

# VILLAGE OF WARNER

MUNICIPAL DEVELOPMENT PLAN BYLAW NO. 601-20  
NOVEMBER 2020





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**VILLAGE OF WARNER  
IN THE PROVINCE OF ALBERTA**

**BYLAW NO. 601-20**

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

WHEREAS, the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, requires every municipality to adopt a municipal development plan by bylaw;

AND WHEREAS, the purpose of Bylaw No. 601-20 is to provide a comprehensive, long-range land use plan for the Village 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 Warner has prepared a long-range plan to fulfill the requirements of the Municipal Government 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. 601-20, being the Village of Warner Municipal Development Plan, is hereby adopted.
2. This Bylaw comes into effect upon the third and final reading.

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

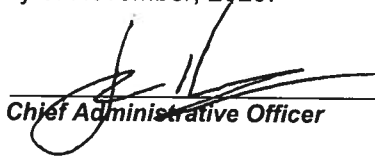
READ a **second** time this 18th day of November, 2020.

READ a **third** time and finally PASSED this 18th day of November, 2020.

\_\_\_\_\_  
Mayor



\_\_\_\_\_  
Chief Administrative Officer







# CONTENTS

<b>PART ONE: OVERVIEW</b> .....	1
Introduction .....	1
Why Plan? .....	1
What is a Municipal Development Plan? .....	1
Planning Context.....	3
Plan Implementation.....	5
Monitoring & Amendment.....	5
<b>PART TWO: COMMUNITY CONTEXT</b> .....	7
The Village .....	7
History .....	8
Population .....	9
Population Growth.....	9
Population by Age .....	10
Population Projections .....	11
Employment & Economic Activity.....	12
Transportation Network.....	13
Municipal Infrastructure .....	13
Community Services .....	14
Land Use Analysis .....	16
Existing Land Use .....	16
Residential Uses .....	16
Commercial Uses .....	17
Industrial Uses .....	17
Public & Institutional Uses.....	18
Open Space.....	18
Future Land Requirements.....	19
<b>PART THREE: VISION, GOALS &amp; FUTURE LAND USE</b> .....	21
Community Vision.....	21
Governance.....	21
Approach to Growth .....	22
Village of Warner’s Growth Strategy – Community Goals .....	22
Objectives .....	24
Growth Strategy .....	25
Growth Directions.....	25
General Growth.....	25
Residential Growth.....	25
Commercial Growth.....	25
Industrial Growth .....	25

<b>PART FOUR: MUNICIPAL DEVELOPMENT PLAN POLICIES</b> .....	27
1 Administrative .....	27
2 General Land Use & Future Development .....	29
3 Residential Development .....	31
4 Commercial & Industrial Development .....	33
5 Recreation, Parks & Open Space .....	35
6 Agricultural Protection & Sour Gas Facility Setbacks .....	36
7 Community Services .....	37
8 Economic Development .....	38
9 Municipal, School, Environmental, & Community Reserves .....	39
10 Transportation .....	41
11 Utilities and Infrastructure .....	42
12 Public Engagement & Communication .....	44
13 Intermunicipal Cooperation .....	45
<b>PART FIVE: REGIONAL PLAN CONFORMANCE</b> .....	47
South Saskatchewan Regional Plan .....	47
Efficient Use of Land .....	47
Planning Cooperation and Integration .....	48
Building Sustainable Communities .....	48
Agriculture .....	49
Water and Watersheds .....	49
Historic Resources .....	50
Transportation .....	50

## PART ONE: OVERVIEW

PART TWO: COMMUNITY CONTEXT

PART THREE: VISION, GOALS & FUTURE LAND USE

PART FOUR: MUNICIPAL DEVELOPMENT PLAN POLICIES

PART FIVE: REGIONAL PLAN CONFORMANCE

# PART ONE: OVERVIEW

## INTRODUCTION

### WHY PLAN?

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The essential elements required to shape a community originate on the landscape. How well a community uses the land within its boundaries is often a factor in its overall success. A successful community, however, is not created without purposeful, long-range planning. By engaging in long-range land use planning, a community can be better prepared to take advantage of potential opportunities and confront future challenges.

A Municipal Development Plan serves as an effective long-range planning tool, designed to provide the community with a roadmap for rational development, ultimately helping steer the Village toward its desired future. It is intended that the policies contained in the Municipal Development Plan be used as a guide, providing a strategic perspective to help inform development and management decisions of elected officials, municipal administration, landowners, and developers alike.

The content of the 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 development must be realistic. By ensuring that development takes place in a sustainable, orderly, and rational manner, a community can balance the economic, social, and environmental needs of its residents and provide a degree of stability and certainty to the community.

### WHAT IS A MUNICIPAL DEVELOPMENT PLAN?

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A Municipal Development Plan (MDP) is the primary land use planning and community development guidance document for municipalities in Alberta. Provincial legislation requires that every municipality in Alberta adopt a Municipal Development Plan. Generally, MDPs contain background and research that help contextualize the past and present development patterns within a community and establish policies that offer guidance to decision-makers concerning future development.

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

In accordance with the requirements of the *Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26*, the MDP must address:

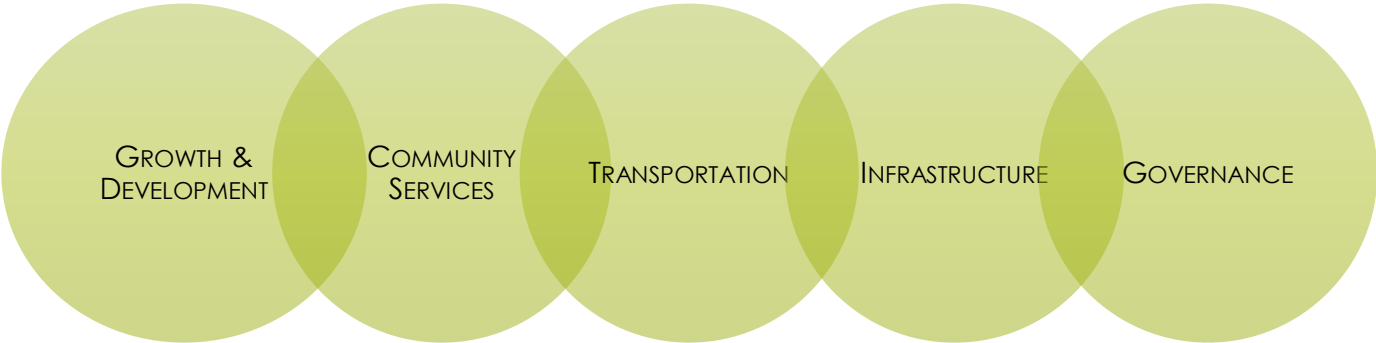
-  Future land use and proposals for future development
-  Municipal services and facilities
-  Transportation systems
-  Municipal and school reserves
-  Land uses adjacent to sour gas facilities
-  Protection of agricultural operations
-  Coordination with adjacent municipalities

Additionally, the MDP may also address several other considerations including:

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



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



PLANNING CONTEXT

The Municipal Development Plan is not a stand-alone document, but rather an integral component of a larger context of provincial, regional, and municipal documents and regulations. A hierarchy of statutory planning documents exists in Alberta, which are intended to work together to provide consistency in planning processes. The Municipal Development Plan is informed by the larger context of planning in Alberta and is required to be consistent with higher order plans and regulations.



## PROVINCIAL REALM

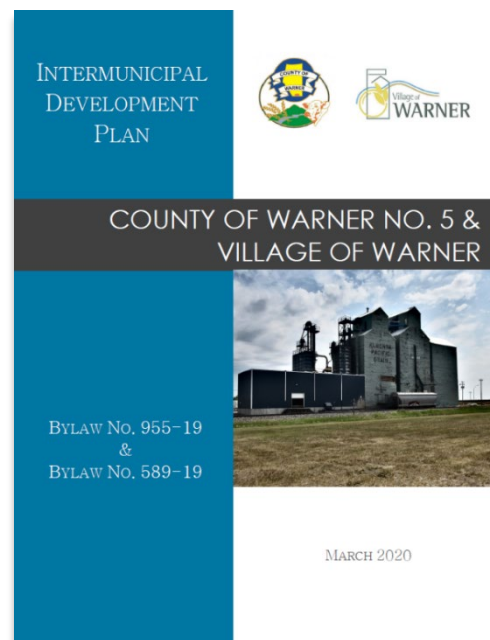
The *Municipal Government Act (MGA)* sets out the legislative framework for planning in Alberta; specifically, Part 17 places the authority for land use decision making at the local level. Through this legislation, municipal council is empowered with the authority to create and adopt statutory plans, establish planning approval committees, enforce conditions of planning approvals; and to ensure the public is involved with planning at a local level. The *Subdivision and Development Regulation*, passed by Cabinet, 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. The Village of Warner's MDP has been prepared consistent with the intents of the SSRP (see Part 5 of the Plan for the relevant SSRP policies).

## MUNICIPAL REALM

A Municipal Development Plan does not exist or function in isolation at the local level. Over the years, Warner has adopted 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. With the adoption of the Intermunicipal Development Plan (Bylaw 955-19), the Village has formalized their plans for growth in cooperation with the County providing a strong framework through which future intermunicipal issues and opportunities will be addressed. Additionally, the Village has adopted a variety of other bylaws such as a Noise Bylaw (542-13), a Truck Bylaw (529-11), a Municipal Emergency Management Bylaw (532-11), and an Unsightly Property Bylaw (530-11), which are intended to promote the well-being and safety of Village residents. Village staff and Council, through the passing of such bylaws, has shown initiative in fostering a cohesive and thoughtful community atmosphere.



## PLAN IMPLEMENTATION

The success of the MDP depends on the degree to which it is integrated into ongoing decision making. The MDP provides the means for Council, administration, and other decision-making bodies such as the Municipal Planning Commission to evaluate situations and proposals in the context of a long-range plan for Warner. It is primarily a policy document to be utilized as a framework within which both public and private sector decision making can occur. To ensure the MDP actively guides future development within Warner, the MDP will inform decisions relating to zoning and subdivision and development of land, adoption and amendment of municipal planning documents and plans such as the Village Land Use Bylaw, area structure plans or redevelopment plans, conceptual design schemes, and various municipal bylaws and policy directives.

While policies of the MDP may suggest municipal undertakings to realize the community vision, it is important to recognize that recommendation for specific municipal projects within the Plan are not intended to represent a commitment to municipal spending on or undertaking of such projects. Pursuant to section 637 of the *Municipal Government Act*, adoption of a statutory plan (i.e., a MDP) does not bind the municipality to undertake the projects referred to in the Plan. As such, Council, through its function in providing good government, fostering well-being of the environment, providing services and facilities, and developing and maintaining safe and viable communities, would consider any projects that may be referred to within the MDP along with all other Village spending through its regular process of budget allocation and prioritization to determine when and if implementation is feasible.

