



# VILLAGE OF ARROWWOOD

# MUNICIPAL DEVELOPMENT PLAN

---

BYLAW No. 465

JANUARY 2019



**© 2019 Oldman River Regional Services Commission**

**Prepared for the Village of Arrowwood**

This document is protected by Copyright and Trademark and may not be reproduced or modified in any manner, or for any purpose, except by written permission of the Oldman River Regional Services Commission. This document has been prepared for the sole use of the Municipality addressed and the Oldman River Regional Services Commission. This disclaimer is attached to and forms part of the document.

**VILLAGE OF ARROWWOOD**  
**IN THE PROVINCE OF ALBERTA**

**BYLAW NO. 465**

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

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

AND WHEREAS, the purpose of Bylaw No. 465 is to provide a comprehensive, long- range land use plan pursuant to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended;

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

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

1. Bylaw No. 465 being the Municipal Development Plan is hereby adopted.
2. This Bylaw comes into effect upon the third and final reading.

READ a first time this 11<sup>th</sup> day of December, 2018.

  
\_\_\_\_\_  
Mayor – Matt Crane

  
\_\_\_\_\_  
Chief Administrative Officer – Christopher Northcott


READ a second time this 29<sup>th</sup> day of January, 2019.

  
\_\_\_\_\_  
Mayor – Matt Crane

  
\_\_\_\_\_  
Chief Administrative Officer – Christopher Northcott

READ a third time and finally PASSED this 29<sup>th</sup> day of January, 2019.

  
\_\_\_\_\_  
Mayor – Matt Crane

  
\_\_\_\_\_  
Chief Administrative Officer – Christopher Northcott



# TABLE OF CONTENTS

---

<b>PART I: INTRODUCTION .....</b>	<b>1</b>
Planning Context .....	2
Document Organization .....	4
Monitoring & Amendment .....	4
 <b>PART II: COMMUNITY CONTEXT.....</b>	 <b>5</b>
Physical Setting .....	5
History .....	5
Community Survey (2018) .....	7
Population .....	8
Economic Activity & Employment .....	10
Equalized Assessment .....	10
 <b>PART III: LAND USE ANALYSIS .....</b>	 <b>11</b>
General Land Use .....	11
Residential Land Use .....	12
Commercial & Industrial Land Use .....	13
Recreation & Open Space Land Use .....	13
Institutional Land Use .....	14
Utilities & Road Land Use .....	14
Vacant Land .....	14
 <b>PART IV: GROWTH STRATEGY .....</b>	 <b>15</b>
Approach to Growth .....	15
Community Land Use Strategy .....	15
Future Land Requirements .....	16

## **PART V: MUNICIPAL DEVELOPMENT PLAN POLICY ..... 18**

1.0	General Policies .....	18
2.0	Land Use & Future Development .....	22
3.0	Residential Development .....	24
4.0	Commercial / Industrial Development .....	25
5.0	Recreation, Parks & Open Space .....	26
6.0	Transportation .....	27
7.0	Utilities & Infrastructure .....	28
8.0	Community Services .....	29
9.0	Intermunicipal Cooperation .....	30
10.0	Economic Development .....	31

## **PART VI: SOUTH SASKATCHEWAN REGIONAL PLAN ..... 32**

South Saskatchewan Regional Plan Conformance .....	32
--	----

### **Maps**

MAP 1	Location Map .....	following 3
MAP 2	Arrowwood Growth Strategy .....	following 16



# VILLAGE OF ARROWWOOD

## MUNICIPAL DEVELOPMENT PLAN

### BYLAW No. 708

---

## PART I: INTRODUCTION

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

Therefore, a MDP can be defined as a framework for decision-making that guides future development and redevelopment of a community. Through studying a community's historical development and evaluating its current circumstances, MDPs offer a framework to anticipate and address a community's future needs. The content of a MDP is designed to encourage municipalities to integrate proposals into long-term plans for the financial, social and environmental well-being of the community. By ensuring that growth takes place in a sustainable, orderly, and rational manner, a community can balance the economic, social and environmental requirements of its residents and bring a sense of stability to the community.

### Goals

The Village of Arrowwood, by creating a new MDP, will attempt to accomplish the following:

- ▶ promote moderate community growth and development in an orderly economic manner;
- ▶ maintain an attractive high-quality community environment, build upon existing community resources, and provide local recreation opportunities;
- ▶ broaden the range of retail sales and service outlets available; and
- ▶ maintain a balanced assessment base by promoting residential, commercial and industrial growth.



