 791, September 17, 2019

Map 1 - Regional Location







Village of Carmangay

Municipal Development Plan
Bylaw No. 791, September 17, 2019

Map 2 - Existing Land Use
October, 2017

- Municipal Boundary (185.72±ha)
- Residential (12.62±ha)
- Country Residential (4.20±ha)
- Residential Multi-Family(0.25±ha)
- Manufactured Home (2.06±ha)
- Vacant Residential (29.75±ha)
- Vacant Country Residential (13.25±ha)
- Commercial (0.32±ha)
- Vacant Commercial (0.11±ha)
- Industrial (3.33±ha)
- Vacant Industrial (18.85±ha)
- Public (7.96±ha)
- Open Space (1.24±ha)
- Railway (12.89±ha)
- Urban Reserve (9.38±ha)
- Vacant Urban Reserve (17.18±ha)
- Utilities (12.76±ha)
- Roads/Lanes (39.57±ha)

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

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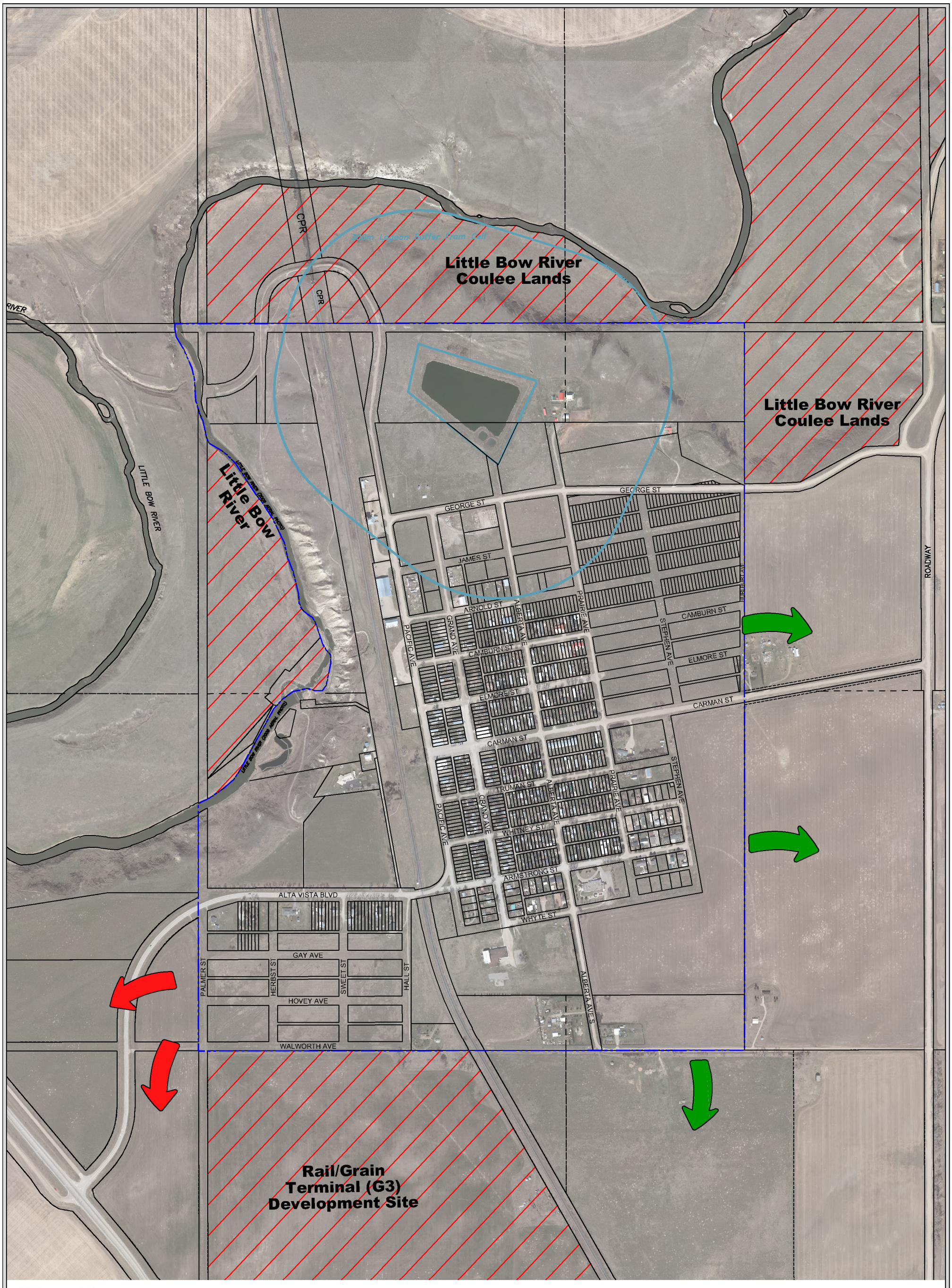

