

VILLAGE OF BARONS MUNICIPAL DEVELOPMENT PLAN

BYLAW No. 708

OCTOBER 2018



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Prepared for the Village of Barons

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**VILLAGE OF BARONS
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 708

BEING A BYLAW OF THE VILLAGE OF BARONS, 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. 708 is to provide a comprehensive, long- range land use plan pursuant to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended;

AND WHEREAS the Council of the Village of Barons has prepared of a long-range plan to fulfill the requirements of the Act and provided for its consideration at a public hearing.

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

1. Bylaw No. 708 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 12th day of June, 2018.



Mayor – Ed Weistra

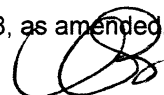


Chief Administrative Officer – Laurie Beck

READ a **second** time this 9th day of October, 2018, as amended.

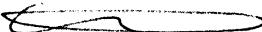


Mayor – Ed Weistra



Chief Administrative Officer – Laurie Beck

READ a **third** time and finally PASSED this 9th day of October, 2018.



Mayor – Ed Weistra



Chief Administrative Officer – Laurie Beck

TABLE OF CONTENTS

PART 1: INTRODUCTION Page | **1**

 PLANNING CONTEXT 2

 PHYSICAL SETTING 4

 HISTORY 4

 POPULATION 5

 ECONOMIC ACTIVITY AND EQUALIZED ASSESSMENT 10

 GENERAL LAND USE 10

 RESIDENTIAL LAND USE 11

PART 2: GROWTH STRATEGY Page | **13**

 APPROACH TO GROWTH 13

 COMMUNITY LAND USE STRATEGY 13

 FUTURE LAND REQUIREMENTS 14

PART 3: MUNICIPAL DEVELOPMENT PLAN POLICY Page | **16**

 1.0 GENERAL POLICIES 16

 2.0 LAND USE AND FUTURE DEVELOPMENT 20

 3.0 RESIDENTIAL DEVELOPMENT 22

 4.0 COMMERCIAL / INDUSTRIAL DEVELOPMENT 23

 5.0 RECREATION, PARKS AND OPEN SPACE 24

 6.0 TRANSPORTATION 25

 7.0 UTILITIES AND INFRASTRUCTURE 26

 8.0 COMMUNITY SERVICES 27

 9.0 INTERMUNICIPAL COOPERATION 28

 10.0 ECONOMIC DEVELOPMENT 29

PART 4: SOUTH SASKATCHEWAN REGIONAL PLAN Page | **30**

 SOUTH SASKATCHEWAN REGIONAL PLAN CONFORMANCE 30

VILLAGE OF BARONS

MUNICIPAL DEVELOPMENT PLAN

BYLAW NO. 708

PART 1: INTRODUCTION

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

An effective planning process is an ongoing activity which involves Council, the Municipal Planning Authorities, administration and the residents of the community. A hierarchy of statutory planning documents exists and the role of a Municipal Development Plan (MDP) is to guide the general direction of future development and provide land use policies regarding development.

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

GOALS

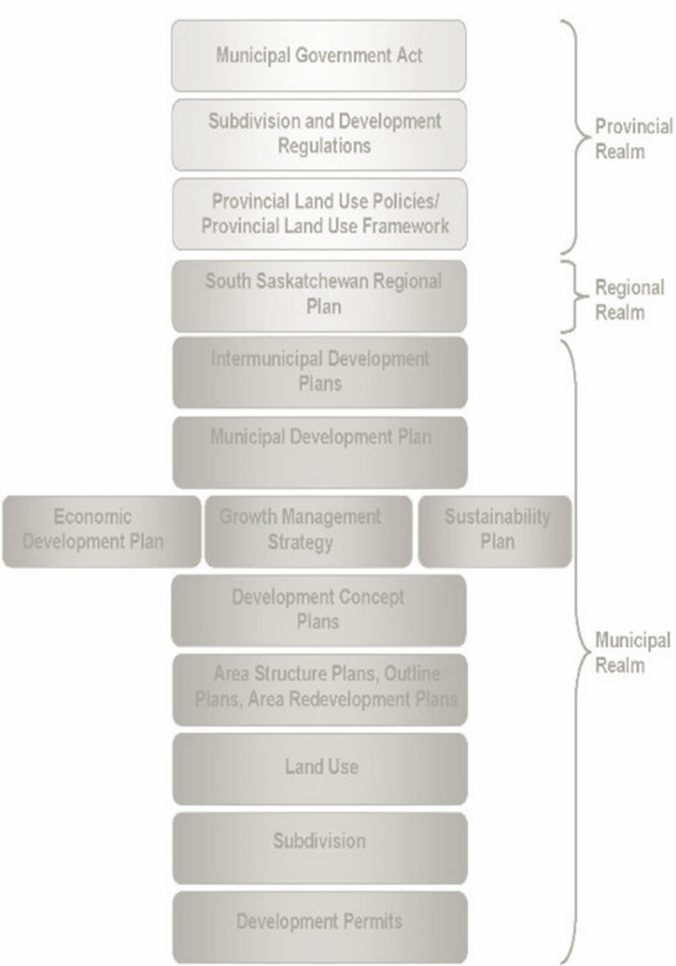
The Village of Barons, by creating a new Municipal Development Plan, will attempt to accomplish the following:

- ▶ promote moderate community growth and development in an orderly economic manner;
- ▶ maintain an attractive high-quality community environment, ensure sustainability, and continue to improve the quality of life for citizens;
- ▶ broaden the range of retail sales and service outlets available;
- ▶ maintain a balanced assessment base by promoting residential, commercial and industrial growth.

PLANNING CONTEXT

PROVINCIAL REALM

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



REGIONAL REALM

The South Saskatchewan Regional Plan (SSRP) is a legislative instrument developed pursuant to section 13 of the *Alberta Land Stewardship Act*. 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 Municipal Development Plan must comply with the SSRP, which came into effect September 1, 2014.

MUNICIPAL REALM

A Municipal Development Plan does not exist or function in isolation at the local level. Over the years, numerous statutory and non-statutory plans and related studies have been completed to guide the growth and development of the Village including the Land Use Bylaw and Infrastructure plans. Specifically, section 632(3) of the *Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26* states that:

A municipal development plan

- (a) must address*
 - (i) the future land use within the municipality,*
 - (ii) the manner of and the proposals for future development within in the municipality,*
 - (iii) the co-ordination of land use, future growth patterns and other infrastructure with adjacent municipalities if there is no intermunicipal development plan with respect to those matters in those municipalities,*
 - (iv) the provision of the required transportation systems either generally or specifically within the municipality and in relation to adjacent municipalities,*
 - (v) the provision of municipal services and facilities either generally or specifically,*
- (b) may address*
 - (i) proposals for the financing and programming of municipal infrastructure,*
 - (ii) the co-ordination of municipal programs relating to the physical, social, and economic development of the municipality,*
 - (iii) environmental matters within the municipality,*
 - (iv) the financial resources of the municipality,*
 - (v) the economic development of the municipality,*
 - (vi) any other matter relating to the physical, social or economic development of the municipality,*
- (c) may contain statements regarding the municipality's development constraints, including the results of any development studies and impact analysis, and goal, objectives, targets, planning policies and corporate strategies,*
- (d) must contain policies compatible with the Subdivision and Development Regulation to provide guidance on the type and location of land uses adjacent to sour gas facilities, and*
- (e) must contain policies respecting the provision of municipal, school or municipal and school reserves, including but not limited to the need for, amount of and allocation of those reserves and the identification of school requirements in consultation with affected school authorities, and*
- (f) must contain policies respecting the protection of agricultural operations.*

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

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

- (a) provide a means for any person who may be affected by it to make suggestions and representations,*
- (b) notify the public of the plan preparation process and of the means to make suggestions and representations referred to in clause (a),*
- (c) notify the school authorities with jurisdiction in the area to which the plan preparation applies and provide opportunities to those authorities to make suggestions and representations,*
- (d) in the case of a municipal development plan, notify adjacent municipalities of the plan preparation and provide opportunities to those municipalities to make suggestions and representations,*
- (e) in the case of an area structure plan, where the land that is the subject of the plan is adjacent to another municipality, notify that municipality of the plan preparation and provide opportunities to that municipality to make suggestions and representations.*

PHYSICAL SETTING

The Village of Barons is located within Lethbridge County, a diversified agricultural area which includes agri-business along with the traditional agricultural production of grains and livestock. Located 45 km north of the City of Lethbridge, Barons is adjacent to Highway 23, as shown on Map 1, which is a major north-south transportation route through southern Alberta. Due to short commuting distance on Highway 23, the Village has become an attractive location for those employed in local industries and farming operations.