## MONITORING & AMENDMENT

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



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

PART ONE: OVERVIEW

PART TWO: COMMUNITY CONTEXT

PART THREE: VISION, GOALS & FUTURE LAND USE

PART FOUR: MUNICIPAL DEVELOPMENT PLAN POLICIES

PART FIVE: REGIONAL PLAN CONFORMANCE

# PART TWO: COMMUNITY CONTEXT

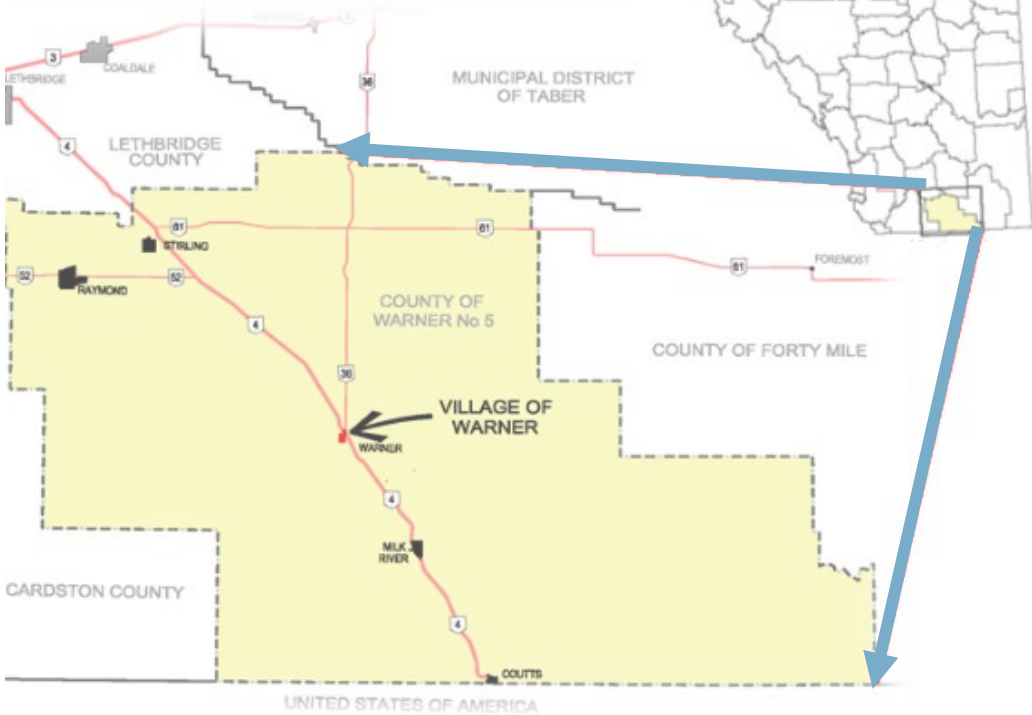
To effectively plan for the future of Warner, it is important to examine the context of the community, including its history, demographic composition, economic activity, and the general land use and development trends in the Village.



## THE VILLAGE

The Village of Warner is centrally situated within the County of Warner. Located just off Highway 4, approximately 18km northwest of Milk River, and 70km southeast of Lethbridge, Warner serves as a centre for surrounding agriculture and ranching sites.

Within a short commute to commercial and service centres, residents of the Village of Warner enjoy all the perks of small-town living, without the hustle-and-bustle of city life. With a host of amenities including the civic centre, seniors centre, Warner Memorial Library, Warner K-12 school, playgrounds, Warner Lions RV Park, and Devil's Coulee Dinosaur Museum, along with affordable housing, a variety of service clubs, associations, and organizations, proximity to Highways 4 and 36, and its considerable development potential, the Village is an attractive place for retirees, families, and business owners alike.

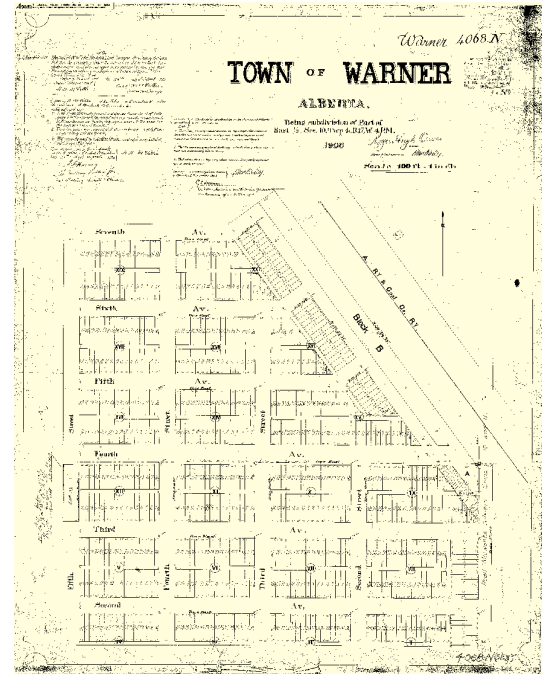




## HISTORY

Surrounded by expansive, natural grasslands, and in proximity to the rolling foothills, Warner was an attractive area for homesteaders to settle. The intermittent warm westerly Chinook winds made for mild winters and warm, dry, and breezy summer days. Due to a lack of consistent precipitation and an unpredictable climate, the Warner area was ideal for growing hardy crops such as wheat.

On November 12<sup>th</sup>, 1908, Warner was incorporated as a Village—originally named Brunton Siding, after a freight car depot in the area at the time. The community was later renamed after A.L. Warner, a land agent for the Alberta Railway and Coal Company. The first grain elevator was constructed in Warner in 1910, establishing the community as an agricultural hub. During the early 19<sup>th</sup> century, the Village experienced a boom: a theatre, school and a hotel were built to fulfill the needs of the approximately 700 residents.



Both local and international events throughout the duration of the 19<sup>th</sup> century caused the Village of Warner to evolve. The Great Depression and the First and Second World Wars forced Warner, along with communities across North America, to conserve resources, and work together to send supplies east to support the war efforts.

Between the 1930s and the 1940s, oil and agriculture served as critical economic drivers for the community, which allowed for Warner to establish itself as a self-sufficient community through the development of new residential areas, a civic centre, and a number of different churches. In 1954, the first artificial ice was installed at the Warner Curling Rink—it was the first curling rink south of Medicine Hat. Fires caused by the hot and dry climate saw the community band together and form a fire department in the 1960s. New businesses were brought to the Village of Warner during the 1980s and 1990s, allowing farming operations to shop locally for supplies including fertilizer and machinery.



Through the 1990s and early 2000s, the Village experienced a period of declining growth. In keeping with its resilience and community spirit, the Village undertook several initiatives in response to help maintain community growth. In 2003, the Warner Hockey School was founded, and brought promising young athletes, and associated activity to the Village. More recently, the Village has undertaken subdivision of municipal land to provide a ready supply of residential lots and continues to invest in infrastructure and services for the community. Connection to the regional water line was completed in 2016 and investments in infrastructure upgrades have improved servicing to residents and businesses.

# POPULATION

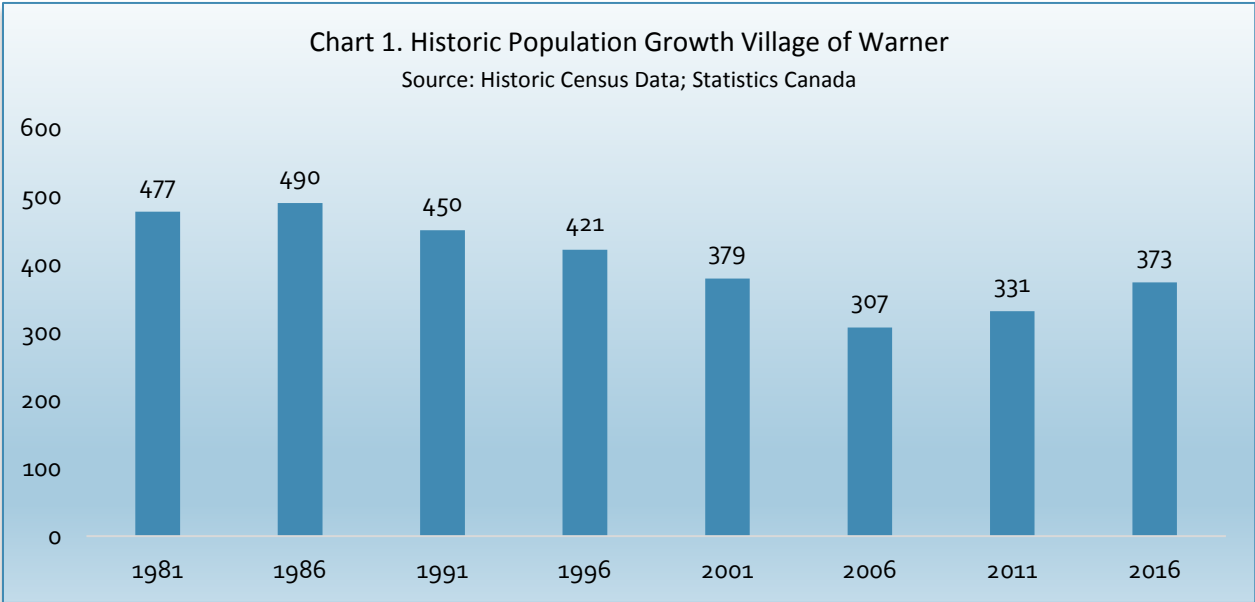
Understanding who lives in the Village is key in helping determine municipal needs and goals. Studying past and present population statistics provides a basis for population projections, and the way in which a population has changed may reveal important municipal trends.

## POPULATION GROWTH

The Village of Warner has experienced periods of fluctuating growth over the past 35 years. This is likely a result of shifting local economies and the universal trend of migration to larger urban centres. The most significant growth increase (12%) occurred between 2011 and 2016. While it is too early to tell if the Village will continue to experience substantial increases in population, it is reasonable to assume that the Village will experience periods of growth in the coming years given its continued investments in the community.

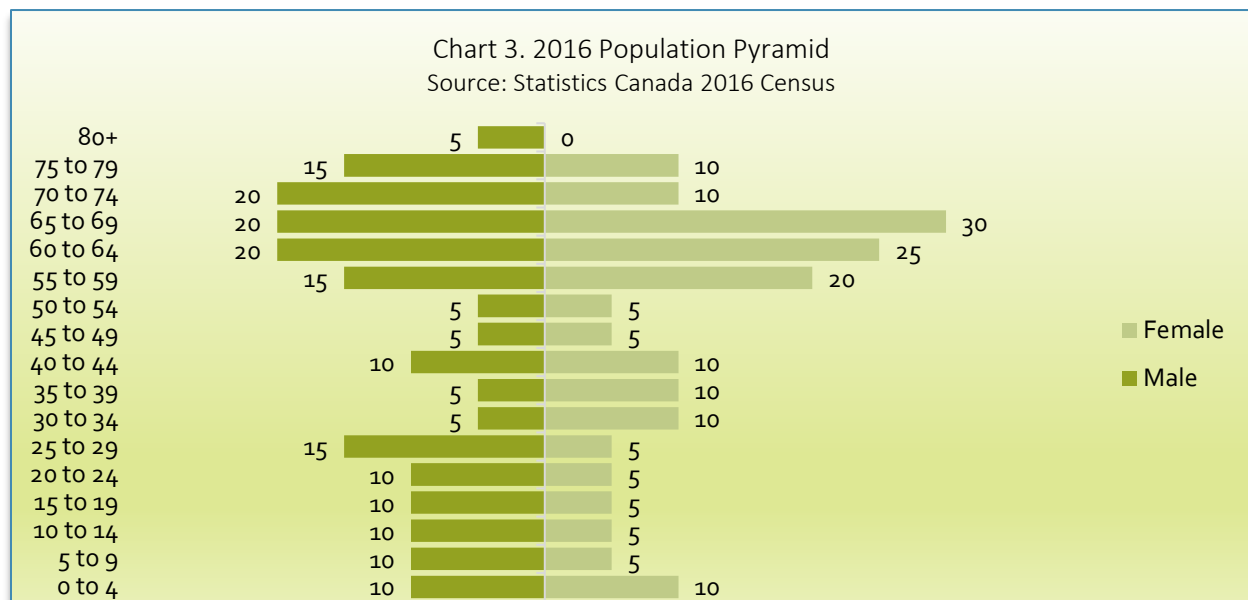
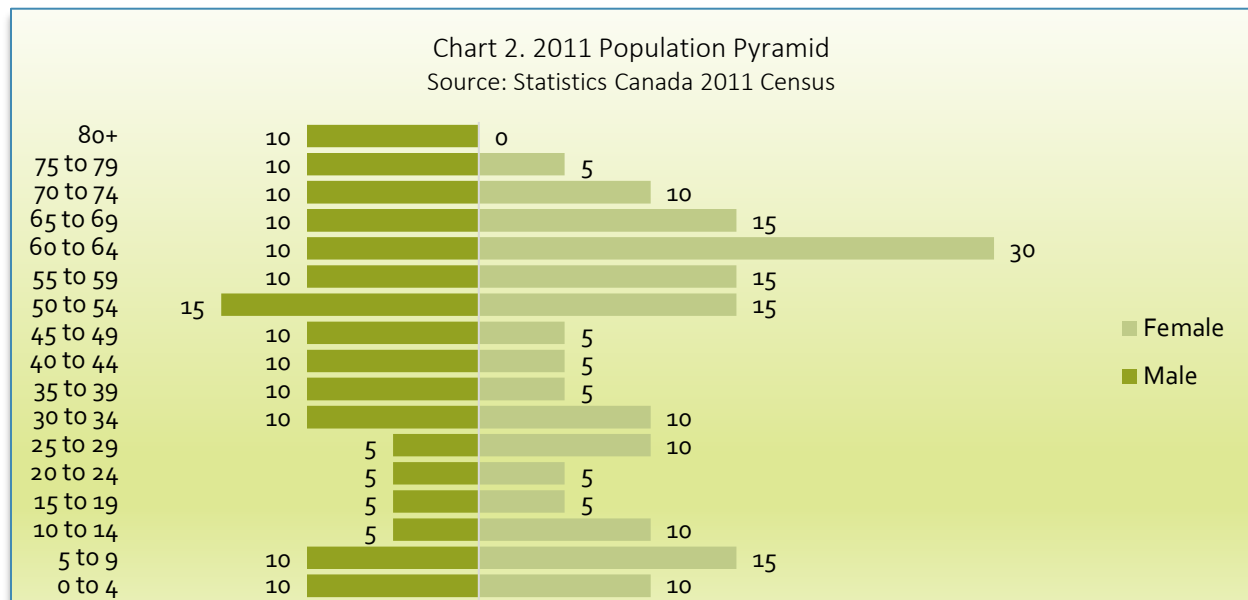
**Table 1. Historic Population  
Village of Warner**  
Source: Historic Census Data; Statistics Canada