## Planning Context

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

### Provincial Realm

The *Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26 (MGA)* sets out the legislative framework for planning in Alberta and specifically Part 17 places the authority for land use decision making at the local level. Through the legislation, a municipal council is empowered with the authority to create and adopt statutory plans, establish planning approval committees, enforce conditions of planning approvals; and to ensure that the public is involved with planning at a local level. The Subdivision and Development Regulation is passed by Cabinet and outlines basic procedures and approval criteria for subdivision and development decisions at the local level. The *Alberta Land Stewardship Act (ALSA)* is the legal authority to implement the province's Land Use Framework and provide direction and leadership in identifying objectives of the Government regarding land use, economics and the environment. As well, it creates policy that enables sustainable development and sets the stage for regional planning which includes seven regional plans.

### Regional Realm

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

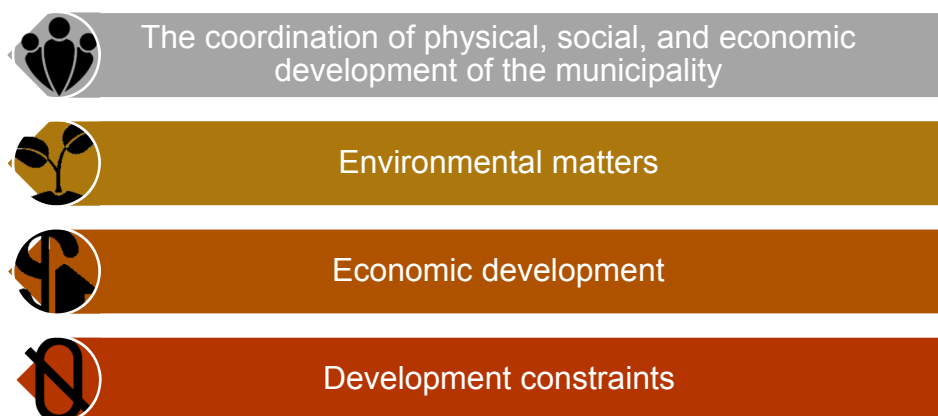


## Municipal Realm

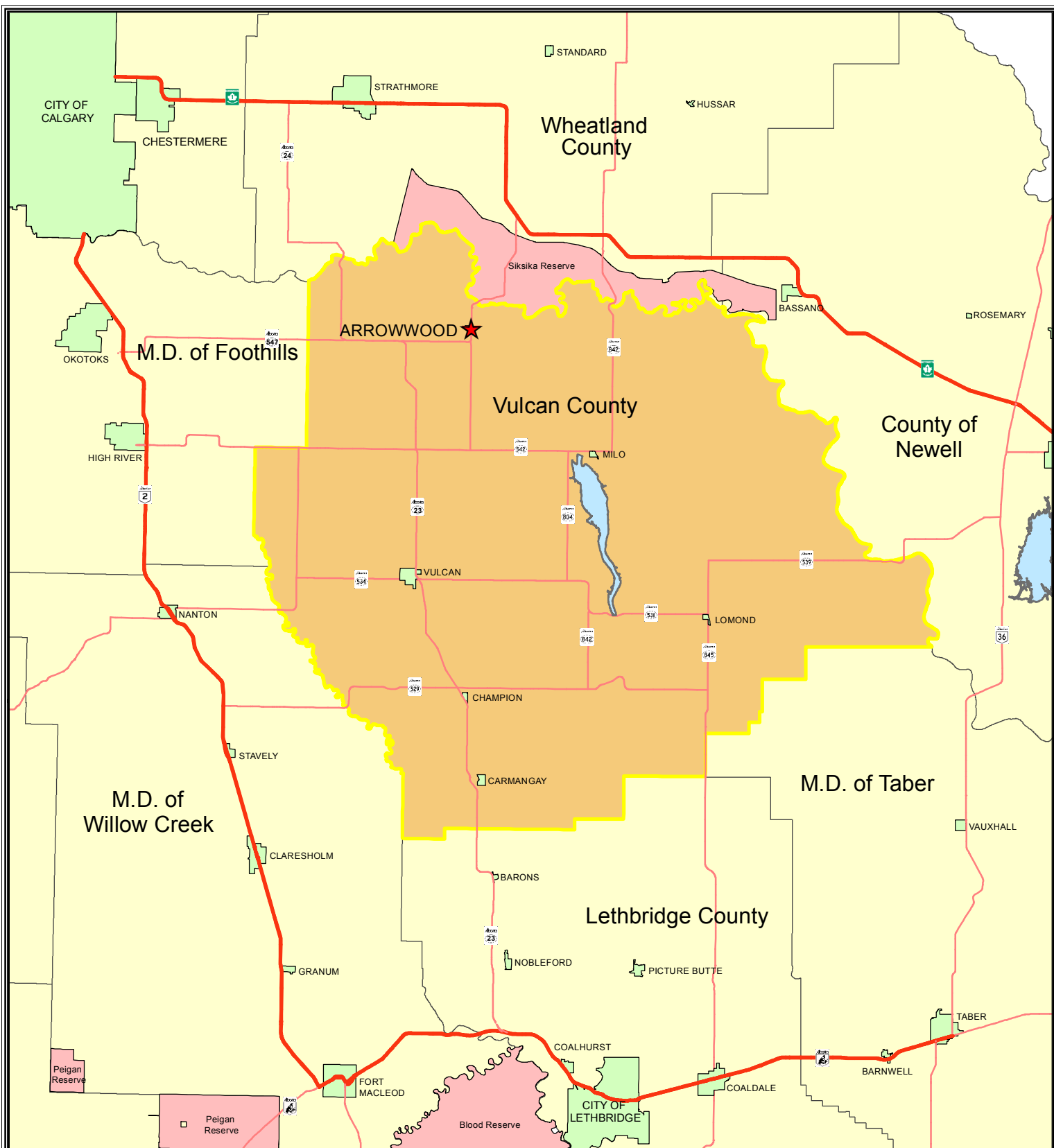
A MDP does not exist or function in isolation at the local level. Over the years, numerous statutory and non-statutory plans and related studies have been completed to guide the growth and development of the Village, including the Land Use Bylaw and Infrastructure plans. Specifically, section 632(3) of the *Municipal Government Act* states that an MDP must address:



The MDP may also include policies related to:





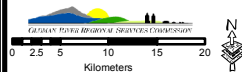


**VILLAGE OF ARROWWOOD  
MUNICIPAL DEVELOPMENT PLAN**

**LOCATION MAP  
MAP 1**

**BYLAW NO. 465  
JANUARY 29, 2019**

- ★ Arrowwood
- ▭ Vulcan County
- Major Highway
- Minor Highway



## Document Organization

This document is broken down into six sections:

- I. **Introduction** presents the hierarchy of planning documents, highlights the requirements for the MDP, and provides structure of document.
- II. **Community Context** compiles background information, research, and demographic analytics to illustrate trends, challenges and opportunities facing development for future development.
- III. **Land Use Analysis** identifies and explores the existing land uses, and potential opportunities for future development.
- IV. **Growth Strategy** discusses opportunities and direction for future development within the community.
- V. **MDP Policy** provides a policy framework within which the municipality must carry out future development.
- VI. **SSRP Conformance** aligns policies from the policy section with the requirements stipulated in the regional plan.

## Monitoring & Amendment

The planning process is an ongoing one. That means that, should issues with the MDP arise, and changes need to be made, the plan is flexible and adaptable. Details concerning the application, amendment and revision of the plan are highlighted in the Policy section of this document.

When necessary, this document may be amended to better fit the current situation in the Village of Arrowwood. Every five to ten years, however, the MDP should be reviewed in its entirety to ensure that the policies are still appropriate, and that the goals of the community are being achieved.

Figure 2. Planning Cycle for MDP



## PART II: COMMUNITY CONTEXT

### Physical Setting

The Village of Arrowwood is located within Vulcan County, primarily a farming and ranching area along with other agri-businesses and associated industries. Located 80 km southeast of the City of Calgary and 48 km north of Vulcan, Arrowwood is situated on Highway 547, which is south of the Blackfoot Indian Reserve No. 146. The Village is an attractive location for those employed in local industries and farming operations.



The Village is located at an elevation of 930 m (3,050 ft) within a dryland farming and ranching area. The Village of Arrowwood was named after the nearby East and West Arrowwood Creek. The West Arrowwood Creek flows northward which empties into the Big Bow River north of Arrowwood. The rolling topography in the area has resulted in some soils in the area having Canada Land Inventory (CLI) classifications of 4, 5, and 6. However, most land is fairly level with a Class 2 or 3 soil rating. The daily average sunshine in the area is between 6 to 6.6 hours. The Village of Arrowwood has an average growing season of approximately 120 frost-free days.