Village of Carmangay

Municipal Development Plan
Bylaw No. 791, September 17, 2019

Map 3 - Potential Growth Directions/Constraints

- Municipal Boundary
- Growth Area Direction (Long-term Potential)
- Growth Area Direction (Long-term Highway Commercial Potential)
- Growth Constraint (Undevelopable)
- 300m Sewage Lagoon Buffer

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Village of Carmangay

Municipal Development Plan
Bylaw No. 791, September 17, 2019

Map 4 - Water and Sanitary Sewage

- Municipal Boundary
- Water Pressure Main
- Water Hydrant
- Sanitary Gravity Main
- Sanitary Manhole
- Sanitary Lift Station

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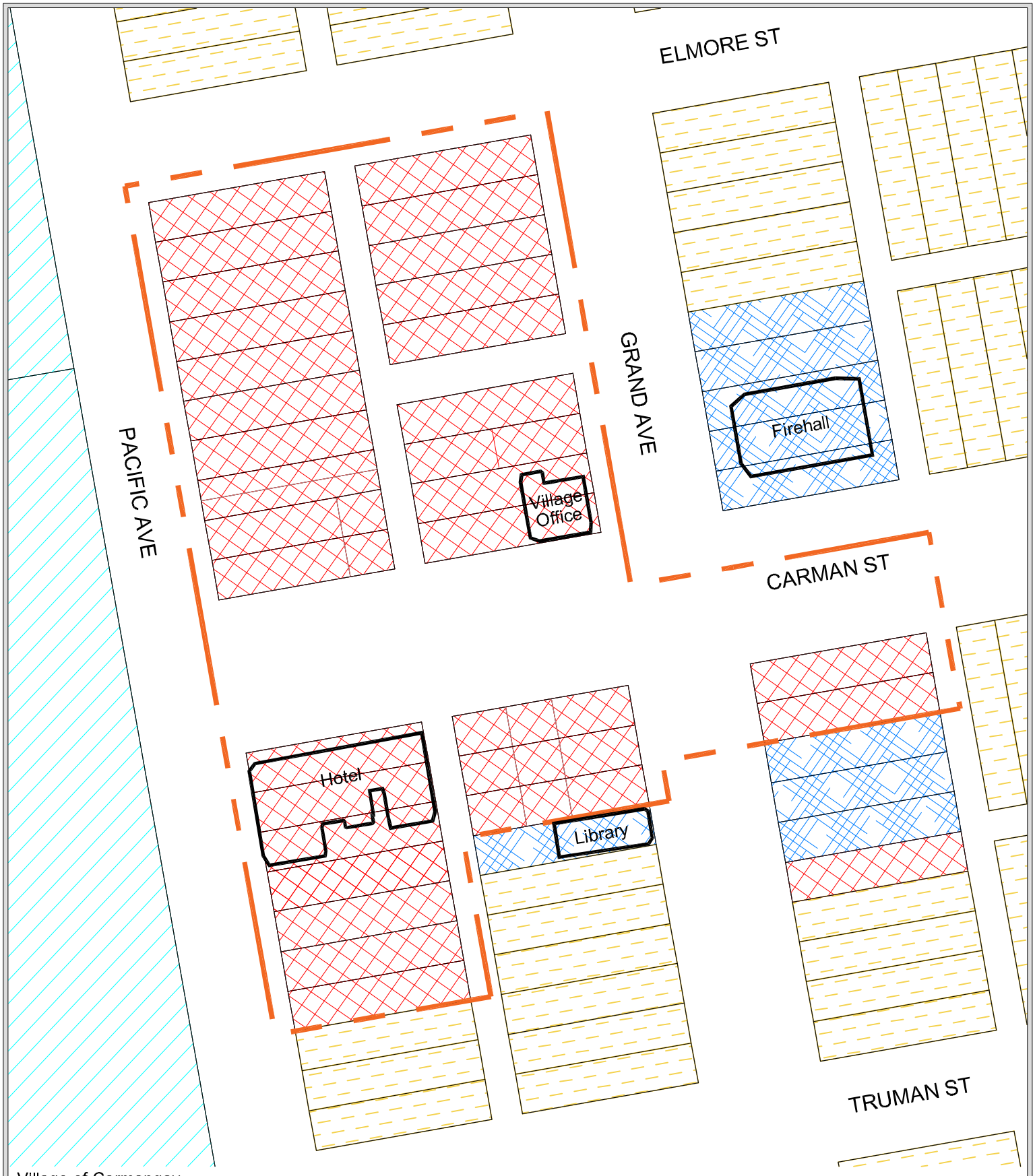