Year	Population	% Change
1981	477	-
1986	490	2.7
1991	450	-8.2
1996	421	-6.4
2001	379	-10.0
2006	307	-19.0
2011	331	7.8
2016	373	12.7



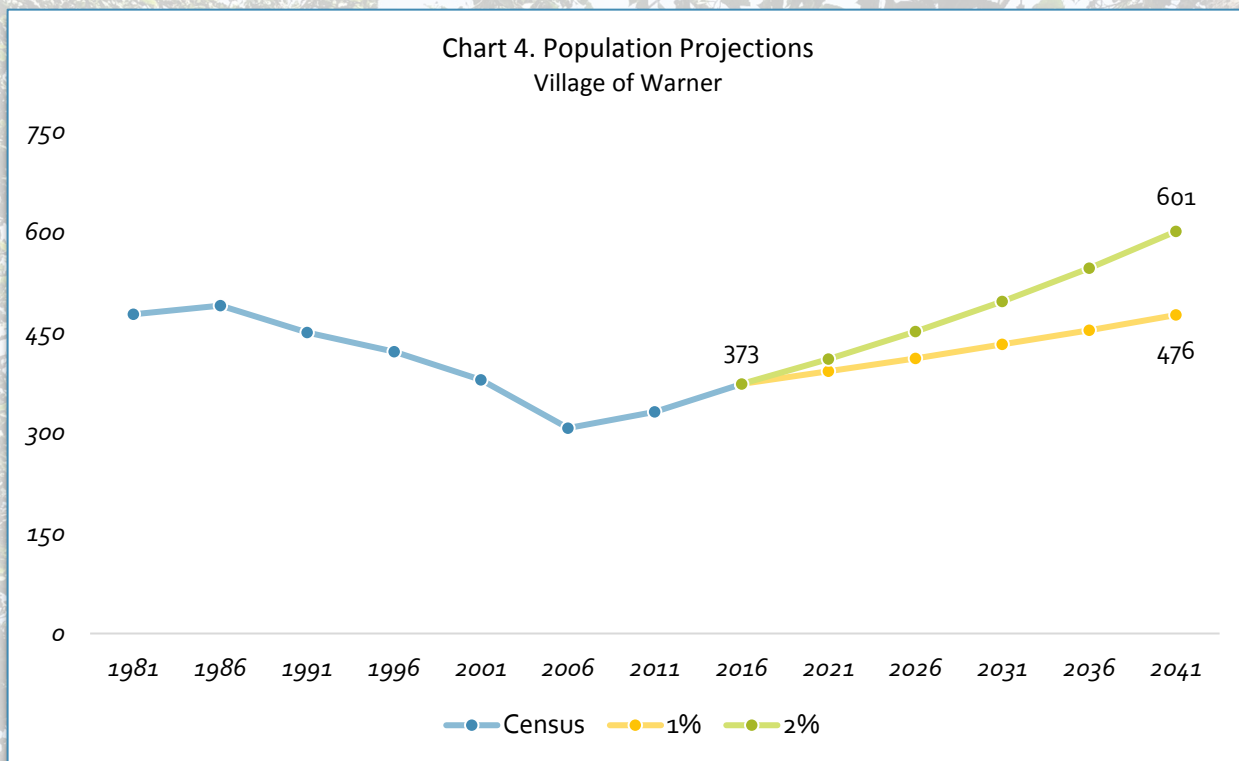
## POPULATION BY AGE

The Village population structure is not representative of a classic pyramid shape where the bulk of the residents are in the middle to younger age groups. Comparing the age distributions between 2011 and 2016, the most noticeable trend is the increasing population of seniors aged 60 and above. The increase in seniors living in the Village may be partly attributed to the affordability of housing within the municipality and the proximity to services in nearby municipalities such as Lethbridge and Milk River. The number of children and working age adults in the community has decreased slightly between 2011 and 2016, suggesting that some working age residents and families may be moving to larger centres for additional opportunities. Nevertheless, there will likely be a continued need for schools, recreational amenities, and services to support younger age groups.



POPULATION PROJECTIONS

Drawing upon historical growth patterns, population projections were calculated to reflect slow growth (1% per year), and moderate growth (2% per year) scenarios (Chart 2). This method predicts the future population based on desired growth rates and enables communities to engage in long-term planning to anticipate and accommodate change.



Based on the population projections illustrated above, the population of Warner in 2041 could range from 476 to 601 persons. Assuming the moderate 2% per year growth rate, the population of Warner could increase by 228 people in the next 25 years, which the Village could easily accommodate given the amount of undeveloped, potentially serviceable land within the Village boundary.

The Village of Warner has ample opportunity to grow in its capacity to attract new residents and ensure life-long residents can age in place. Strategies will continue to be investigated and implemented that accommodate an aging population, while simultaneously attracting new, young families to choose Warner as their home include, but are not limited to: providing a variety of affordable housing options; programming activities for young and old alike, and; increasing employment and business opportunities and diversity by encouraging economic development within the Village.



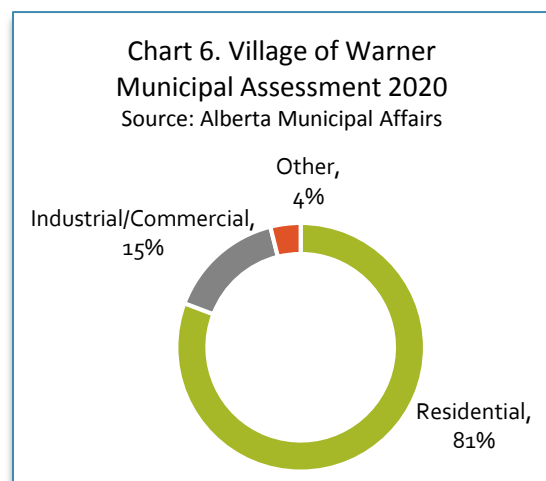
## EMPLOYMENT & ECONOMIC ACTIVITY

Similar to many rural communities in Southern Alberta, Warner is heavily reliant on the agriculture and related industries for employment (Statistics Canada 2016, *Village of Warner*). Agriculture employs approximately 20% of working persons, while Transportation and Warehousing employs 14% (Chart 5). The remainder of working individuals are employed in such sectors as Public Administration, Education, Construction and Retail.



Municipal assessment provides crucial information regarding the types of development and the amount of economic activity in a community (as shown in Chart 6). According to the 2020 Equalized Tax Assessment report published by Alberta Municipal Affairs, residential development comprises the majority of the assessment in the community (81%). This compares to approximately 15% 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% of the total. The total value of all land and buildings in the Village of Warner as of 2020 is \$26,086,868.

The high proportion of residential development within the Village is consistent with many other small rural municipalities. However, the Village should continue to explore opportunities to diversify the tax-base by encouraging commercial and industrial development within the Village and adjacent County lands. The existing tax-sharing agreement with the County for the industrial lands in the northeastern area of the community is an example of a collaborative effort to bring new industry to the area and enhance economic development.





## TRANSPORTATION NETWORK

The road pattern within Warner is characterized by a traditional grid system, with wide streets and avenues internally connecting the community. The main highways near the Village are Highway 4 and 36 which run east of the Village, connecting residents to nearby centres such as Milk River, Lethbridge and Taber.

Industrial development has concentrated in the eastern portion of the Village, adjacent to the Highway connections, and has minimal impact on municipal roads.

Sidewalks along the main commercial corridors (3<sup>rd</sup> and 4<sup>th</sup> Avenues), and within established residential neighbourhoods, provide residents with safe and separated active transportation options through the Village.



## MUNICIPAL INFRASTRUCTURE

Municipal infrastructure, in the context of the MDP, includes water, wastewater, stormwater, and solid waste. Growth within the Village will depend on the availability of, and access to, quality and consistent infrastructure networks. Assessment of municipal infrastructure was undertaken in 2014 with preparation of The Village of Warner Infrastructure Master Plan. The Village has completed several of the upgrades recommended in the Infrastructure Master Plan and various other infrastructure projects resulting in improved servicing capacity and expanded development potential throughout the Village.

The Village jointly participates in the Ridge Regional Water Services Commission for its potable water supply, while sewer and waste water services are dealt with through the Village's own sewer system. The water treatment facility, located within the Village boundaries, includes two reservoirs designed to serve a population of 600. Upgrades to the water treatment facility have occurred in recent years which have improved system efficiency. Modernized fire hydrant services are provided throughout the residential, commercial and industrial areas with recent upgrades to water valves and hydrants.

Warner's wastewater facilities are located within the County of Warner, just north of the community. The Village's wastewater system is comprised of an underground main sewer, and the sewage lagoons located to the north of the community. The wastewater lagoons have the capacity to serve the municipality well into the future with a design capacity of 600 people. Upgrades to the sewer facility occurred recently and apart from regular maintenance, no immediate upgrades are anticipated at this time.

Stormwater swales, drainage ditches and culverts have been installed within problematic areas in and around the Village to mitigate flooding during wet seasons. Due to the topography and the placement of Highway 4, the majority of water flows north from the Village. Some low lying areas located to the north of the Village will accumulate water during periods of precipitation, however this water eventually drains into Middle Coulee where it is carried off to Weston Lake to enter the natural watershed.