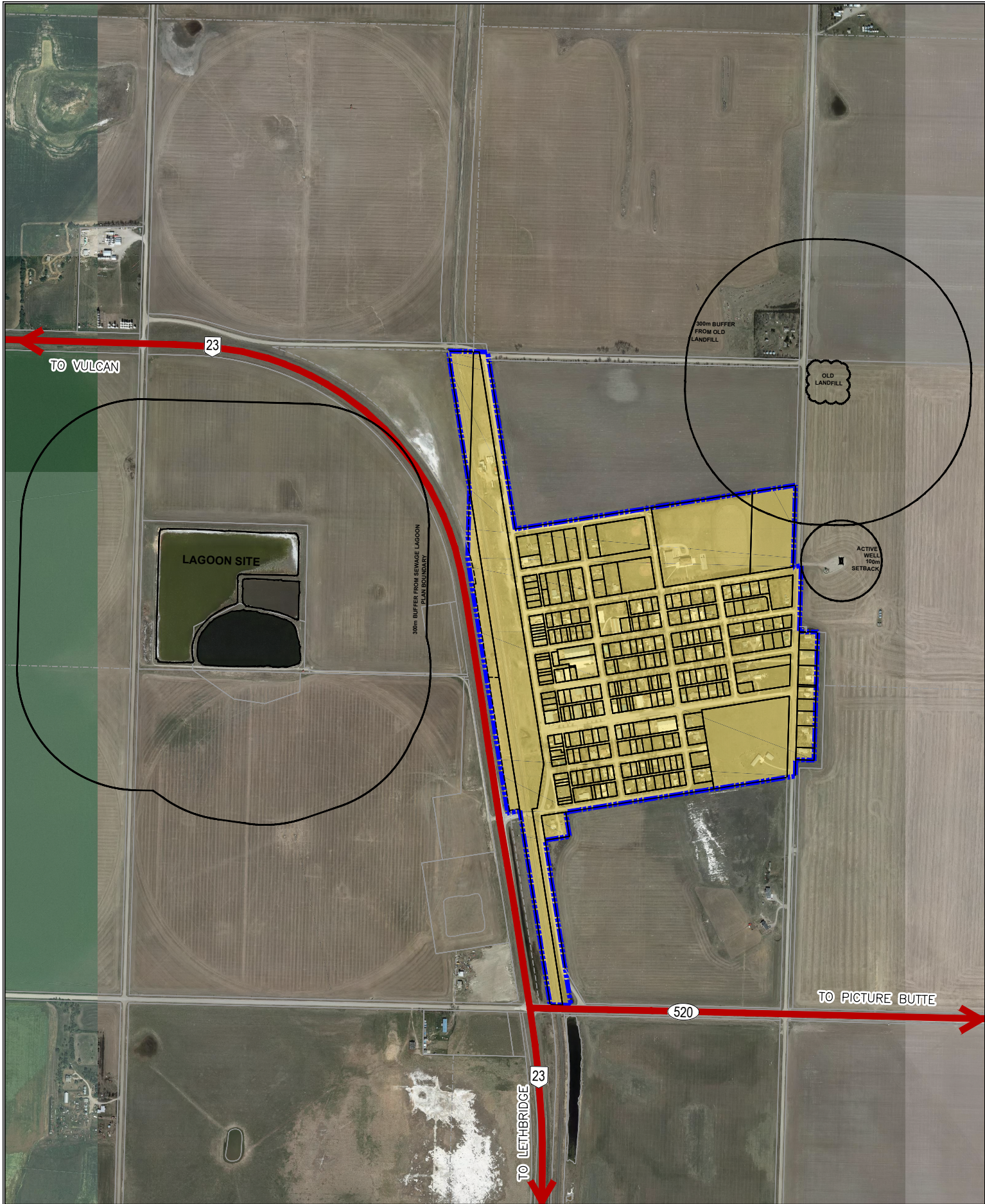
The Village of Barons is located at an elevation of 965 m (3,166 ft). The terrain is suitable for farming and ranching. There is a mix of irrigated and non-irrigated farmland where the crops include many varieties of wheats and grains. The climate of the southern Alberta region is influenced a great deal by the proximity of the Rocky Mountains as it is located on the leeward side of the mountains with elevations decreasing from west to east. As a result, southern Alberta experiences variations in climate that follow a definite pattern. As moist air moves east from the Pacific Ocean and then over the Western Cordillera and the Rocky Mountains, it becomes heated as it loses its moisture. The warm air then flows down the eastern slopes, creating a region in which there are large variations in mean seasonal temperatures and precipitations. These 'Chinook' conditions in the region can cause the temperature to rise as much as 20°C in a matter of hours. The intermittent warm westerly flow can make for mild winters and hot, dry and breezy summer days.

HISTORY

On May 6, 1910, Barons was incorporated as a village. The settlement of the Barons area began at the turn of the century when ranchers and farmers travelled to the area to bring supplies from Lethbridge, Granum, and Claresholm. The Canadian Pacific Railroad (CPR) purchased the present settlement site in 1909 and lots were sold by C. S. Noble, a land agent of the CPR. Throughout the 1920s, the number of businesses within the Village expanded. However, poor weather conditions in the 1930s led to an out-migration of residents as farming was not feasible at the time. The gradual revitalization of the Barons area was led by the discovery of oil in 1932, strip farming techniques, and the Paul Bunyan cultivator. The Barons economic role was strengthened with improved machinery, larger farms, and rising demand for wheat during World War II. As employment opportunities and business viability increased, people were attracted back to the area which resulted in a 4.7 percent per annum average increase in the population and reached its highest historical level in 1951.

Over the next 20 years, a decline in trade and employment-related factors contributed to an average population decline of 2.1 percent per annum, reaching its lowest population level in 1971 since the Great Depression. In the 1970s, however, local entrepreneurs were able to create job opportunities within Barons once again. Low cost residential lots attracted commuters who worked in neighbouring communities such as Nobleford and Lethbridge. The revitalization of Barons in the 1980s strengthened as businesses expanded. Projects in the area such as upgrading Highway 23 and the irrigation canal rehabilitation increased the viability of local businesses.

Barons' historically agricultural roots are continuing to prosper with today's advancing technology. Barons continues to thrive as an agricultural center and has expanded from primarily wheat to other crops such as peas, flax, barley, as well as animal husbandry which has led to diversified employment opportunities.