Village of Carmangay

Municipal Development Plan
Bylaw No. 791, September 17, 2019

Map 5 - Downtown Core Area

Downtown Commercial Core Area

Land Use Districts

Residential	R
Manufactured Home	MH
Commercial	C
Public	P
Railway	RY

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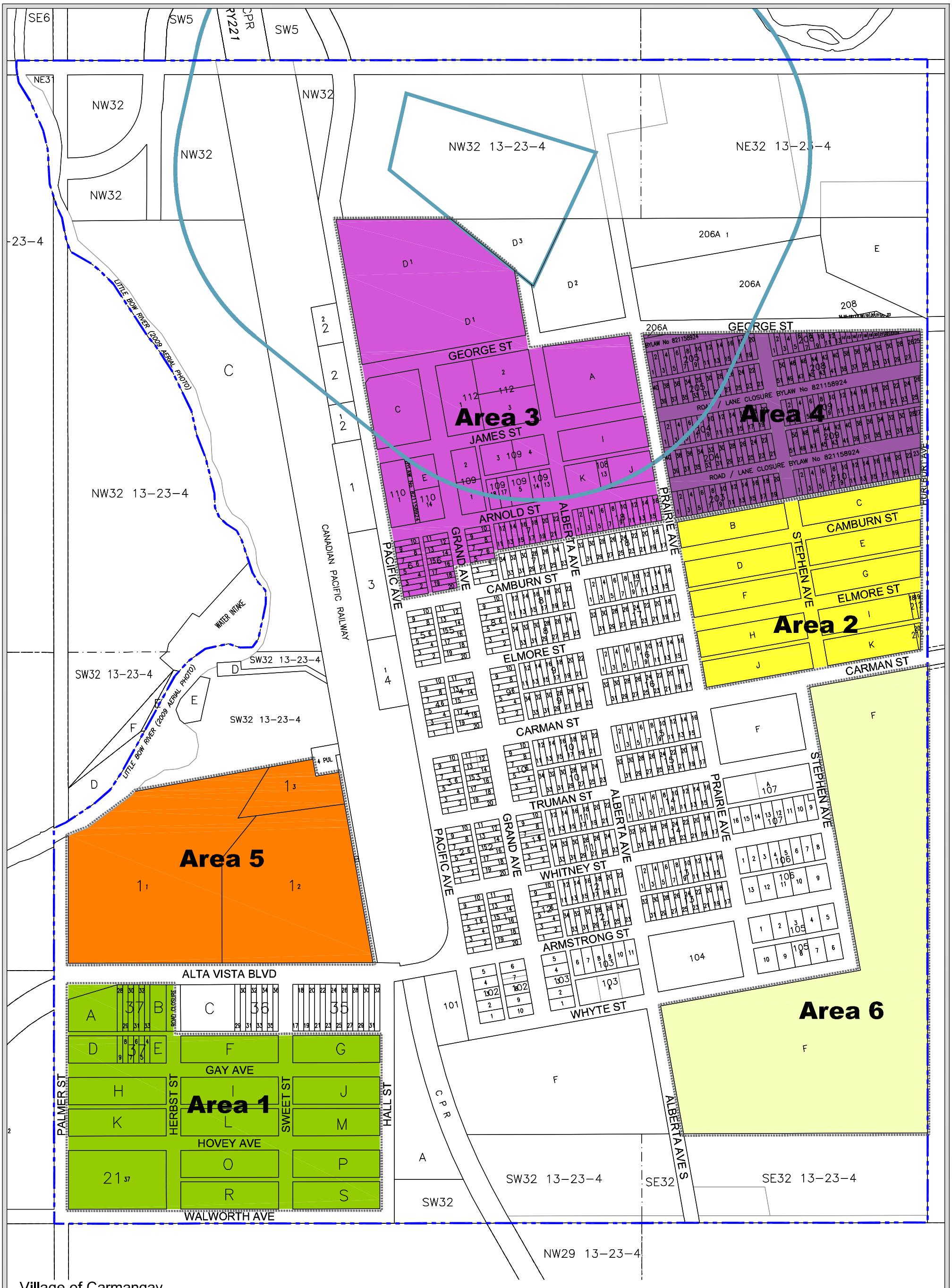