The Village, along with a number of regional partners, participates in the Chief Mountain Regional Solid Waste Authority service which provides solid waste collection services to ratepayers. Solid waste collection is taken to the Warner Waste Transfer Station located approximately 7 km north of the community. Residents also have access to a local recycling facility located within the Village.

## COMMUNITY SERVICES

A variety of community services are available within the Village and nearby municipalities to enhance the residents' quality of life and provide essentials services. While the provision and management of many of these services are outside of the municipality's jurisdiction, the Village works in cooperation with the many organizations, agencies, and government departments to ensure continued provision of these important services. Much success has been attributed to and gained from volunteer initiatives in a variety of settings throughout the Village. The commitment of the Village through grants and matching of cash funds encourages and enables the many volunteer organizations to develop and continue with provision of services.



Emergency services available to residents of Warner include police, fire, and ambulance services. Policing for the Village is provided by the local detachment of the Royal Canadian Mounted Police (RCMP). The RCMP is based out of Milk River and patrol the Village regularly. Warner has its own fire hall located on County Road operated with a volunteer fire brigade. Ambulance service is provided through Alberta Health Services based in Milk River, with the Village providing emergency medical first responder service to its residents.

Health care services are available primarily in Milk River. The Milk River & District Health Centre in Milk River provides 24-hour emergency care, physiology, occupational therapy, mental health, laboratory, and palliative care. Other services include a dentist, chiropractor, home care, massage therapist, social workers, and mental health workers. Limited independent seniors housing is available in the Village – a senior housing complex is located in the centre of the Village offering six one-bedroom apartments. The Village is also home to a seniors centre which offers a variety of activities and programming.

The Warner school offers programs from kindergarten through high school. The school offers a low student to teacher ratio, which is beneficial to all students. Additional educational opportunities are available through the County of Warner Further Education Council which offers a variety of courses for all ages in the Village of Warner.

There are a variety of clubs, associations, and organizations within the Village, such as the Order of the Ladies of the Royal Purple, Warner 4-H Beef & Multi Club, Warner & District Agricultural Society, Warner & District Chamber of Commerce, Warner & District Minor Hockey, Warner BPO Elks, Warner Seniors Centre, Warner Flying Club, and the Warner Lions Club.

Other community services available within the Village include the Warner Memorial Library, the post office, Warner Curling Club, and the Warner Elks Club, Warner Civic Centre, Lions RV Park, and Devil's Coulee Dinosaur Heritage Museum. The Village also hosts a number of community events throughout the year that bolster community spirit.



## LAND USE ANALYSIS

Examining existing land use within the community is important when preparing a long-range plan for future growth and development. By examining land use patterns, we can gain an understanding of the amount of land a community may require in the future and establish reasonable growth directions to help achieve logical expansion plans for the future.

The Village of Warner encompasses approximately 114 hectares (282 acres) of land. The municipality contains an ample supply of undeveloped land within its municipal boundaries, which should serve future development needs for some time dependent upon servicing capability and financial viability. Should the Village decide to expand its boundaries in the future, expansion areas have been identified to the east, west, and south of the Village, as indicated in the Intermunicipal Development Plan with the County of Warner.

### EXISTING LAND USE

To assist in understanding community context and potential for growth, a land use survey was performed in the Spring of 2020 (Table 2; Map 1). According to the land use survey, the predominant land use within the municipality is residential development, which is reflected in the municipal assessment. Industrial land use is the next most prevalent land use within the municipality, accounting for approximately 11% of the land base. Commercial land use is concentrated along 4<sup>th</sup> Avenue corridor, accounting for approximately 2% of the land base.

Table 2. Existing Land Uses  
Village of Warner, Spring 2020

Land Use	Hectares	Acres	% of Total
<i>Residential (R)*</i>	23.2	57.4	28
<i>Residential Multi-Unit</i>	0.8	1.9	1
<i>Commercial (C)</i>	2.0	4.9	2
<i>Industrial (I)</i>	9.4	23.1	11
<i>Public &amp; Institutional (PI)</i>	4.6	11.4	6
<i>Open Space</i>	5.7	14.2	7
<i>Railway</i>	4.8	11.8	6
<i>Utilities</i>	6.5	16.2	8
<i>Vacant</i>	7.8	19.2	9
<i>Agricultural</i>	17.8	44.0	22
<i>Total</i>	82.6	204.2	100

\*The calculation of Residential land includes manufactured home development as indicated on **Map 1**

### RESIDENTIAL USES

In the Village of Warner, residential land uses are broken down into two land use districts: Residential (28%)—including single-detached homes and manufactured homes—and Residential Multi-Unit (1%). By analyzing existing residential development, the Village can better anticipate future needs which complement the existing housing stock.



The most recent Statistics Canada Census (2016) indicates there are 196 private dwelling units in the Village, representing an increase of 6 additional dwellings from the previous census period (2011). Approximately 72% of the current housing in the Village was developed prior to 1980, and 16% was developed between 1980 and 1990. More recently, the Village saw two spurts of residential development: first, between 1991 and 2000 (6%); and again between 2011 and 2016 (6%). The majority of housing in the Village is occupied by the owner (89%), and the remaining 11% is within the rental pool. Generally, residential development is well-maintained, with only 17% of existing dwellings requiring major repairs/renovations.

Currently, Warner has undeveloped residential lots remaining in both the newer and more mature neighbourhoods. Furthermore, vacant transitional agricultural land in the south of the community can be subdivided to accommodate future residential demands.



## COMMERCIAL USES

Developed commercial land accounts for approximately 4.9 acres (2.0 ha) or 2% of Warner’s developed land. The commercial uses within the Village support the surrounding agriculture industry and are

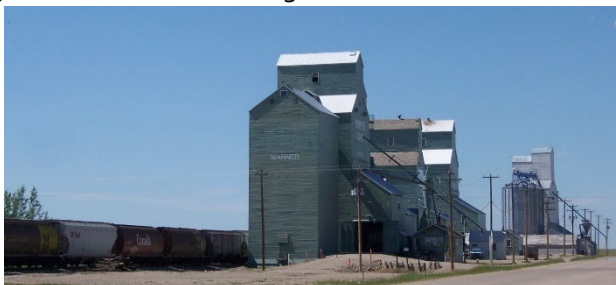


comprised of mechanical shops, service stations, and construction. Retail and service businesses include coffee shops, a grocery store, liquor store, hair salon, gas bar, and hotel. Ample vacant land is available for future commercial development and may be encouraged through promoting mixed-use buildings which encourage the integration of residential and

commercial uses.













## INDUSTRIAL USES

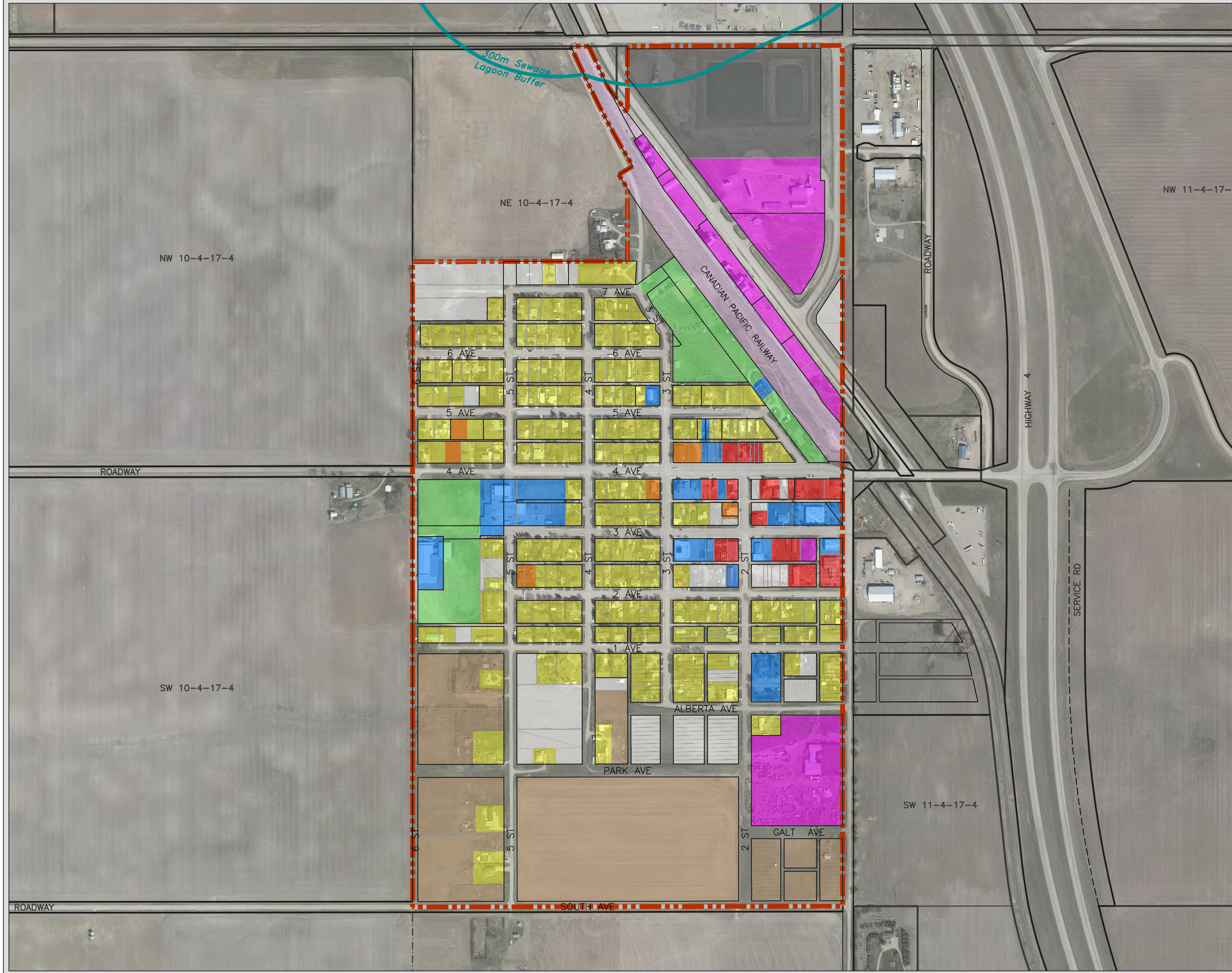
Over the years, industrial development has been concentrated along the easternmost border of the Village, and currently constitute approximately 23.1 acres (9.4 ha)—or 11% of the total land area. These uses have been strategically located to ensure noxious or noise pollution are carried eastward by the prevailing winds, and away from the residential neighbourhoods. Several agri-businesses are located in the industrial area adjacent to the railway and include grain elevators, warehousing, and mechanic/auto-body shops. Available vacant industrial land within the Village boundary is limited. Future industrial expansion is anticipated to the east as identified in the Intermunicipal Development Plan with the County of Warner.





**VILLAGE OF WARNER**  
Municipal Development Plan  
Bylaw No. 601-20  
Map 1  
Existing Land Use  
(2020)

- Existing Land Use**
-  Residential (23.25±ha)
  -  Residential Multi-Unit (0.78±ha)
  -  Commercial (1.99±ha)
  -  Industrial (9.37±ha)
  -  Public (4.60±ha)
  -  Open Space (5.74±ha)
  -  Railway (4.78±ha)
  -  Utilities (6.54±ha)
  -  Vacant (7.78±ha)
  -  Agriculture (17.79±ha)
-  Village Boundary
-  Sewage Lagoon Buffer (300m)



AERIAL PHOTO DATE: 2017

MAP PREPARED BY:  
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November 19, 2020  
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Warner MDP 2020.dwg





## PUBLIC & INSTITUTIONAL USES

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Within the Village, public and institutional uses include the school, the post office, municipal offices and buildings, the museum, curling rink, hockey rink, school and associated grounds, and all lands belonging to the municipality. These land uses account for approximately 11.4 acres (4.6 ha) of land within the Village boundary.