MAP 1 - REGIONAL LOCATION

VILLAGE OF BARONS


MUNICIPAL DEVELOPMENT PLAN
BYLAW NO. 708, OCTOBER 9, 2018

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LEGEND

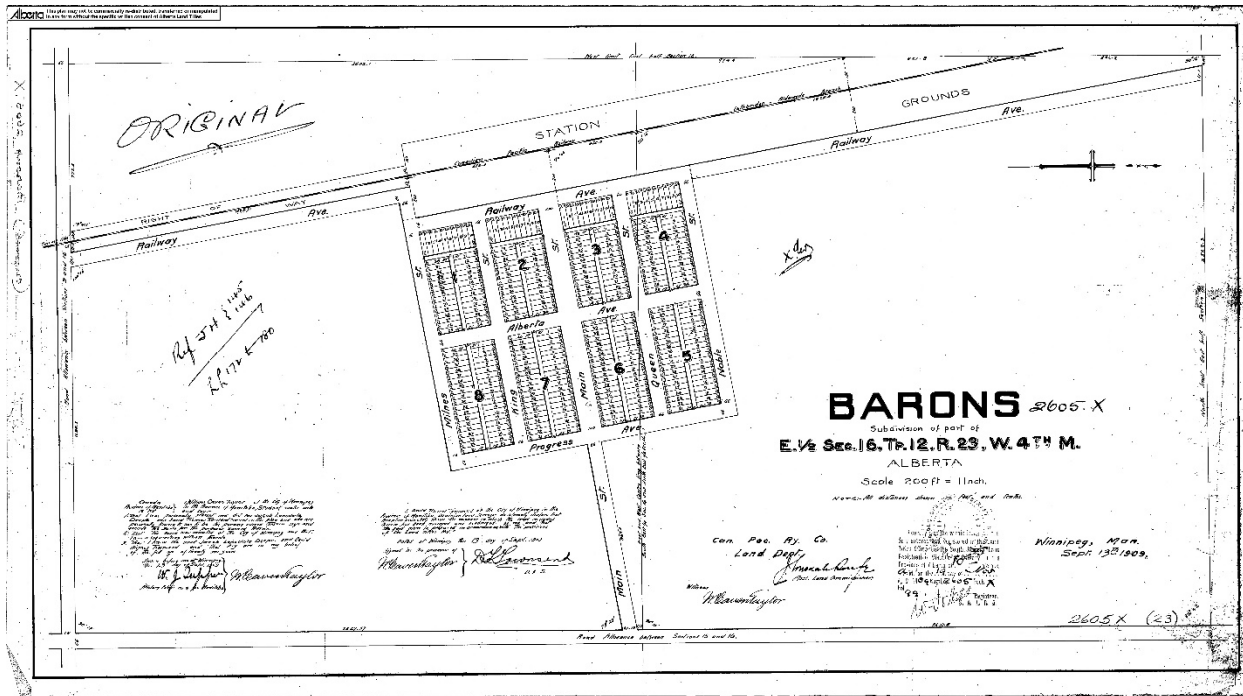
 VILLAGE BOUNDARY

 OLD LANDFILL SITE

 HIGHWAYS



Other services that can be found in the Village of Barons include a grocery store, post office, manufacturing, recreational services, and various other local businesses. The Village has seen a positive population growth within the community over the past 20 years and new dwellings and improvements continue to occur throughout the Village. Infrastructure projects and upgrades have been completed to better service the community. These project have included expansion to the water treatment plant and upgrades to irrigation pumps for the Barons area.



POPULATION

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

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

The historical growth of a population can provide a basis for population projections and the way in which a population has changed may reveal important trends. The Village of Barons over the past 30 years has faced significant changes, and the population has fluctuated between 255 to 334 people (Statistics Canada, 2016). The Village has shown a positive growth change as evidenced with a population of 285 in 1981 and 318 in 2016.

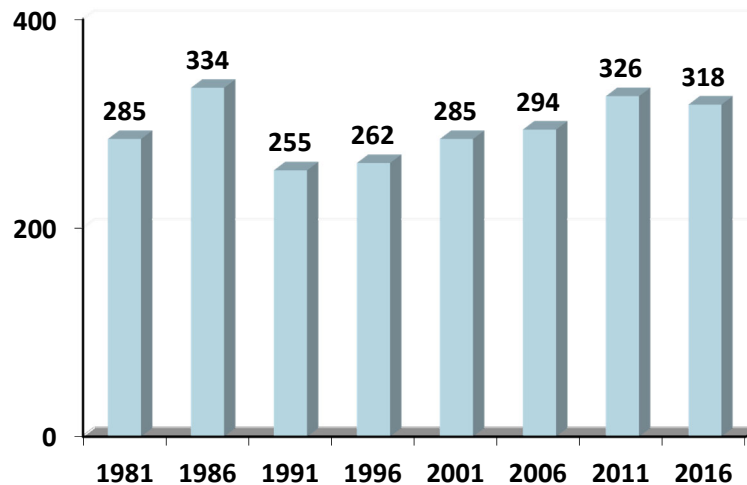
Table 1
Village of Barons Municipal Development Plan
Growth Rates 1981 to 2016

Year	Population	5 Year % Change	Annual % Change
1981	285	—	—
1986	334	14.7	2.9
1991	255	-31.0	-6.2
1996	262	2.7	0.5
2001	285	8.1	1.6
2006	294	3.1	0.6
2011	326	9.8	2.0
2016	318	-2.5	-0.5

* Municipal Census Data (Alberta Municipal Affairs 2017)

Between 1991 and 2011 the Village experienced a steady population growth. The drastic changes occurred between 1981 and 1986 when the Village experienced a 14.7 percent increase followed by a 31 percent decrease in the following five years. During the last census period (2011-2016), Barons experienced a 2.5 percent decrease in population or a slight negative growth change of 0.5 percent per annum.

Chart 1
Village of Barons Municipal Development Plan
Historic Population 1981 to 2016



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

As a comparison, the age structures for the 2011 and 2016 populations are shown on Charts 2 and 3. There has been a significant increase in adults age 65 and older which represents 19.1 percent of the Village’s population base. This may be reflective of a high percentage of single person households in the Village of Barons. The slight decrease in children age 15 and under would support the assumption that the community is losing a small percentage of families. However, adults in the 20-49 age group has increased slightly, which may suggest the community is attracting working age couples and smaller families.



Chart 2
Village of Barons Municipal Development Plan
2011 Population Pyramid

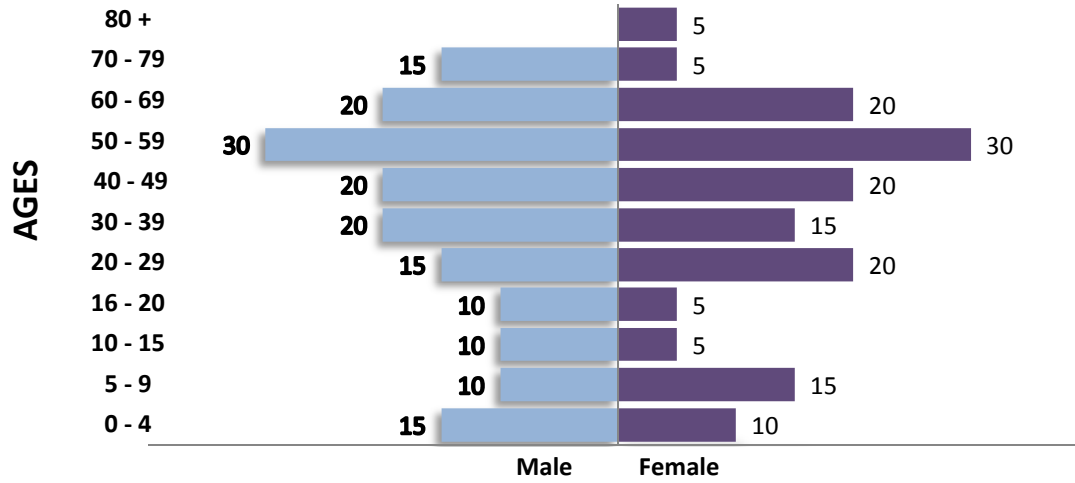
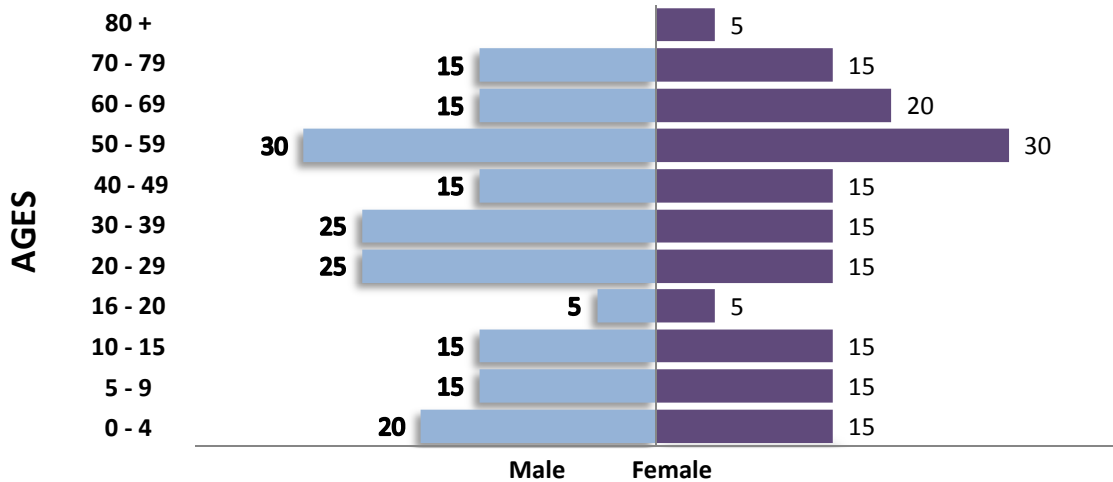