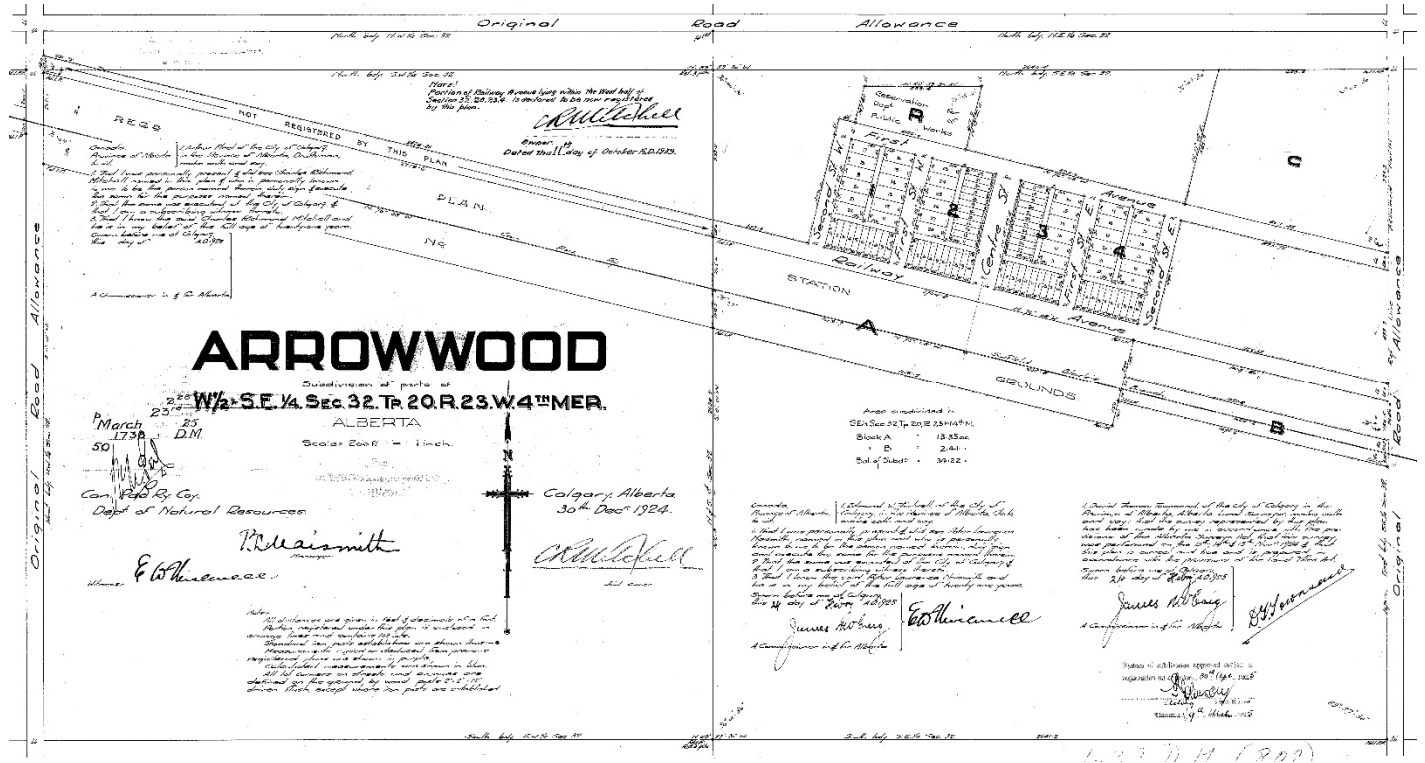
Winds in the region play a major role in the climate of the area. The high elevation, in combination with no natural shelter, results in winds significantly influencing the weather in the Village. Being located between Calgary, where the winds blow primarily from the north, and Lethbridge, where the wind is predominantly from the west, the winds in Arrowwood blow as often from the southwest and west as from the northwest. Although the Village is located in the Chinook Belt, the strong Chinook Winds that blow out of the Crowsnest Pass area are rarely experienced in the region.