The maintenance and care for the existing public and institutional facilities and amenities not only serve the long-term needs of the community but may also provide opportunities to attract new residents and visitors to the Village.

## OPEN SPACE

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Outdoor amenities and open space in Warner include the baseball diamond, trails, fields to the west of the school, and the Lion's Club Park. Recreation and open space accounts for approximately 14.2 acres (5.7 ha) of the total land area and is expected to adequately serve the Village's needs well into the future. Additional park and open space may be required as land to the south is developed in the future.


## FUTURE LAND REQUIREMENTS

A residential land consumption range can be calculated based on historic trends in population growth and industry standards for housing density to estimate the amount of land that maybe required to accommodate future growth. The historical data for the last decade suggests Warner is likely to experience a slowly growing population. As such, a land consumption analysis based on two plausible positive growth rates for the Village of Warner has been prepared. The growth rates used in this analysis are most likely overestimated but will give some indication of how much land would be needed if the population were to grow at that rate in 35 years.

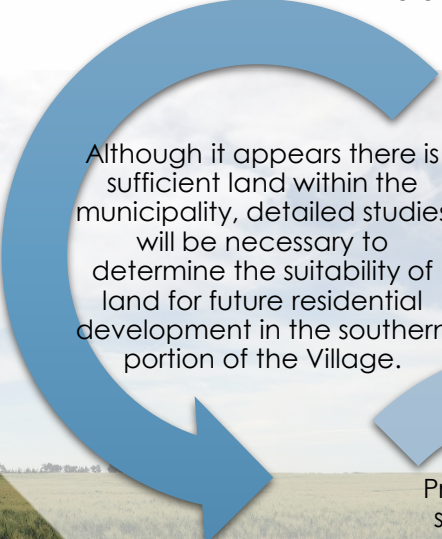
The land consumption analysis is based on the following criteria:

- 1.0 percent and 2.0 percent growth rate;
- 2.2 persons per household based on historic housing density;
- 4.7 units per acre (metric based on single family units)


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



The Village's proposed residential subdivision in the north west, and the existing Transitional Agricultural lands in the south will accomodate future growth predictions.



Although it appears there is sufficient land within the municipality, detailed studies will be necessary to determine the suitability of land for future residential development in the southern portion of the Village.



Preliminary servicing studies have been undertaken for the Transitional Agricultural lands in the south of the Village, and have demonstrated potential for future residential development.

PART ONE: OVERVIEW

PART TWO: COMMUNITY CONTEXT

**PART THREE: VISION, GOALS &  
FUTURE LAND USE**

PART FOUR: MUNICIPAL DEVELOPMENT PLAN POLICIES

PART FIVE: REGIONAL PLAN CONFORMANCE

# PART THREE: VISION, GOALS & FUTURE LAND USE

## COMMUNITY VISION

*The Village of Warner is a safe, affordable place to live, with a friendly, small-town atmosphere. Council and staff are dedicated to fostering growth and an attractive, high-quality community environment in a sustainable manner which improves the quality of life for all residents.*

*By encouraging efficient development of residential, commercial, industrial and public land uses, the Village can continue to support the social, environmental and economic needs of residents, while attracting new investments and encouraging appropriate growth.*

*The Village looks forward to working with the various community groups and associations and providing a high level of civic engagement for residents in order to make informed, effective and thoughtful decisions which benefit the community as a whole.*

## GOVERNANCE

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

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

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



## APPROACH TO GROWTH

Over the last 10 years, the Village of Warner has experienced some of the highest growth rates in recent history. Looking to the future, new development may be required to accommodate the residential, recreational, commercial and industrial needs of the Village’s changing population, while also serving to attract new residents to live and work in Warner. It is therefore important to create a growth strategy at this time to set the framework for sound decision-making, consistency and certainty for residents, developers, business and industry.

An effective growth strategy involves the establishment of community goals to help establish the vision for the kind of community Warner hopes to become. The following Community Goals are embodied in the policies of the Village of Warner Municipal Development Plan:

### VILLAGE OF WARNER’S GROWTH STRATEGY – COMMUNITY GOALS

---

The following goals have been identified to advance the growth and development of the Village of Warner through the implementation of the Municipal Development Plan policies.

#### STRIVE TO ENHANCE QUALITY OF LIFE FOR RESIDENTS:



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

#### ACHIEVE A BALANCED PATTERN OF COMMUNITY GROWTH:



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



**PROMOTE AND ENCOURAGE ECONOMIC DEVELOPMENT WITHIN THE VILLAGE:**



- Expand and diversify the local economy.
- Create a progressive development atmosphere.
- Build upon and support existing community strengths and assets.
- Promote tourist attractions and opportunities.

**ENCOURAGE CIVIC INVOLVEMENT AND OPPORTUNITIES FOR INFORMATION SHARING AND CITIZEN CONSULTATION:**



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

**PROMOTE INTERMUNICIPAL COOPERATION:**

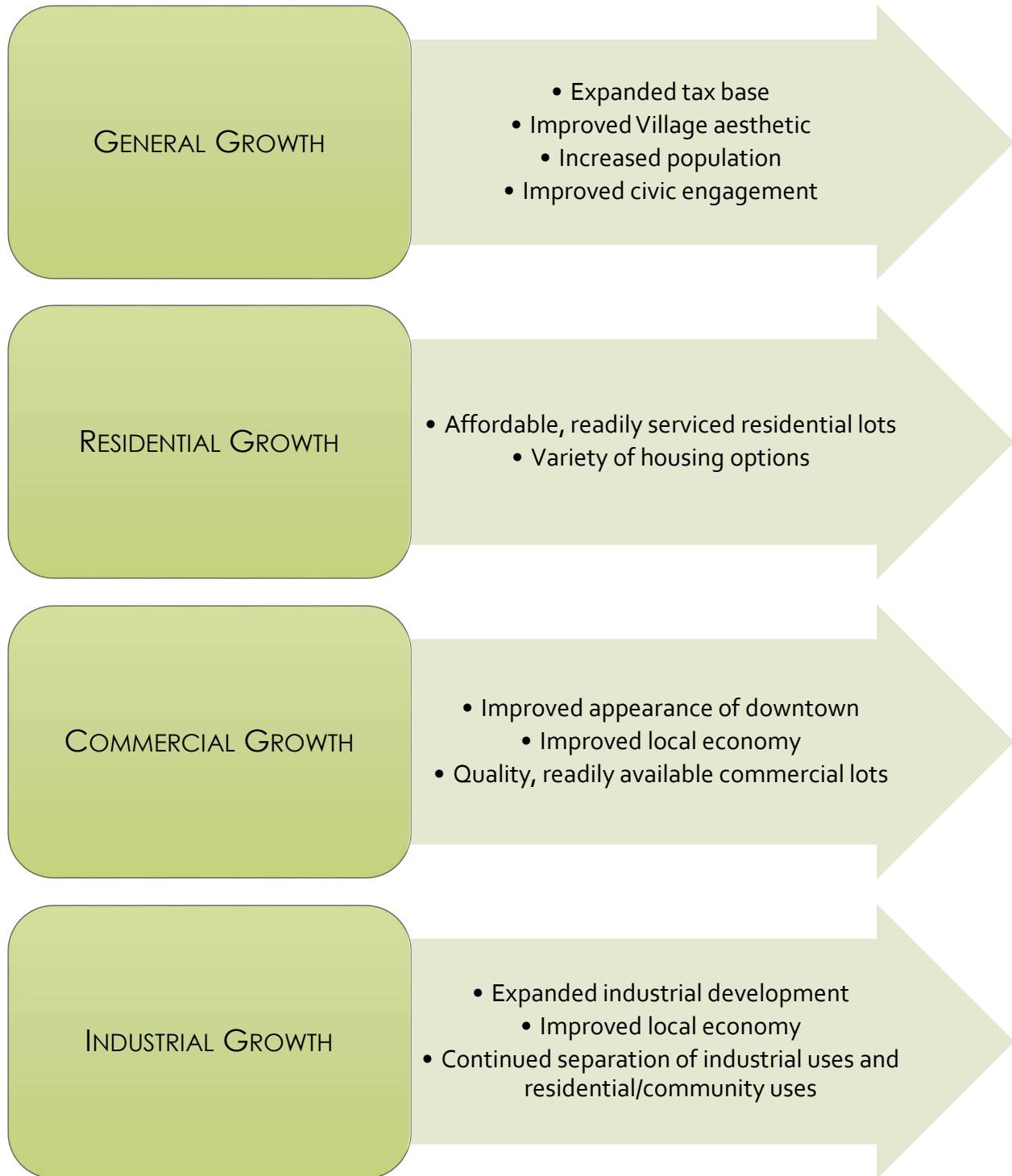


- Promote cooperation between the Village and the County of Warner and other municipalities on matters of mutual interest or concern.
- Maintain a coordinated approach to development that takes advantage of mutual opportunities to maximum efficient use of land, transportation systems, infrastructure,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

Further, these goals are addressed through four key objectives that will serve as the foundation for policy development.

## OBJECTIVES

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



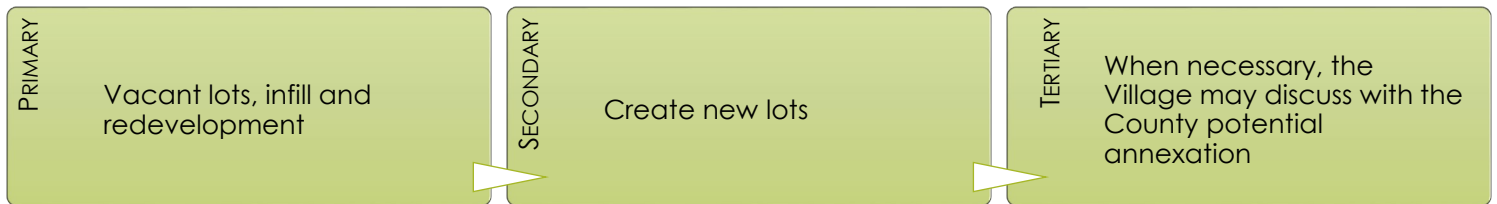
## GROWTH STRATEGY

The Village’s future development concept is illustrated in **Map 2**. The concept is intended to establish a framework to accommodate a variety of future land uses in an efficient manner that sustains and promotes a healthy local economy and a vibrant community. The concept provides a guide for future decisions about land use and growth directions. The concept does not identify the precise locations and district designations for future uses and growth directions – it serves to identify potential development areas and uses generally and is not intended to be interpreted so rigidly to preclude consideration of alternative uses and refinement through additional planning study.

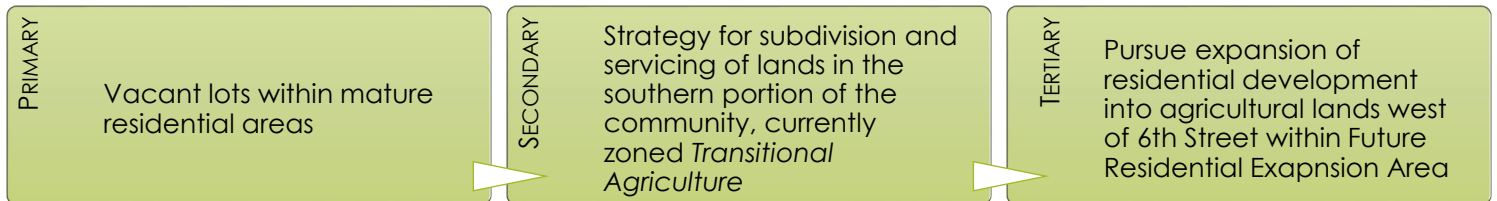
## GROWTH DIRECTIONS

As the role of the MDP 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 following subsections prioritize development locations based on use and the availability of land in order to guide development in a rational, orderly manner.