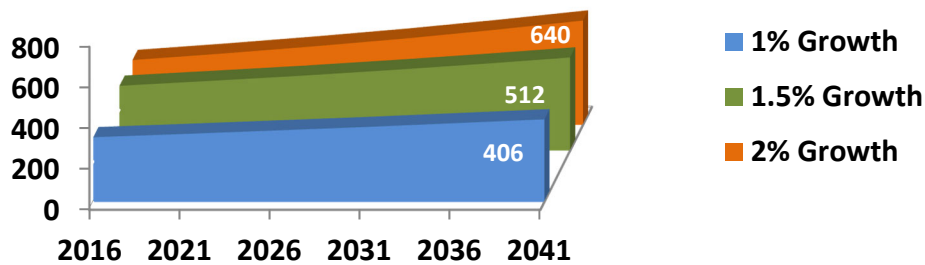
Chart 3
Village of Barons Municipal Development Plan
2016 Population Pyramid



Statistic Canada: 2011 and 2016 Statistics Canada Census Data

Population projections were calculated using the straight linear method for three different growth rates: slow (1 percent), moderate (1.5 percent), and high (2 percent) (*See Chart 4*). This method predicts the future population based on a desired growth rate. The straight linear method can offer an indication of potential population growth. It should be noted that this method of analysis cannot take into consideration external factors, such as economic influences, growth of urban centres, or any potential annexation of County land into another municipality. Steady growth over the last 10 years should assist in gradually broadening the range of services the community is capable of supporting.

Chart 4
Village of Barons Municipal Development Plan
Population Projections



This means that in 2021 the population could potentially range from 334 to 350 persons; however, by the year 2041, the population could range between a low of 406 to a high of 512. The Village has historically experienced an average 1.5 percent annual growth in population so a more probable scenario would be a projected population range between 342 and 457 people. If Alberta’s economy strengthens over the next few years, the Village of Barons should continue to attract new residents and businesses.

Table 2
Village of Barons Municipal Development Plan
Population Projections

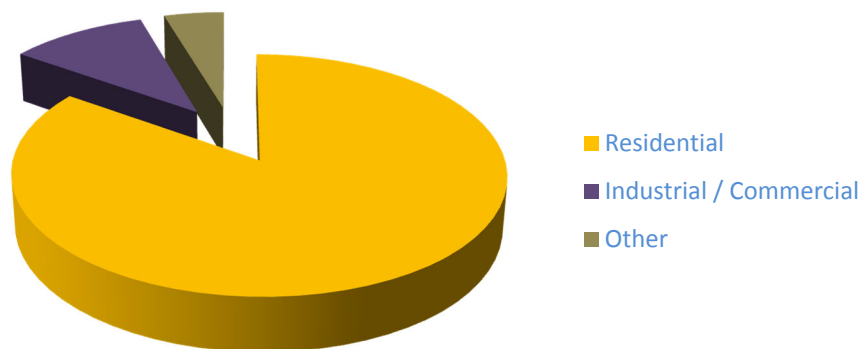
Year	Actual Population	Straight Linear Method		
		1% Growth Rate	1.5% Growth Rate	2% Growth Rate
2016	318	—	—	—
2021		334	342	350
2026		351	367	385
2031		368	395	423
2036		387	425	466
2041		406	457	512

ECONOMIC ACTIVITY AND EQUALIZED ASSESSMENT

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

According to the 2017 Equalized Tax Assessment report published by Alberta Municipal Affairs, the majority of the assessment, 84.8 percent, consists of residential property. This compares to approximately 10.6 percent of non-residential assessment, which includes both commercial and industrial property. The portion of the assessment classified as machinery, equipment, railway, farmland and linear assessment constitutes the remaining 4.6 percent of the total. The value of all land and buildings in the Village of Barons is nearly 18 million dollars.

Chart 5
Village of Barons Municipal Development Plan
Equalized Assessment 2017



Source: Alberta Municipal Affairs 2017

GENERAL LAND USE

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

The Village of Barons encompasses approximately 0.25 square miles (0.64 km²). The majority of the community is bounded on the east by Highway 23 and the CPR line and sewage lagoons are located west

of the community. Located south of Barons, Highway 520 may likely restrict future expansion south of the Village.

An existing land use survey was performed in the summer of 2017, which included field work to identify existing uses with the Village. The results are found in Table 4.

Table 4
Village of Barons Municipal Development Plan
Subdivision Activity 10-Year Overview

Use	Acres	Hectares	Percentage of Total
Residential	48.53	19.64	30.80
Commercial	2.67	1.08	1.69
Industrial	23.99	9.71	15.23
Recreation / Open Space	6.45	2.61	4.09
Institutional	13.27	5.37	8.42
Utilities	1.16	0.47	0.74
Railway	0	0	0
Vacant	8.50	3.44	5.40
Roads	52.98	21.44	33.63
Total	157.55	63.76	100.00

RESIDENTIAL LAND USE

Residential development refers to the combination of dwelling types including single attached and detached, manufactured, modular, multi-family, and special senior residences, and the amount of land these uses occupy within the total developed land base of a community. It is important for Barons to understand what quantities and types of housing exist so the Village may better prepare for future housing demands of a changing demographic within the community.

- The 2016 Census Canada data indicates that the total number of dwellings within the Village has increased to 148 which now reflects an additional 9 new houses constructed during the census period. This was a 6.5 percent increase from the 2011 Census Canada data period.
- Canada’s population is aging and the demand for adequate and appropriate housing for this segment of the population is intensifying. Barons’ percentage of seniors is slightly above the provincial average. Barons’ senior population is 19.1 percent compared to the provincial average which is 13.9 percent. These groups of individuals often have different housing requirements, such as low maintenance or ease of access to amenities, and must be considered in future development.

- Currently Barons has some vacant residential lots remaining in mature developed neighbourhoods and land is available in the northeast part of the Village which will be designated for residential use. There is still land available for residential development, particularly for single-family dwellings in undeveloped areas of the Village. Single-family dwellings will be particularly important for the rising levels of the senior population in the Village. The senior population should be monitored in order to determine future requirements to accommodate this population.
- Most southern Alberta communities have made provisions for both manufactured and modular homes which are meeting the current demand for owner-occupied and rental units. The need for a manufactured home park or subdivision is not apparent at this time.



PART 2: GROWTH STRATEGY

APPROACH TO GROWTH

The Village of Barons has experienced a stable population over the last few decades. Looking to the future, the Village should expect to see a continuation of this trend. As Barons grows, new development will be required to accommodate the increased demand for residential, public/institutional, commercial and industrial uses. It is important to create a growth strategy at this time to set the framework for sound decision-making, consistency and certainty for residents, developers, business and industry.

Principles for Barons' Growth Management Strategy:

- promote efficient and rational development;
- build on and support existing strengths and assets;
- provide quality municipal and community services for residents and businesses;
- minimize land use conflicts and environmental impacts;
- provide adequate park and open space and recreational opportunities for Village residents; and
- maximize the use of existing land before requesting new lands through annexation.