### History

Construction of the Canadian Pacific Railroad (CPR) rail line in southern Alberta in 1883 contributed to the settlement in the region and specifically the original plan for the Village illustrates the importance of the railway in determining the layout of the community (Figure 3). The building of railway lines was crucial to development in southern Alberta as it served as a means of bringing settlers to Alberta, transportation of goods, and a way of communication. Initially, the CPR had established a number of telegraph offices along the rail line, with the hope that they would eventually evolve into town sites. On May 13, 1926, Arrowwood was incorporated as a village.

The Vulcan district became an agricultural centre soon after the CPR rail line was built. Between 1900 and 1905, the demand for grain brought an inflow of homesteaders into the Vulcan district. Within the first three years of homesteaders arriving in the district, the majority of the available land had been claimed. The ebb and flow of migration experienced by the Village can be largely attributed to the dependence on agriculture which can substantially influence population trends and local economy in the Village. Based on past population statistics, it seems likely that the population will remain steady in the future.

Figure 3. Registered Plan 1738 DM



In recent years, the Village of Arrowwood has had numerous features that have attracted new members into the community. Various businesses within the Village provide diversified services and employment to its residents and businesses and services continue to thrive and change within the community. Infrastructure project upgrades and expansions continue to better service the community, such a new water well constructed in 2007 and the expansion of the wastewater treatment lagoon in 2010.



Image source: <http://www.villageofarrowwood.ca/galleries/around-arrowwood/>

## Community Survey (2018)

As a method of determining citizens' concerns and opinions, the Village of Arrowwood chose to deliver individual questionnaires to each household during the month of December, 2017. The questionnaires were returned to the Village of Arrowwood by January 9, 2018. The questionnaire was designed to provide Village Council information concerning the direction Arrowwood should pursue in the future.

A total of 87 questionnaires were circulated throughout the community, and 12 surveys were completed and returned to the Village office. This sections highlights the key findings of the questionnaire as they pertain to the MDP.

### ***“What do you like most about the Village of Arrowwood?”***

- Size and atmosphere
- Safe for children



### ***“What attracts people to Arrowwood?”***

- Small town lifestyle
- Low crime rate
- Family



### ***“What services currently meet or surpass your expectations?”***

- Rescue services
- Schools
- Library



Care should be taken to ensure that any future development within the community should help to bolster and strengthen the above characteristics and qualities. Concerning growth:

**66.7%**

Of respondents want to see the Village of Arrowwood **GROW at a moderate rate.**

**100%**

Of respondents believe that future development should occur **within the existing Village boundaries firstly.**

**100%**

Of respondents want to see more **commercial and recreational development** within the Village.



## Population

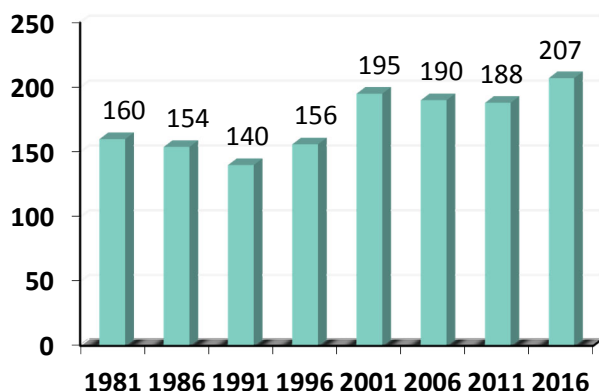
The historical growth of a population can provide a basis for population projections and the way in which a population has changed may reveal important trends. The Village of Arrowwood over the past 35 years has faced considerable changes and thus the population has fluctuated between 140 to 207 people.

A slight decline in population was documented from 1981 to 1991. Between 1991 and 2001, there was steady population growth, with the highest annual percentage increase recorded at 4% per annum in 2001.

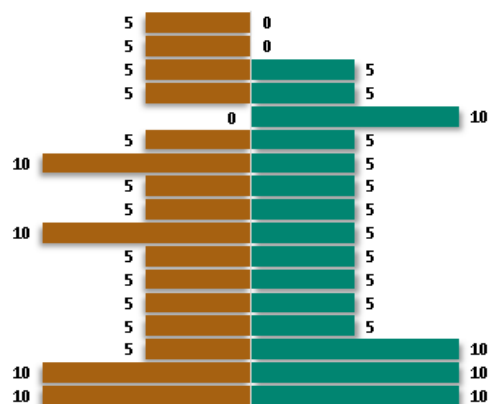
Between 2001 and 2011 the Village experienced a stable population. During the most recent census period (2011-2016), the Village of Arrowwood's population grew by 10.1%, or a positive growth change of 1.8% per annum.