### GENERAL GROWTH



### RESIDENTIAL GROWTH



### COMMERCIAL GROWTH

















### INDUSTRIAL GROWTH





VILLAGE OF WARNER  
Municipal Development Plan  
Bylaw No. 601-20  
Map 2  
Future Land Use Concept  
and Growth Directions

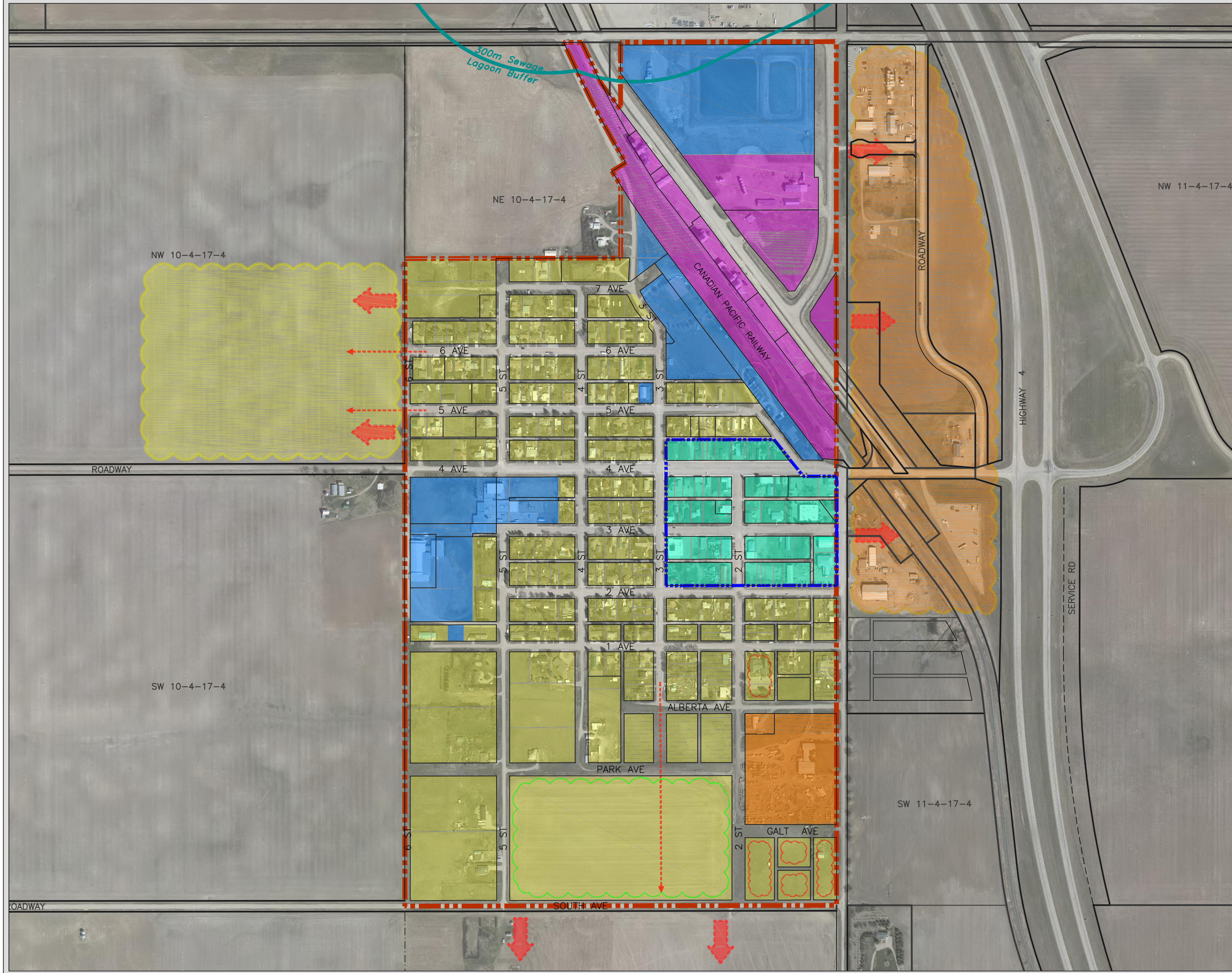
Future Land Use / Growth Directions

-  Residential
-  Non-Residential
-  Commercial
-  Industrial
-  Public & Institutional
-  Village Centre
-  Potential Flexible Development Area  
Residential and/or potential compatible non-residential uses
-  Potential Neighbourhood Unit  
Residential development including potential parkland, schools, compatible neighbourhood commercial uses and other public and institutional uses
-  Growth Direction
-  Future Road Network/Linkages
-  Future Residential Expansion Area
-  Future Non-Residential Expansion Area
-  Village Boundary
-  300m Sewage Lagoon Buffer



AERIAL PHOTO DATE: 2017

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PART ONE: OVERVIEW

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**PART FOUR: MUNICIPAL  
DEVELOPMENT PLAN POLICIES**

PART FIVE: REGIONAL PLAN CONFORMANCE



# PART FOUR: MUNICIPAL DEVELOPMENT PLAN POLICIES

The policies of the Municipal Development Plan (MDP) are long-range and serve as a guide for decision-making and intended to direct future development and growth toward the community's desired future and incorporate the Community Vision, Community Goals and Growth Objectives. The policies of the Municipal Development Plan apply to all land within the Village.

## 1 ADMINISTRATIVE

The MDP is an aspirational document and is intended to provide guidance to the community and decision-makers in order to achieve the goals and future vision for the Village. As the community grows and changes, so too may the goals outlined within the document. Therefore, it is critical that the MDP be adaptive, responsive, and relevant.

### POLICIES

- 1.1 The MDP is general in nature and long-range in its outlook. The MDP provides a means whereby council and administration can evaluate proposals in the context of a long-range plan for the Village of Warner. The policies of the MDP, however, are not intended to be so rigid in interpretation that they preclude consideration of refinement or amendment.
- 1.2 Subject to Council's approval, minor variation from the policies of the MDP may not require an amendment to the plan. More substantive changes that reflect a shift in the strategic direction of the community will require an amendment to the MDP and any other affected plan.
- 1.3 The goals and policies of the MDP are intended to be further refined and implemented through the development, adoption, and day-to-day application of statutory plans and the Land Use Bylaw, as well as various other municipal bylaws, agreements, and strategic planning documents.
- 1.4 Any amendment of the MDP must follow the appropriate procedures outlined in the *Municipal Government Act*.
- 1.5 This MDP should be reviewed at least every five years and amended as necessary to ensure it remains relevant and reflective of the priorities and needs of the community.
- 1.6 The Land Use Bylaw is a key implementation tool and should be regularly reviewed and amended as necessary to ensure that policy directions within the Municipal Development Plan can be realized.

### GOALS ADDRESSED



Strive to enhance quality of life for residents



Achieve a balanced pattern of community growth



Promote and encourage economic development within the village



Encourage civic involvement and opportunities for information sharing and citizen consultation



Promote intermunicipal cooperation

- 1.7 On-going evaluation of the effectiveness of land use planning tools and municipal initiatives should be undertaken to ensure MDP policies and other municipal policy remains current and reflective of the community’s desired future.
- 1.8 Federal, provincial, and regional legislation, regulations and other relevant documents should continue to be monitored and municipal policy, regulations and other applicable documents updated as appropriate.



## 2 GENERAL LAND USE & FUTURE DEVELOPMENT

The Village of Warner is a stable, attractive, welcoming community, with ample room to grow. Appropriate and thoughtful development will enable the Village to grow in a sustainable, efficient, and cost-effective manner into the future.

### POLICIES

- 2.1 Development of land within the municipal boundary is the preferred growth strategy to the extent it is reasonably possible. Infill development on existing vacant lots and urban reserve (transitional agricultural) land is supported with future urban growth being directed to areas determined suitable for development with existing municipal infrastructure capacity or to locations where infrastructure extensions can be made most appropriately and efficiently.
- 2.2 Despite policy 2.1, there may be times when annexation of land is determined to be necessary to support the needs of the community. At such time, the Village will discuss its expansion needs with the County of Warner in advance of initiating a formal annexation application and address requirements of the County of Warner and Village of Warner Intermunicipal Development Plan.
- 2.3 Decisions regarding future urban growth and development should generally be consistent with the Future Land Use Concept and Growth Directions Map (Map 2), provided the areas are determined to be suitable for development and can be appropriately serviced with municipal infrastructure.
- 2.4 With respect to policy 2.3, the boundaries between the future land uses identified on **Map 2** are conceptual in nature providing flexibility in implementation. The concepts illustrated in the Future Land Use Concept and Growth Directions Map are not intended to be so rigid in interpretation to preclude consideration of alternative uses and refinement through additional planning study. Specific land uses should be determined through the redesignation and amendment of the Land Use Bylaw.
- 2.5 New growth should occur in a stable, balanced and fiscally sound manner with development generally expected to pay its own way and having regard to quality aesthetic standards and infrastructure to enhance the attractiveness of the community and ensure longevity of servicing.
- 2.6 Efficient use of land and infrastructure is a priority. As deemed appropriate by the Village, mechanisms to enhance the efficient use

### GOALS ADDRESSED



Strive to enhance quality of life for residents



Achieve a balanced pattern of community growth



Promote and encourage economic development within the village

- of land and infrastructure may be considered in the design of future subdivision and developments consistent with community aspirations.
- 2.7 New development and redevelopment are expected to pay its fair share of expanding existing, or creating new, public facilities and services.
  - 2.8 The obligation for supplying and expanding infrastructure and services to serve new development should be at the developer's/applicant's cost. Opportunities for cost-sharing may be explored at the Village's discretion.
  - 2.9 A developer/applicant may be required as a condition of development or subdivision approval to enter into a development agreement to provide services, infrastructure, utilities, and other provisions and improvements in accordance with the *Municipal Government Act*.
  - 2.10 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.
  - 2.11 Before initiating the formal rezoning process, developers/applicants 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.
  - 2.12 An Area Structure Plan or Conceptual Design Scheme may be required of a developer/applicant prior to any proposal to rezone, subdivide, or develop land.
  - 2.13 An Area Structure Plan will follow the requirements in the *Municipal Government Act* and should address:
    - (a) phasing of development;
    - (b) proposed land uses;
    - (c) density of development;
    - (d) connectivity to road network;
    - (e) ease of municipal servicing including logical expansion of infrastructure;
    - (f) linking open space with existing open space, parkways, walkways and trailways;
    - (g) stormwater management;
    - (h) compatibility with adjacent land uses;
    - (i) consistency with the Municipal Development Plan policies and other applicable municipal or provincial plans, policies and regulations; and,
    - (j) any other matters deemed necessary by the Village.
  - 2.14 Conceptual design schemes will typically be required to address the same elements as an Area Structure Plan but may be permitted in less detail.