Village of Carmangay

Municipal Development Plan
Bylaw No. 791, September 17, 2019

Map 6 - Proposed Land Uses and Possible Areas of Future Growth

- Municipal Boundary
- 300m Sewage Lagoon Buffer
- Area 1 - Special Planning Area
- Area 2 - Internal Future Residential
- Area 3 - Internal Industrial
- Area 4 - Internal Future Industrial
- Area 5 - Internal Country Residential / Residential
- Area 6 - Internal Future Long-Term Residential

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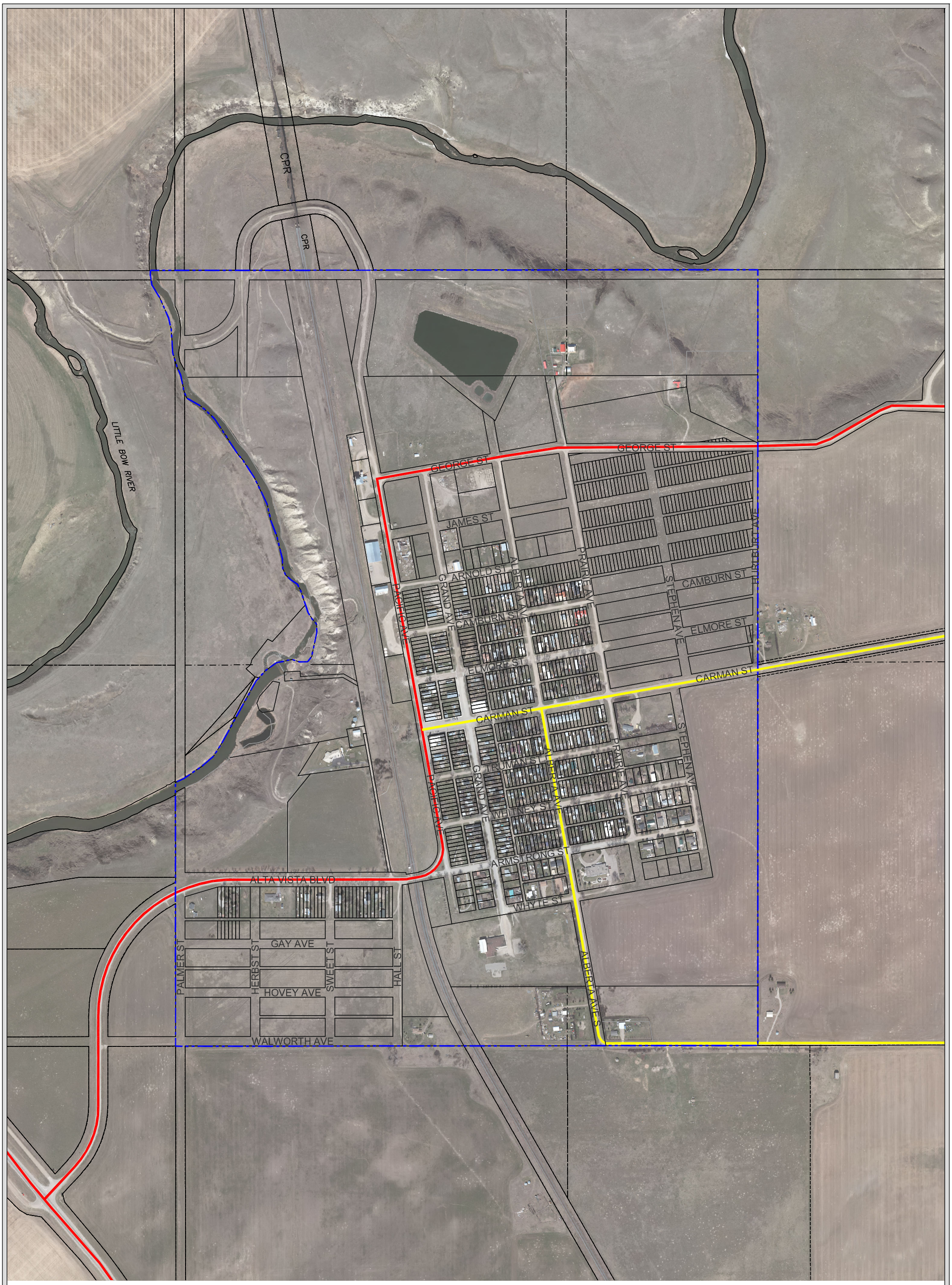

Village of Carmangay

Municipal Development Plan
Bylaw No. 791, September 17, 2019

Map 7 - Transportation / Road Networks

- Municipal Boundary
- Main Thoroughfare
- Truck Route

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