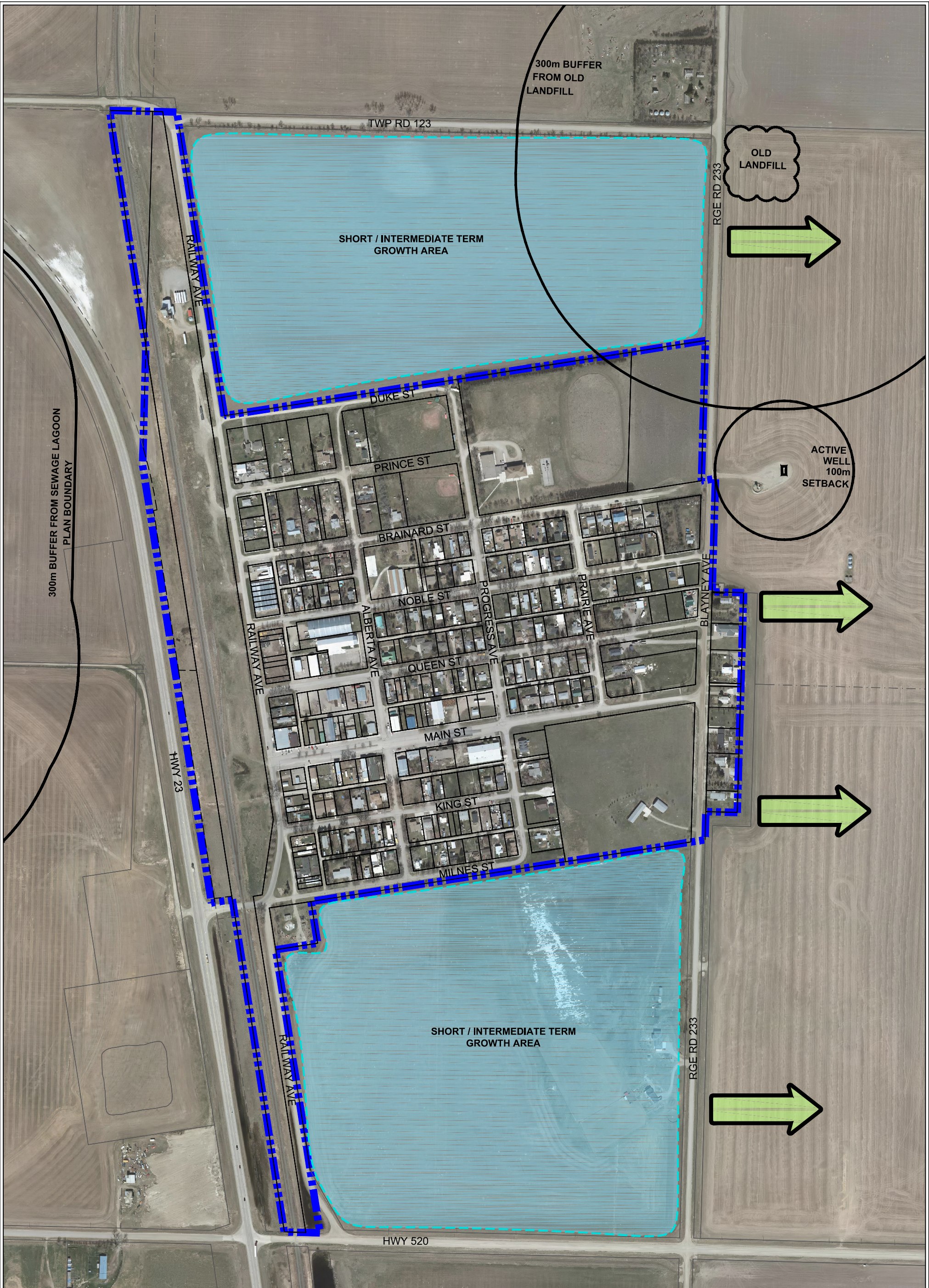
COMMUNITY LAND USE STRATEGY

It is important for Barons to prepare and formulate a strategy that will effectively encourage and facilitate growth within the community and successfully accommodate corresponding residential and non-residential development. As the role of a Municipal Development Plan is to guide and direct the evolution of a community 20 to 25 years into the future, decision makers need to consider reasonable extensions of current development and any constraints to expansion that may exist. The Village has a limited land base that contains a variety of land uses.


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

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

Maps 2 and 3 illustrate the long-term land use patterns for the Village and allocates land uses to specific areas of the Village while Map 4 formulates a long-term transportation strategy for future roads and intersections.



LEGEND

-  VILLAGE BOUNDARY
-  OLD LANDFILL SITE
(Approximately ±2 ac)
-  SHORT/INTERMEDIATE TERM GROWTH AREA
-  LONG TERM GROWTH DIRECTION

MAP 2 - FUTURE GROWTH DIRECTIONS


VILLAGE OF BARONS
 MUNICIPAL DEVELOPMENT PLAN
 BYLAW NO. 708, OCTOBER 9, 2018
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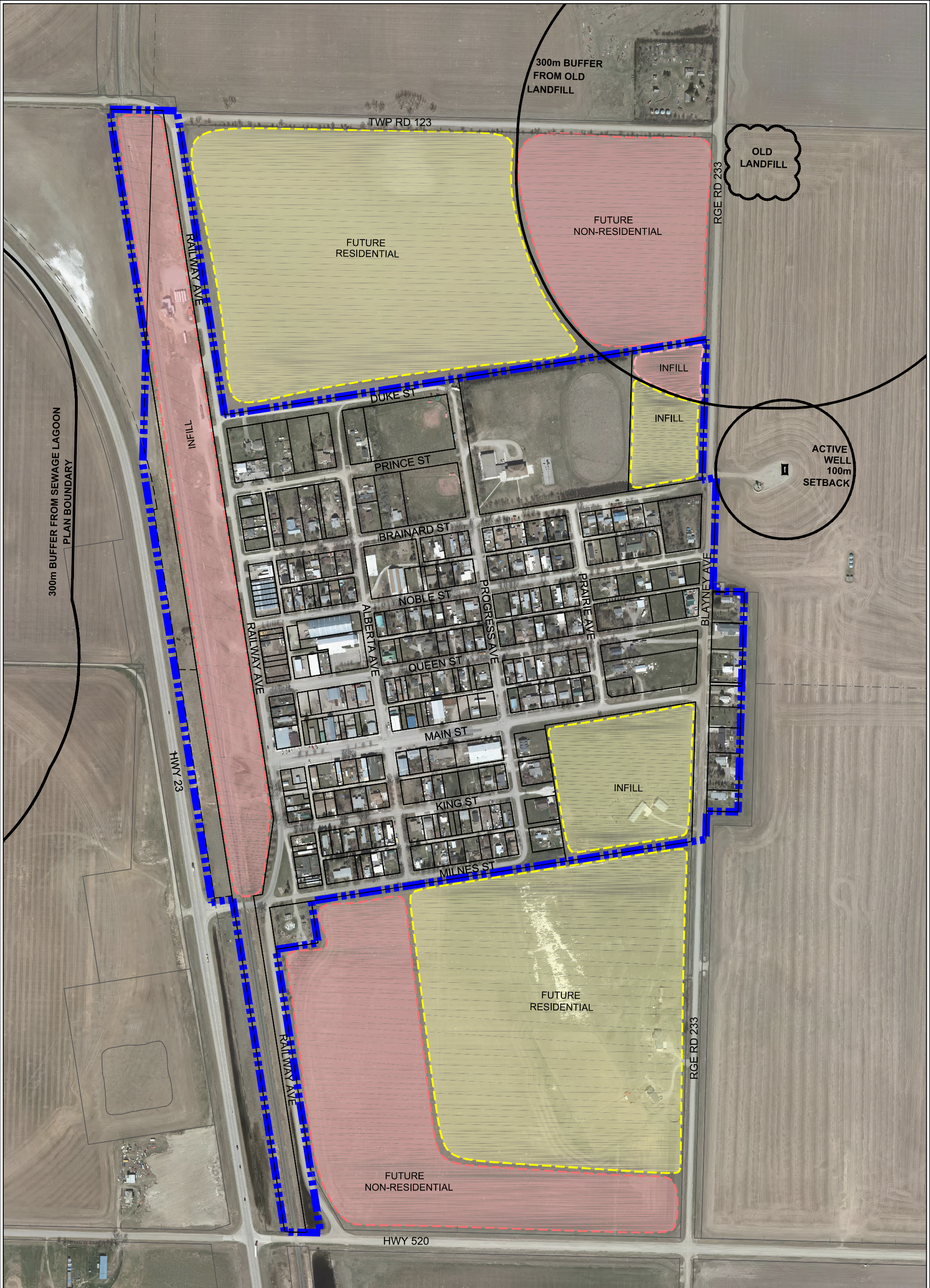
OLDMAN RIVER REGIONAL SERVICES COMMISSION







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LEGEND

-  VILLAGE BOUNDARY
-  OLD LANDFILL SITE
(Approximately ±2 ac)
-  FUTURE RESIDENTIAL
-  FUTURE NON-RESIDENTIAL

MAP 3 - FUTURE LAND USE CONCEPT

VILLAGE OF BARONS
MUNICIPAL DEVELOPMENT PLAN
BYLAW NO. 708, OCTOBER 9, 2018

1:5000





LEGEND

-  VILLAGE BOUNDARY
-  OLD LANDFILL SITE
(Approximately ±2 ac)
-  EXISTING ROADS
-  CONCEPTUAL ROAD NETWORK

MAP 4 - FUTURE ROAD NETWORK CONCEPT

VILLAGE OF BARONS
MUNICIPAL DEVELOPMENT PLAN
BYLAW NO. 708, OCTOBER 9, 2018

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FUTURE LAND REQUIREMENTS

A residential land consumption range can be calculated based on historic trends in population growth and industry standards for housing density in order to illustrate the amount of land that will be required to house future growth. The historical average indicated Barons to have a stable population growth and has continued to show a positive growth change since 1991, with the exception of the last census period which had a slightly negative growth change.