### 3 RESIDENTIAL DEVELOPMENT

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

#### POLICIES

- 3.1 Future residential development should be directed to the areas the municipality identified as residential in the Land Use Concept and Growth Directions Map (Map 2), considering availability and ease of servicing and the priority of infill development.
- 3.2 Residential development programs and strategies should promote:
  - (a) variety in housing types and lot sizes to cater to housing needs, income levels, and rural-urban lifestyle that village living offers;
  - (b) safe, attractive residential environments secure from incompatible land uses; and,
  - (c) rational and economical extensions of existing municipal services;
- 3.3 Vacancy rates, development and subdivision activity, land supply, economic activity, and population and income profiles should be regularly monitored so that the need for serviced residential land can be reasonably anticipated.
- 3.4 Recognizing that access to seniors' housing is necessary to ensure residents can 'age in place', housing demand and supply should continue to be monitored and government departments, community agencies, and the private sector encouraged to provide seniors housing based on community need.
- 3.5 Commercial activity within residential areas should generally be limited to home occupations that minimize potential impacts within the neighbourhood and are compatible with the residential environment.

#### GOALS ADDRESSED



Achieve a balanced pattern of community growth



Promote and encourage economic development within the village



Encourage civic involvement and opportunities for information sharing and citizen consultation



- 3.6 Designation of commercial land within residential areas should include consideration of compatibility with surrounding residential uses and potential impacts associated with scale and intensity of commercial uses.
- 3.7 Potential Flexible Development Areas identified in the Future Land Use Concept are intended to provide opportunity for residential and/or non-residential uses where compatibility can be demonstrated with surrounding uses.
- 3.8 Development of the area identified as a Potential Neighbourhood Unit in the Future Land Use Concept should require a comprehensive planning analysis involving a conceptual design scheme and consideration of potential need for parkland, schools, neighbourhood commercial, and public and institutional uses.
- 3.9 Quality, visually attractive residential development is encouraged and should be promoted through the design standards and provisions of the Land Use Bylaw.
- 3.10 Prefabricated dwellings are recognized as an affordable option to traditional site built dwellings and should continue to be supported as a housing option within the Land Use Bylaw subject to design standards that ensure development complementary and compatible with traditional dwellings.
- 3.11 Consideration of allowances for new or innovative housing style trends, such as tiny homes and micro-housing, should involve an analysis of potential impacts and be based upon a defined housing strategy for the community.
- 3.12 Development of existing vacant residential lots and redevelopment, renovation and/or rehabilitation of pre-existing development that may be in poor condition is encouraged to provide efficient use of existing infrastructure and enhance the community aesthetic.
- 3.13 Subdivision designs should be in keeping with the historical grid pattern, where possible, and include provisions for open space, parks, and walkways where deemed appropriate and feasible by the municipality.





## 4 COMMERCIAL & INDUSTRIAL DEVELOPMENT

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

### POLICIES

- 4.1 The Village Centre along 2nd, 3rd and 4th Avenues should continue to serve as the centre for business and civic activities.
- 4.2 Within the Village Centre, development of vacant lots and redevelopment of existing buildings is encouraged.
- 4.3 Expansion of commercial areas outside of the Village Centre should include consideration of impacts to the existing development and potential for growth within the core and existing and adjacent land use patterns in the area.
- 4.4 Mixed-use development on commercially zoned property, allowing for commercial activity on the main floor of buildings with residential or office use on the upper floors and/or rear of the building, will continue to be encouraged as a mechanism to promote redevelopment of the Village Centre.
- 4.5 Within the Village Centre, additional opportunities for compatible land uses other than traditional commercial uses should be explored.
- 4.6 Outdoor storage in the commercial district should be properly screened and enforced through the Land Use Bylaw and the Village's Unsightly Property Bylaw.
- 4.7 A range of commercial and industrial opportunities will continue to be supported through the provisions of the Land Use Bylaw. The commercial and industrial land use districts will be reviewed periodically to ensure they adequately address the needs of the community and new, innovative, land use districts implemented, as necessary.
- 4.8 The Village encourages the efforts of business owners to improve the appearance of commercial and industrial areas.

### GOALS ADDRESSED



Strive to enhance quality of life for residents



Achieve a balanced pattern of community growth



Promote and encourage economic development within the village



Promote intermunicipal cooperation

- 4.9 Quality commercial and industrial building design and landscaping requirements will continue to be administered through the provisions of the Land Use Bylaw.
- 4.10 Industrial development will continue to be focused in the northeast of the Village and may extend into the County pursuant to the policies contained in the County of Warner and the Village of Warner Intermunicipal Development Plan.



## 5 RECREATION, PARKS & OPEN SPACE

Village residents enjoy a variety of recreational and open space opportunities within the community. The investments made in these facilities throughout the years have provided the community with consistent, well-maintained spaces for organized activities and leisure as well as on-going economic benefit through regional use. The Village will continue to focus on exploring funding opportunities and partnering with organizations to ensure that these well-loved facilities continue to serve the residents and visitors of Warner.

### POLICIES

- 5.1 The Village will strive to ensure public spaces are enjoyable, safe and accessible to all members of the community, including those with special needs, and compatible with other adjacent land use activities.
- 5.2 Recreation facilities and parks and opens spaces, including walkways, should be designed in a manner that consider the safety and security of those using the facilities as well as the adjacent uses.
- 5.3 The municipal delivery of recreational facilities should be reviewed on a regular basis to ensure the facilities adequately meet community needs and are operated in an efficient and cost-effective manner.
- 5.4 The municipality will continue to work with school authorities for the shared use of open space and playground areas.
- 5.5 Various funding alternatives and partnerships to offset the increasing costs of park and recreation maintenance and provision of cultural services and facilities should continue to be explored.
- 5.6 The municipality should continue to take inventory of the municipal parks and open space and associated infrastructure and prioritize need for maintenance or replacement on a regular basis.
- 5.7 Stormwater detention sites should be designed to function as part of the open space system and accommodate recreational opportunities where feasible.
- 5.8 Subdivision designs are encouraged to provide connectivity to parks and open space, the school, and other community amenities.

### GOALS ADDRESSED



Strive to enhance quality of life for residents



Achieve a balanced pattern of community growth



Encourage civic involvement and opportunities for information sharing and citizen consultation



Promote intermunicipal cooperation

## 6 AGRICULTURAL PROTECTION & SOUR GAS FACILITY SETBACKS

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

### GOALS ADDRESSED



Achieve a balanced pattern of community growth



Promote and encourage economic development within the village



Promote intermunicipal cooperation

### POLICIES

- 6.1 Agricultural land and existing farming operations within the Village will be protected until required for future urban development.
- 6.2 Orderly progression and staging of development should occur to prevent premature development of agricultural land and reduce potential conflicts with existing agricultural operations.
- 6.3 Compatibility between the urban land uses within the Village and the agricultural operations in Warner County within the vicinity of the municipal boundaries will continue to be promoted. 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 Warner County, among other things to foster compatibility of uses.
- 6.4 Setback guidelines for development in proximity of sour gas facilities shall be in accordance with the standards established by the Alberta Energy Regulator, the Subdivision and Development Regulation, or any subsequent and additional standards.

## 7 COMMUNITY SERVICES

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

### POLICIES

- 7.1 Non-profit groups/organizations and provincial agencies are encouraged to establish programs and initiatives in the community to enhance the level and quality of existing community services.
- 7.2 The Village will continue to encourage volunteerism and establishment of community service organizations as they contribute considerably to the quality of life in Warner.
- 7.3 The Village will continue to work with other government departments and agencies that help provide various community services to residents.
- 7.4 Council should regularly communicate with appropriate provincial agencies to ensure support services are adequately addressing the needs of residents.
- 7.5 Opportunities to collaborate with regional economic partners, business, and school authorities will continue to be sought to encourage the provision of a variety of educational opportunities within the Village and the region.

### GOALS ADDRESSED



Strive to enhance quality of life for residents



Promote and encourage economic development within the village



Encourage civic involvement and opportunities for information sharing and citizen consultation



Promote intermunicipal cooperation

## 8 ECONOMIC DEVELOPMENT

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

### GOALS ADDRESSED



Strive to enhance quality of life for residents



Promote and encourage economic development within the village



Promote intermunicipal cooperation

### POLICIES

- 8.1 The Village will continue to actively promote opportunities for economic development and investigate funding programs and sources that provide benefits for residents and potential businesses.
- 8.2 Plans, strategies, partnerships, and support for ideas and initiatives that may attract new economic development and opportunities within the Village and the region will continue to be investigated and pursued.
- 8.3 Measures to create a more diverse tax base will continue to be investigated. Regular assessment of community needs and development mechanisms to attract and retain new business and industry providing a variety of employment opportunities for residents should be pursued.
- 8.4 The practices and strategies for promoting economic development and tourism within the Village and the region will be reviewed regularly.
- 8.5 Provision of modern and adequate infrastructure of other utilities (fibre-optic) should be sought and available to enable new technology-based industries and high-tech business to operate.
- 8.6 Local business and other prospective investors will continue to be encouraged to develop non-residential land in Warner.



## 9 MUNICIPAL, SCHOOL, ENVIRONMENTAL, & COMMUNITY RESERVES

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

### POLICIES

- 9.1 Municipal and/or school reserve will be provided in accordance with the *Municipal Government Act*.
- 9.2 Municipal reserve requirements will generally be provided as money in lieu of land dedication, unless in the opinion of the Municipal Planning Commission, land is required to provide buffers between land uses, would serve to achieve other community benefits or desired planning related and/or design outcomes or objectives, or is required in accordance with an area structure plan, conceptual design scheme, redevelopment plan, municipal policy, or upon request by the municipality.
- 9.3 Where, as determined by the Municipal Planning Commission, certain lands may be resubdivided in the future, or as required in accordance with an area structure plan, conceptual design scheme, redevelopment plan, municipal policy, or upon request by the municipality, municipal and/or school reserves may be deferred by caveat pursuant to the *Municipal Government Act*.
- 9.4 Land dedicated for municipal reserve purposes should be suitable for active and/or passive recreation.
- 9.5 Developers/applicants will typically be responsible for landscaping municipal reserve land to the satisfaction of the Village within an approved subdivision where dedication of municipal reserve land is required.
- 9.6 Where the municipal and/or school reserve requirement is to be satisfied as money in-lieu of land, it shall be done so in accordance with the provisions of the *Municipal Government Act*. The municipal reserve value will be established by the Village or the developer/applicant may provide, at their own cost, an independent appraised market assessed value of the land in accordance with the *Municipal Government Act*, prepared by a certified Alberta Property/Land Appraiser, and submit it to the Village for determination of the reserve value.

### GOALS ADDRESSED



Achieve a balanced pattern of community growth



Promote and encourage economic development within the village

- 9.7 Where municipal, school, or environmental reserve has been required, such land shall be designated on a final instrument and registered for those purposes at the Land Titles Office in accordance with the *Municipal Government Act*.
- 9.8 The Village 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 such time.
- 9.9 Environmental reserve or environmental easements may be required in accordance with the *Municipal Government Act*.
- 9.10 Conservation reserves may be required in accordance with the *Municipal Government Act*.



## 10 TRANSPORTATION

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

### POLICIES

- 10.1 Municipal roads or transportation initiatives should strive to:
  - (a) ensure proper access is available for the development;
  - (b) be planned and developed to enhance opportunities for local businesses to benefit from the circulation of traffic both through and within the community; and
  - (c) maintain a consistent standard of road design.
- 10.2 The future road system should align with the existing grid pattern of the Village. More precise alignment of new arterial and collector roads shall be determined through the preparation of area structure plans, outline plans and plans of subdivision. Development should not be permitted to locate within the identified future road network alignments (Map 2).
- 10.3 Subdivision designs will be required to include provisions for extension of roadways to adjacent parcels and connections to existing road alignments, and provision of light standards, sidewalks, and curb and gutter systems where deemed appropriate by the municipality.
- 10.4 Closure and disposal of road right-of-way should include consideration of the potential impacts to the community and a determination that the right-of-way will not negatively affect the road network.
- 10.5 The Village will work with Warner County through the Intermunicipal Development Plan to coordinate regional transportation networks and corridors and discuss any transportation matters that may have an impact on the municipality.
- 10.6 An open dialogue will be maintained with Alberta Transportation regarding any transportation matters that may have an impact on the municipality.

### GOALS ADDRESSED



Achieve a balanced pattern of community growth



Promote intermunicipal cooperation

# 11 UTILITIES AND INFRASTRUCTURE

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

## GOALS ADDRESSED



Achieve a balanced pattern of community growth



Promote and encourage economic development within the village



Promote intermunicipal cooperation

## POLICIES

- 11.1 Development will be required to connect to the municipal sewer and water service unless approved otherwise in writing by the Village.
- 11.2 Concurrency of services and facilities with impacts of development is desired. Development should not be permitted to outpace or negatively affect infrastructure capacity.
- 11.3 Developers may be required to submit a water and sewer usage assessment as part of an area structure plan, conceptual design scheme, subdivision application, and/or development permit application to determine adequacy of existing infrastructure capacity and potential upgrade requirements.
- 11.4 Development should maximize use of existing infrastructure where possible and ensure logical extension of utilities and services in proposed subdivision designs.
- 11.5 The obligation of supplying infrastructure and services to subdivisions or new developments should be borne by the developer and not by the municipality.
- 11.6 Drainage patterns and adequacy of stormwater management systems should be evaluated as new development occurs through the subdivision and development process.
- 11.7 Developers may be required to pay off-site levies pursuant to the *Municipal Government Act*, to help offset the capital costs of municipal services.
- 11.8 Where feasible, utilities should follow transportation corridors.



- 11.9 The provision of easements and public utility lots to accommodate municipal utilities and infrastructure may be required through the subdivision and development processes.
- 11.10 The Village encourages residents and business to adopt water wise practices to help reduce water consumption.
- 11.11 Municipal utilities and infrastructure conditions, capacities, and needs will continue to be regularly assessed and monitored by the municipality to assist with the planning and budgeting for system maintenance, upgrade, and expansion and ensure a sufficient infrastructure framework to support community growth and development.



## 12 PUBLIC ENGAGEMENT & COMMUNICATION

The Village is home to an active and involved community, and will strive to encourage engagement opportunities between residents, council, and administration whenever possible. Ensuring provisions for consultation, collaboration and communication provides citizens the opportunity to engage with the municipal government in meaningful ways and a means for council and administration to hear the needs and interests of the community.

### GOALS ADDRESSED



Strive to enhance quality of life for residents



Encourage civic involvement and opportunities for information sharing and citizen consultation



Promote intermunicipal cooperation

### POLICIES

- 12.1 Public involvement and civic engagement are supported and will continue to be maintained through processes that facilitate and encourage the public to provide input on municipal matters and express concerns and interests to Village Council and administration.
- 12.2 The Village will continue to inform the public about important municipal issues through forums such as the municipal website, open houses, notices, and newsletters.
- 12.3 The Village will continue to foster open and transparent governance and provide a positive environment for listening, evaluating, and responding to residents' and community concerns.

## 13 INTERMUNICIPAL COOPERATION

Intermunicipal planning and partnerships are vital to the sustainability of the community. The Village of Warner and the County have a long-standing, cooperative relationship which was recently formalized through the adoption of the Intermunicipal Development Plan and Intermunicipal Collaborative Framework. These documents, in tandem with the MDP and other municipal processes, will continue to provide the framework through which the two municipalities work together and support each other. Collaborative opportunities and partnerships with others will also be maintained and sought to provide community and regional benefit.

### POLICIES

- 13.1 The Village of Warner will continue to foster its collaborative relationship with the County of Warner to address matters of mutual interest, including mutually agreeable growth and development policies and strategic economic partnerships to strengthen the regional economy.
- 13.2 The coordination of intermunicipal programs with the County of Warner relating to the physical, social, and economic development of the area will be addressed through the Intermunicipal Collaborative Framework provisions of the *Municipal Government Act* and separate agreements as deemed necessary by the Village and the County.
- 13.3 The policy directions of the *Village of Warner and the County of Warner Intermunicipal Development Plan* should be reviewed on a regular basis to ensure they adequately address the needs of the community.
- 13.4 Relationships and partnerships with other municipalities, government agencies, school boards, post-secondary institutions, organizations and businesses, and other agencies should be explored where deemed beneficial by the municipality in the delivery of programs services and facilities.

### GOALS ADDRESSED



Promote and encourage economic development within the village



Encourage civic involvement and opportunities for information sharing and citizen consultation



Promote intermunicipal cooperation

PART ONE: OVERVIEW

PART TWO: COMMUNITY CONTEXT

PART THREE: VISION, GOALS & FUTURE LAND USE

PART FOUR: MUNICIPAL DEVELOPMENT PLAN POLICIES

**PART FIVE: REGIONAL PLAN  
CONFORMANCE**



# PART FIVE: REGIONAL PLAN CONFORMANCE

## SOUTH SASKATCHEWAN REGIONAL PLAN

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

### EFFICIENT USE OF LAND

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

## PLANNING COOPERATION AND INTEGRATION

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1. Work together to achieve the shared environmental, economic and social outcomes in the South Saskatchewan Regional Plan and minimize negative environmental cumulative effects. (SSRP Strategy 8.1)
2. Address common planning issues, especially where valued natural features and historic resources are of interest to more than one stakeholder and where the possible effect of development transcends jurisdictional boundaries. (SSRP Strategy 8.2)
3. Coordinate and work with each other in their respective planning activities (such as in the development of plans and policies) and development approval processes to address issues of mutual interest. (SSRP Strategy 8.3)
4. Work together to anticipate, plan and set aside adequate land with the physical infrastructure and services required to accommodate future population growth and accompanying community development needs. (SSRP Strategy 8.4)
5. Build awareness regarding the application of land-use planning tools that reduce the impact of residential, commercial and industrial developments on the land, including approaches and best practices for promoting the efficient use of private and public lands. (SSRP Strategy 8.5)
6. Pursue joint use agreements, regional services commissions and any other joint cooperative arrangements that contribute specially to intermunicipal land-use planning. (SSRP Strategy 8.6)
7. Consider the value of intermunicipal development planning to address land use on fringe areas, airport vicinity protection plans or other areas of mutual interest. (SSRP Strategy 8.7)
8. Coordinate land-use planning activities with First Nations, irrigation districts, school boards, health authorities and other agencies on areas of mutual interest. (SSRP Strategy 8.8)

## BUILDING SUSTAINABLE COMMUNITIES

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1. Provide an appropriate mix of agricultural, residential, commercial, industrial, institutional, public and recreational land uses; developed in an orderly, efficient, compatible, safe and economical manner. (SSRP Strategy 8.11)
2. Contribute to a healthy environment, healthy economy and a high quality of life. (SSRP Strategy 8.12)
3. Provide a wide range of economic development opportunities, stimulate local employment growth and promote a healthy and stable economy. Municipalities are also expected to complement regional and provincial economic development initiatives. (SSRP Strategy 8.13)
4. Feature innovative housing design, range of densities and housing types such as mixed-use, cluster development, secondary suites, seniors' centres and affordable housing. Provide the opportunities for a variety of residential environments which feature innovative designs and densities and which make efficient use of existing facilities, infrastructure and public transportation. (SSRP Strategy 8.14)

5. Minimize potential conflict of land uses adjacent to natural resource extraction, manufacturing and other industrial developments. (SSRP Strategy 8.15)
6. Minimize potential conflict of land uses within and adjacent to areas prone to flooding, erosion, subsidence, or wildfire. (SSRP Strategy 8.16)
7. Complement their municipal financial management strategies, whereby land use decisions contribute to the financial sustainability of the municipality. (SSRP Strategy 8.17)
8. Locate schools and health facilities, transportation and transit and other amenities appropriately, to meet increased demand from a growing population. (SSRP Strategy 8.18)

## AGRICULTURE

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1. Identify areas where agricultural activities, including extensive and intensive agricultural and associated activities, should be the primary land use in the region. (SSRP Strategy 8.19)
2. Limit the fragmentation of agricultural lands and their premature conversion to other, non-agricultural uses, especially within areas where agriculture has been identified as a primary land use in the region. Municipal planning, policies and tools that promote the efficient use of land should be used where appropriate to support this strategy. (SSRP Strategy 8.20)
3. Employ appropriate planning tools to direct non-agricultural subdivision and development to areas where such development will not constrain agricultural activities, or to areas of lower-quality agricultural lands. (SSRP Strategy 8.21)
4. Minimize conflicts between intensive agricultural operations and incompatible land use by using appropriate planning tools, setback distances and other mitigating measures. (SSRP Strategy 8.22)

## WATER AND WATERSHEDS

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1. Utilize or incorporate measures which minimize or mitigate possible negative impacts on important water resources or risks to health, public safety and loss to property damage due to hazards associated with water, such as flooding, erosion and subsidence due to bank stability issues, etc., within the scope of their jurisdiction. (SSRP Strategy 8.23)
2. Incorporate measures in future land-use planning decisions to mitigate the impact of floods through appropriate flood hazard area management and emergency response planning for floods. (SSRP Strategy 8.24)
3. Prohibit unauthorized future use of development of land in the floodway in accordance with the *Flood Recovery Reconstruction Act* and the Floodway Development Regulation under development, which will control, regulate or prohibit use of development of land that is located in a floodway and define authorized uses. (SSRP Strategy 8.25)
4. Identify and consider, based on available information including information from the Government of Alberta, the values of significant water resources and other water features, such as ravines, valleys, riparian lands, stream corridors, lakeshores, wetlands, and unique environmentally significant landscapes within their boundaries. (SSRP Strategy 8.26)

5. Determine appropriate land-use patterns in the vicinity of these significant water resources and other water features. (SSRP Strategy 8.27)
6. Consider local impacts as well as impacts on the entire watershed. (SSRP Strategy 8.28)
7. Consider a range of approaches to facilitate the conservation, protection or restoration of these water features and the protection of sensitive aquatic habitat and other aquatic resources. (SSRP Strategy 8.29)
8. Establish appropriate setbacks from waterbodies to maintain water quality, flood water conveyance and storage, bank stability and habitat. (SSRP Strategy 8.30)
9. Assess existing developments located within flood hazard areas for long-term opportunities for redevelopment to reduce risk associated with flooding, including human safety, property damage, infrastructure and economic loss. (SSRP Strategy 8.31)
10. Facilitate public access and enjoyment of water features, to the extent possible. (SSRP Strategy 8.32)
11. Use available guidance, where appropriate, from water and watershed planning initiatives in support of municipal planning. (SSRP Strategy 8.33)

## HISTORIC RESOURCES

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1. Identify significant historic resources to foster their preservation and enhancement for the use and enjoyment by present and future generations. (SSRP Strategy 8.34)
2. Work toward the designation of Municipal Historic Resources to preserve municipally significant historic places. (SSRP Strategy 8.35)
3. Formulate agreements with the Ministry for development referrals to assist in the identification and protection of historic resources within the scope of their jurisdiction. (SSRP Strategy 8.36)

## TRANSPORTATION

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1. Identify the location, nature and purpose of key provincial transportation corridors and related facilities. (SSRP Strategy 8.37)
2. Work with the Ministry to minimize negative interactions between the transportation corridors and related facilities identified in accordance with strategy 8.37 above and the surrounding areas and land uses through the establishment of compatible land-use patterns. (SSRP Strategy 8.38)
3. Enter into highway vicinity agreements with the Ministry and employ appropriate setback distances and other mitigating measures relating to noise, air pollution and safety to limit access if subdivision and development is to be approved in the vicinity of the areas identified in accordance with 8.37 above. (SSRP Strategy 8.39)