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

The land consumption analysis is based on the following criteria:

- 1.0 percent to 2.0 percent growth rate;
- 2.6 persons per average household based on historic housing density from the 2016 Census;
- the standard number of units that can be built per acre using the assumption the new dwellings are single family (4.7 units per acre).

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

- ❖ Barons could develop an additional 25.0 acres (10.1 ha) of residential land to accommodate a population projection of 640 people by the year 2041. However, it must be noted that this acreage refers to only bare, undeveloped land, and does not take into consideration existing vacant land or lots that could be developed.
- ❖ Additional land for residential use will most likely not be needed in the near future as shown in the Land Consumption Analysis by the negative figures projected for new dwelling units required in the next 10 years for low rate of population growth. The abundance of existing dwelling units indicates that new dwelling units will not be needed in the immediate future if population growth remains stable.
- ❖ The Land Consumption Analysis predicts that annexation for residential purposes will not be needed over approximately a 10-year period. The number of census families with two people is 50 percent of all census families in private households. This indicates that persons per household is decreasing which results in lower demand for new dwelling units, hence, resulting in lower pressure for future land requirements within the Village due to a stable population with minimal growth.
- ❖ Currently there are 8.50 acres (3.44 ha) of vacant land to be utilized for all development, including non-residential, recreation and roadways. This indicates that additional land is available if population growth increases significantly in the future.

Table 5
Village of Barons Municipal Development Plan
Residential Land Consumption Analysis

Year	Population Levels		Assumed Persons per Family	Total Required D.U.s		Existing D.U.s	New Dwelling Units Required		Land Acreage Requirement (4.7 units/acre)	
	High	Low		High	Low		High	Low	High	Low
2016	318									
2021	350	334	2.8	125	119	148	-23	-29	-5	-6
	350	334	2.6	135	128	148	-13	-20	-3	-4
	350	334	2.4	146	139	148	-2	-9	0	-2
2026	385	351	2.8	138	125	148	-11	-23	-2	-5
	385	351	2.6	148	135	148	0	-13	0	-3
	385	351	2.4	160	146	148	12	-2	3	0
2031	423	368	2.8	151	131	148	3	-17	1	-4
	423	368	2.6	163	142	148	15	-6	3	-1
	423	368	2.4	176	153	148	28	5	6	1
2036	466	387	2.8	166	138	148	18	-10	4	-2
	466	387	2.6	179	149	148	31	1	7	0
	466	387	2.4	194	161	148	46	13	10	3
2041	512	406	2.8	183	145	148	35	-3	7	-1
	512	406	2.6	197	156	148	49	8	10	2
	512	406	2.4	213	169	148	65	21	14	5



PART 3: MUNICIPAL DEVELOPMENT PLAN POLICY

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

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

GOALS

- ▶ To adopt a plan which provides guidance for future land use decisions in the Village of Barons.
- ▶ To establish a mechanism whereby the Municipal Development Plan may be revisited, refined and amended to accommodate changes in the municipality.
- ▶ To ensure that the municipal decision makers have sufficient information to make an informed decision and a process in which to obtain and review that information.
- ▶ To promote consistency of decision making by ensuring decisions are made within a framework of policies.

1.0 GENERAL 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 Barons. In this respect, the boundary between the land use shown on the Guide Map is 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 Municipal Development Plan will not require an amendment to the plan. More substantive changes will require an amendment to the MDP and any other affected plan.
- 1.3 The Municipal Development Plan contains "shall", "should", and "may" policies which are interpreted as follows:
 - (a) "shall" 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 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.
- 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 Municipal Development Plan must follow the appropriate procedures outlined in the *Municipal Government Act*.
- 1.7 All statutory and non-statutory plans shall be consistent with the Municipal Development Plan.
- 1.8 This Municipal Development Plan shall be reviewed, amended or replaced by a new bylaw on a regular basis in order to achieve consistency and reflect the wishes of the municipality and its ratepayers.
- 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 shall encourage developers and landowners, when proposing developments, to consider the efficient use of land planning tools.

Municipal, Environmental, Community and School Reserves

- 1.12 Municipal and/or school reserve will be provided in accordance with section 666 of the *Municipal Government Act*.
- 1.13 Where the reserve requirement is to be satisfied as money in place of land, it shall be done so in accordance with the provisions of section 667 of the *Municipal Government Act*.
- 1.14 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*.
- 1.15 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*.

- 1.16 The Village of Barons will receive all municipal reserve funds paid and, should a school authority in the future require land for a school, an agreement for possible municipal assistance will be discussed at that time.
- 1.17 In the opinion of the 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.

Sustainability Policies

- 1.18 Developers shall be encouraged to increase the use of low environmental impact materials during the construction of developments and shall be encouraged to increase the use of locally reclaimed or recycled materials in the construction of roads, pavements, public spaces and parking lots.
- 1.19 Developers shall ensure that any development on site does not adversely impact upon local public or private water supply through polluting aquifers or groundwater.
- 1.20 Developers shall be encouraged to investigate the naturalization of stormwater facilities to promote biodiversity within the municipality.
- 1.21 The Village as a whole shall 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.
- 1.22 The Village shall encourage the reclamation and/or conversion of developed lands that are no longer required for discontinued uses.

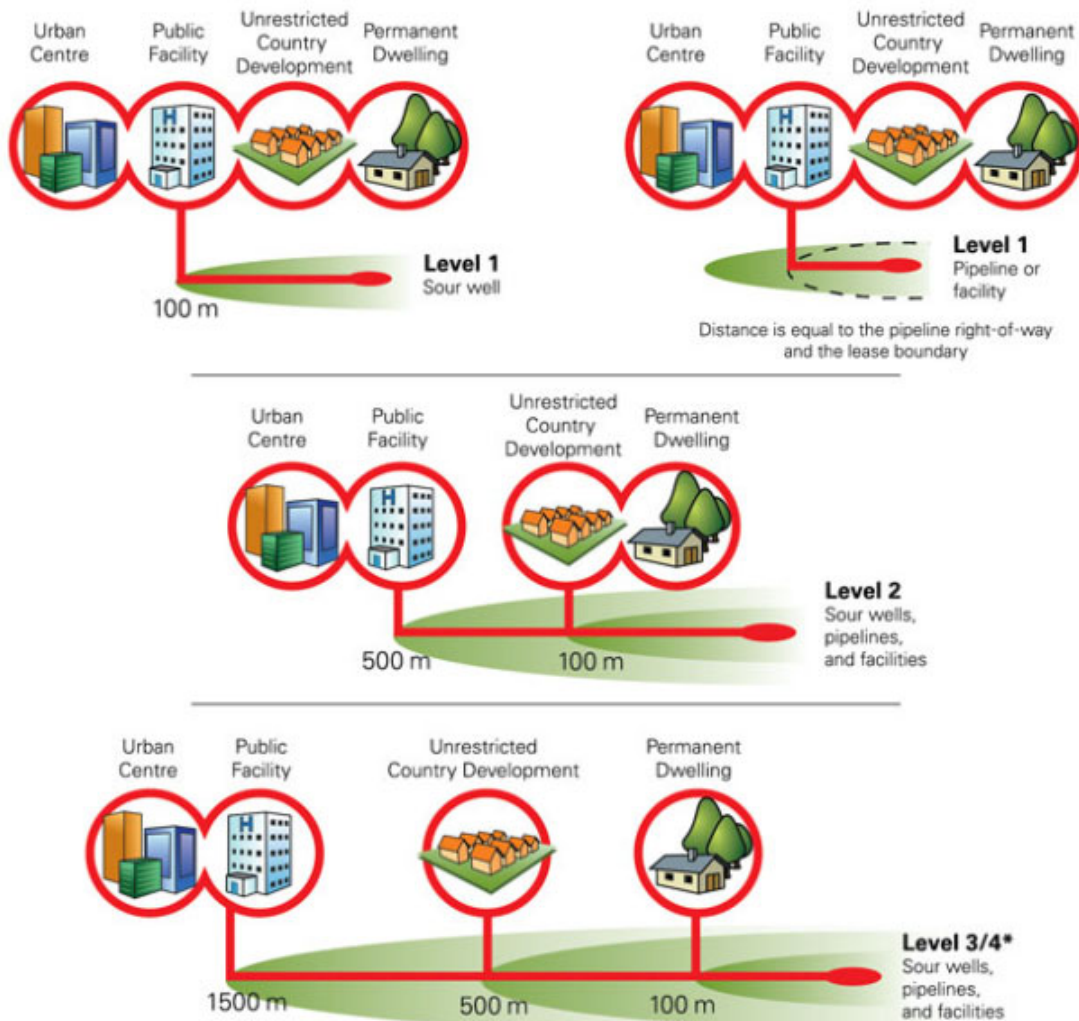
Agricultural Policies

- 1.23 Agricultural land and existing farming operations within the Village shall be protected for as long as possible until required for future urban development.
- 1.24 The Village shall ensure an orderly progression and staging of development in order to prevent premature land development and to minimize land use conflicts with existing agricultural operations.
- 1.25 The Village shall promote compatibility between the urban land uses within Barons and the agricultural operations in Lethbridge County within the vicinity of the municipal boundaries. The Village may consider the use of mechanisms available to achieve compatibility such as buffers between urban land uses and adjacent farming operations, policies/designations in intermunicipal development plans, referral responses on development applications, and general communication with Lethbridge County.

Sour Gas Facilities Policies

- 1.26 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 (AER).
- 1.27 Setback guidelines for sour gas facilities shall be in accordance with the standards established by the Alberta Energy Regulator.

Figure 1: AER Setbacks (www.aer.ca)



* Setbacks for level 4 are specified by the AER but not less than level 3.

2.0 LAND USE AND FUTURE DEVELOPMENT

It is important for Barons to prepare and formulate a strategy that will effectively encourage and facilitate growth within the community and successfully accommodate corresponding residential and non-residential development. As the role of a Municipal Development Plan is to guide and direct the evolution of a community 20 to 25 years into the future, decision makers need to consider reasonable extensions of current development and any constraints to expansion that may exist. A review of the land use studies and background information identified several primary-planning goals regarding land use and development for the community. These include:

- the need to promote slow to moderate community growth and development in an orderly economic manner while providing a supply of competitively-priced building lots for all land uses by developing a comprehensive land use strategy;
- the challenges of maintaining an attractive high-quality community environment, ensure sustainability, and continue to improve the quality of life for citizens;
- to broaden the range of retail sales and service outlets available.

GOALS

- ▶ To ensure that serviceable land is adequately available to accommodate future urban growth.
- ▶ To provide polices and establish guidelines that direct future subdivision and development, which provide concise and manageable standards for developers.
- ▶ To maintain a high quality of development and subdivision wherever possible.

POLICIES

- 2.1 Future urban growth and development in the municipality should first be directed to the areas identified in the Municipal Development Plan Guide Map (Map 2) as infill growth areas if they are determined to be suitable for development and can be serviced with municipal infrastructure.
- 2.2 Council and the municipality should attempt to ensure that new growth and development occurs in a stable and fiscally sound manner, given infrastructure, land carrying capacity and physical constraints.
- 2.3 Future urban growth should be directed to areas with existing municipal infrastructure capacity or to locations where infrastructure extensions can be made most appropriately. All residential and commercial development shall be required to connect to the municipal sewer and water service unless it is demonstrated to the Municipal Planning Commission that circumstances exist that services are not required.
- 2.4 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.

- 2.5 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.
- 2.6 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.
- 2.7 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.
- 2.8 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 application review.
- 2.9 That the Village’s “Unsightly Premises Bylaw” is involved wherever necessary as a legal measure of Council’s intent to maintain a visually attractive community.

3.0 RESIDENTIAL DEVELOPMENT

Residential development will continue to be a primary focus. Residential growth as projected for the next 25 years will be able to be accommodated within the current boundaries of the Village. Single family dwellings are currently the primary housing type in the community but other types of development may be needed in the future. Recognizing that today's families are not uniformly composed, multi-unit residences or smaller homes may be encouraged in a manner which integrates with existing and future single-detached dwellings.

GOALS

- ▶ To ensure a diversity of housing types and serviced building lots are available throughout the community that cater to all residents and housing needs.
- ▶ To ensure that land is developed in an efficient and rational manner.

POLICIES

- 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 the Municipal Development Plan Guide Map;
 - (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 The municipality should commence a strategy to identify potential residential areas that 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 That the Village of Barons not develop a manufactured home park at this particular time, but rather examine the feasibility of policies to allow manufactured housing in a style that complements the existing and future onsite-built dwellings.
- 3.5 The Village shall continue to encourage the private sector to develop residential land in Barons.

4.0 COMMERCIAL / INDUSTRIAL DEVELOPMENT

The small percentage of commercial and industrial uses within the Village is a challenge. The assessment base, available employment opportunities and community sustainability are all impacted. The results of a recent community survey indicated that most residents would like to see more commercial-based businesses in Barons. Steps should be taken to ensure that the range of services in the community increases which may include strategies to attract new businesses to the community.

GOALS

- ▶ To establish sound planning policies and guidelines for commercial developments that protect existing developments and encourage new ones.
- ▶ To attract new investment and industries to the community to diversify the assessment base and provide employment opportunities.

POLICIES

- 4.1 Council and the municipality should continue to encourage and support local business and encourage the private sector to develop non-residential land in Barons.
- 4.2 When Land Use Bylaw amendments are proposed to accommodate new commercial uses, consideration shall be made to existing and adjacent land use patterns in the area.
- 4.3 All commercial development shall be required to connect to municipal sewer and water system services, unless it is demonstrated to the Municipal Planning Commission that circumstances exist that services are not required.
- 4.4 All unsightly materials or objects being stored outdoors in the commercial districts should be properly screened and enforced by an appropriate municipal bylaw.
- 4.5 Council shall continue to consider highway related commercial development as discretionary uses under the Land Use Bylaw's commercial district, with decisions based on the merits of individual applications and proposed sites.
- 4.6 All commercial subdivision and development shall be referred to Alberta Transportation for comments and/or approvals if adjacent to Highway 23 or 520.
- 4.7 The municipality should ensure that modern and adequate infrastructure of other utilities (fiber-optic) is available to enable new technology-based industries and high-tech business to operate. A plan should be formulated that may enable this infrastructure to be programmed to coincide with existing infrastructure upgrades.

5.0 RECREATION, PARKS AND OPEN SPACE

In a recent survey, the majority of residents reported public recreational facilities were average or above, but would also like to see more recreational development. The maintenance of existing facilities, investigation of other recreational opportunities and the establishment of an expanded walking trail should be priorities for the future.

GOALS

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

POLICIES

- 5.1 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.
- 5.2 The municipality should investigate various funding alternatives and partnerships to offset the increasing costs of park and recreation land maintenance, especially for new subdivisions.
- 5.3 The municipality should continue to work with school authorities and support the shared use of open space and playground areas.
- 5.4 The municipality, pursuant to section 666 of the *Municipal Government Act*, may require a ten (10) percent land dedication or money-in-lieu which may be used for open space requirements in new residential 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*.
- 5.5 Where feasible, Council should endeavour to maintain and improve existing recreational facilities.
- 5.6 The municipality should continue to take inventory of the municipal parks and prioritize their need for maintenance or replacement based on the state of their physical condition.
- 5.7 Council should continue to develop a continuous pathway system connecting the community.

6.0 TRANSPORTATION

The road pattern within Barons is characterized by the traditional grid system, laid out east of the railway and Highway 23. The main access to Barons from Highway 23 is at Milnes Street and Railway Avenue. Many roads in Barons have been paved and are maintained by the Village.

GOALS

- ▶ To maintain a transportation network that meets the needs of the community and provides both safe and efficient routes.
- ▶ To liaise with Alberta Transportation and/or Lethbridge County with respect to any transportation matters.

POLICIES

- 6.1 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 shall be determined through the preparation of area structure plans, outline plans and plans of subdivision.
- 6.2 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 proposed road connections as shown on Map 3;
 - (c) maintain a consistent standard of road design.
- 6.3 The Village shall 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.
- 6.4 The Village will work with Lethbridge County and Alberta Transportation to coordinate the provision and development of regional transportation networks and corridors. The Village should explore the development of highway vicinity agreements with Alberta Transportation to employ appropriate setbacks and mitigating measures relating to noise, air pollution and safety on lands that may impact Highways 23 and 520.
- 6.5 The Village shall work with Canadian Pacific Railway to ensure the safe interaction of train, vehicular, and pedestrian/bicycle traffic and work to minimize noise, vibration and safety concerns associated with rail operations on development within the Village.

7.0 UTILITIES AND INFRASTRUCTURE

The municipal public works function is to efficiently maintain public parks, roads, sidewalks, storm water drainage, the water distribution system, sewage collection system and solid waste collection and disposal. It is important to analyze present services to ensure they are sufficient to manage future capacity loads. The Village of Barons currently has potable water delivered from the Village of Nobleford and the shared system is designed to accommodate future growth in Barons for at least the next 20 years. Barons' sewage treatment lagoon facility is located west of the existing Village boundary and also has sufficient capacity.

GOALS

- ▶ To ensure that future land developments have adequate infrastructure to handle the capacities required for future growth.
- ▶ Proactively plan for the maintenance, replacement and upgrading of water, sanitary sewer and storm sewer systems.
- ▶ Promote the use of sustainable practices to reduce utility consumption, demands on utility systems and impacts on the environment.

POLICIES

- 7.1 All residential 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 is not required.
- 7.2 The burden of supplying infrastructure services to subdivisions or new developments shall be borne solely by the developer and not by the municipality.
- 7.3 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/or 655 of the *Municipal Government Act*.
- 7.4 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.
- 7.5 New developments should create a minimal increase in storm water runoff from the predevelopment state. Problem areas may require a storm water management plan to be approved by the municipality.

8.0 COMMUNITY SERVICES

A number of other municipal or community types of services affect the quality of life of the residents of Barons, but the provision and management of these services 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.

GOALS

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

POLICIES

- 8.1 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.
- 8.2 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 Barons.
- 8.3 The municipality should continue to support and work in mutual agreement with other government departments or agencies that help provide various community services to residents.
- 8.4 Council should regularly communicate with appropriate provincial agencies to determine if family support services are adequately addressing the needs of residents.
- 8.5 Council should consider the development of a heritage resources management plan including an inventory of all buildings, structures, landscapes, and archaeological resources, and policies to promote the conservation and reuse of heritage resources.
- 8.6 Opportunities to better utilize heritage buildings should be explored.
- 8.7 The Village shall explore and pursue all approaches to the funding and provision of cultural services/facilities including the involvement of the public, private and not-for-profit sectors and the formation of partnerships for this purpose. 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.

9.0 INTERMUNICIPAL COOPERATION

Communities throughout Alberta are exploring the advantages of regional cooperation by working together to improve the sustainability of each community within the region. Therefore, it is very important for the Village of Barons to continue working with neighbouring municipalities who have common economic goals and development objectives.

GOALS

- ▶ To ensure cooperation in planning issues between neighbouring municipalities.
- ▶ To allow municipalities to take advantage of mutual opportunities to maximize efficient use of transportation systems, infrastructure and other mutual interests.
- ▶ To ensure cooperation and dialogue between municipalities on matters of mutual interest or concern.

POLICIES

- 9.1 The Village of Barons shall continue to cooperate with Lethbridge County in pursuing mutually acceptable growth and development policies in the urban fringe.
- 9.2 Upon completion of the Municipal Development Plan, the Village of Barons and Lethbridge County shall initiate discussions regarding the preparation of an Intermunicipal Development Plan (IDP).
- 9.3 The Village Council will request that Lethbridge County continue to inform the Village of any proposed changes to the regulations or procedures established in the Lethbridge County Land Use Bylaw regarding development in the Barons fringe area.
- 9.4 The Village will endeavour 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.

10.0 ECONOMIC DEVELOPMENT

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

GOALS

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

POLICIES

- 10.1 Council should strive to create a strong, livable, safe community with good neighbourhood organizations and adequate parkland, recreational opportunities, community centres and other public amenities that will foster local business growth and generate a host of economic benefits.
- 10.2 Future land use decisions should create a compatible situation whereby industry; recreation and environmental uses can co-exist and not create potential conflicts.
- 10.3 Municipal decisions should be made with special attention placed on creating an atmosphere that positively demonstrates that Barons is a friendly, attractive community that is favourable to business.
- 10.4 The municipality should support positive opportunities to diversify the local economy and expand the tax base.

PART 4: SOUTH SASKATCHEWAN REGIONAL PLAN

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 Barons is located within the geographical area of the South Saskatchewan Regional Plan (SSRP) which was effective the fall of 2014. The SSRP lays out a number of key desired outcomes and strategic directions relating to the region's economy, people, environment, and resources.

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 2016 update of this Municipal Development Plan is convenient, providing an opportunity for Barons 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.

Section 1: Use Land Efficiently

1. All land use planners and decision-makers responsible for land-use decisions are encouraged to consider the efficient use of land principle in land-use planning and decision making. (5.1)

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

Relevant MDP Policy: 1.10

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

Relevant MDP Policy: 3.2, 3.3

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

Relevant MDP Policy: 3.1, 3.3

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

Relevant MDP Policy: 3.2, 7.1

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

Relevant MDP Policy: 1.22

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

Relevant MDP Policy: 1.11

- 2. Build awareness and understanding of the efficient use of land principle and the application of land-use planning tools that reduce the footprint of the built environment, how they might be applied and how their effectiveness would be measured over time with municipalities, land-use decision-makers and land users, on both public and private lands. (5.2)**

Relevant MDP Policy: 1.11, 1.22

Section 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 MDP Policy: 9.1

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

Relevant MDP Policy: 5.1, 5.3

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

Relevant MDP Policy: 9.2

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 MDP Policy: 9.2, 9.3

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 MDP Policy: 1.11

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

Relevant MDP Policy: 9.4

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 MDP Policy: 9.2, 9.3

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 MDP Policy: 9.4

Section 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 MDP Policy: 1.1, 3.3, 5.1

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

Relevant MDP Policy: 10.1, 10.2

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 MDP Policy: 1.1, 2.1

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 MDP Policy: 3.2

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

Relevant MDP Policy: 4.2, 4.4

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

Relevant MDP Policy: The Village contains no area prone flooding, erosion, subsidence, or wildfire within the Village boundary and has determined that no policy is necessary to address this section of the SSRP.

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

Relevant MDP 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 MDP Policy: 1.15, 8.3

Section 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 MDP Policy: The Village has determined that no policy is necessary to address this section of the SSRP.

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 MDP Policy: 1.21

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 MDP Policy: 1.22

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

Relevant MDP Policy: 1.23

Section 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 MDP Policy: 1.19, 1.20

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 MDP Policy: 2.9, 7.5

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 of development of land that is located in a floodway and define authorized uses. (8.25)

Relevant MDP Policy: The Village boundary does not contain a flood hazard area and is only prone to isolated overland flooding and has therefore determined that no policy is necessary to address this section of the SSRP.

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 MDP Policy: The Village contains no significant water resources within its current municipal boundary and has determined that no policy is necessary to address this section of the SSRP.

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

Relevant MDP Policy: The Village contains no significant water resources within its current municipal boundary and has determined that no policy is necessary to address this section of the SSRP.

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

Relevant MDP Policy: 1.18, 1.19, 1.20

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 MDP Policy: The Village contains no significant water resources within its current municipal boundary and has determined that no policy is necessary to address this section of the SSRP.

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

Relevant MDP Policy: The Village contains no significant water resources within its current municipal boundary and has determined that no policy is necessary to address this section of the SSRP.

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

Relevant MDP Policy: The Village contains no significant water resources within its current municipal boundary and has determined that no policy is necessary to address this section of the SSRP.

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

Relevant MDP Policy: The Village contains no significant water resources within its current municipal boundary and has determined that no policy is necessary to address this section of the SSRP.

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

Relevant MDP Policy: The Village contains no significant water resources within its current municipal boundary and has determined that no policy is necessary to address this section of the SSRP.

Section 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 MDP Policy: 8.5

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

Relevant MDP Policy: 8.5, 8.6

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 MDP Policy: 8.7

Section 7: Transportation

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

Relevant MDP Policy: 6.1, 6.2

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 MDP Policy: 6.4

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 MDP Policy: 6.4