The creation of population pyramids for the Village of Arrowwood illustrates the distribution of various age groups as well as male and female segments of the population. As a comparison, the age structures for the 2011 and 2016 populations are shown on Charts 2 and 3. The population of children age 15 and under remained consistent between 2011 and 2016 representing 29.2% of the population in 2011 and 29.0% in 2016.

**Chart 1. Historic Population 1981 to 2016, Village of Arrowwood**  
Source: Statistics Canada



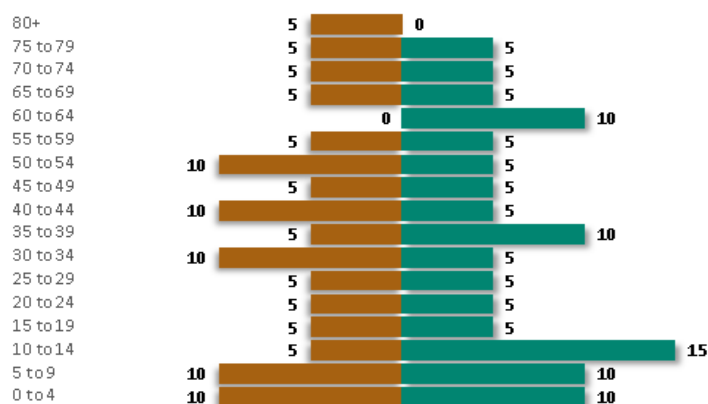
**Chart 2. 2011 Population Pyramid, Village of Arrowwood**  
Source: Statistics Canada, 2011 Census Profile



2011

Female  
Male

**Chart 3. 2016 Population Pyramid, Village of Arrowwood**  
Source: Statistics Canada, 2016 Census Profile



2016

Population projections for the Village were calculated using the straight linear method for three different growth rates: slow (0.5 percent), moderate (1 percent), and high (1.5 percent) (See Table 1 and Chart 4). This method predicts the future population based on a desired growth rate. The straight linear method can offer an indication of potential population growth.

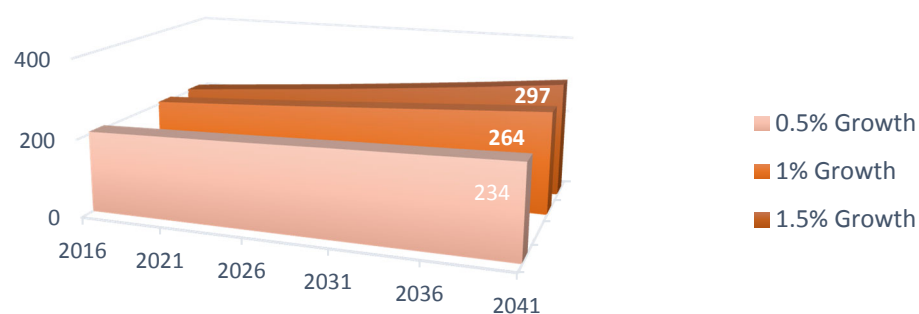
This means that in 2021 the population could potentially range from 212 to 223 persons; however, by the year 2041, the population could range between a low of 234 to a high of 297. The Village has historically experienced an average 1 percent annual growth in population, so a more probable scenario would be a projected population range between 217 and 264 people. If Alberta's economy strengthens in the next several years, the Village of Arrowwood should continue to attract new residents and businesses.

**Table 1. Population Projections, Village of Arrowwood**

*\*Created using ORRSC projection models*

Year	Actual Population	Straight Linear Method		
		0.5% Growth Rate	1% Growth Rate	1.5% Growth Rate
2016	207	—	—	—
2021		212	217	223
2026		217	228	239
2031		223	240	257
2036		228	252	276
2041		234	264	297

**Chart 4. Population Projections, Village of Arrowwood**



## Economic Activity & Employment

The economy of Arrowwood is interconnected with other municipalities, the surrounding rural community and the province. In comparison with both provincial and national averages, the Village of Arrowwood’s employment rate is lagging behind Alberta, but is slightly better than the national average:

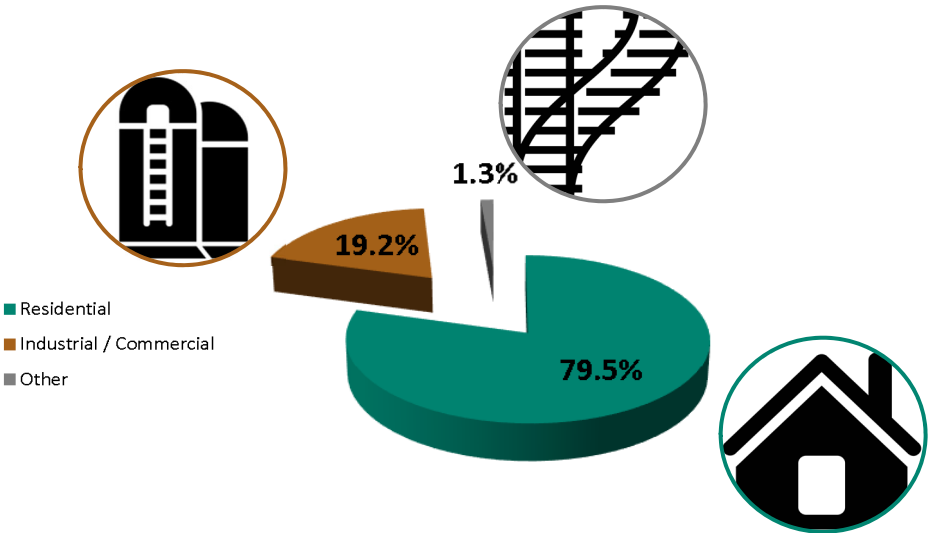


The most highly represented employment areas are “Agriculture” and “Retail” based. Given the surrounding physical geography, and the history of rural development on Vulcan County, it is understandable that agriculture is a top employer in the in the Village with retail-related jobs tied as the top employer. This may be attributed to the presence of the Co-op and the convenience store located within the Village boundaries.

## Equalized Assessment

According to the 2017 Equalized Tax Assessment report published by Alberta Municipal Affairs, residential property accounts 79.5% of the tax assessment. This compares to approximately 19.2% 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 1.3% of the total. The value of all land and buildings in the Village of Arrowwood is just over 15 million dollars.

**Chart 6. Equalized Assessment 2017, Village of Arrowwood**  
Source: Alberta Municipal Affairs 2017



## PART III: LAND USE ANALYSIS

### General Land Use

The Village of Arrowwood encompasses approximately 0.15 square miles (0.4 square kilometres). The community is bounded on the east by Highway 547. All development is located west of Highway 547 and will most likely expand north or south of existing development. A sewage/wastewater treatment lagoon is located northeast of the community, and a buffer surrounding the facility limits development east of the Village. An existing land use survey was performed in the summer of 2017, which included field work to identify existing uses within the Village. The results are found in Table 2.

**Table 2. Subdivision Activity 10-Year Overview, Village of Arrowwood**

Use	Acres	Hectares	Percentage of Total
Residential	25.48	10.31	26.03
Commercial	1.71	0.69	1.74
Industrial	14.90	6.03	15.22
Recreation / Open Space	4.45	1.80	4.54
Institutional	13.27	5.37	13.56
Utilities	0.27	0.11	0.28
Vacant	18.71	7.57	19.11
Roads	19.10	7.73	19.52
Total	97.89	39.61	100.00

Residential land use constitutes the largest share of land use within the Village with the second largest portion dedicated to local roads and highways (19.1%). A substantial amount of land area in the Village is designated for commercial and industrial uses (16.9%) and is predominately located both north and south of Railway Avenue and along Centre Street.

Noticeably, the land use analysis shows that there is a significant portion of land designated for recreation and open space and institutional uses. This indicates that the community is well served by parks and community facilities such as the school, fire hall and library. Vacant land for residential and non-residential development is currently available within the boundaries of the Village.

The following sections will address, in greater detail, the challenges and opportunities that are presented with each individual land use designation within the community, and set the stage for policy that will encourage the responsible and rational development goals for Arrowwood.

## Residential Land Use

Residential development refers to the combination of dwelling types including single attached and detached, manufactured, modular, multi-family, and special senior residences. It is important for Arrowwood to understand what quantities and types of housing exist so the Village may better prepare for future housing demands of a growing population.

- ❖ According to 2016 Census Canada data, the total number of dwellings within the Village has increased to 79 which now reflects an additional 5 new houses constructed during the most recent census period.
- ❖ Single and two person households consist of 53.3% of all private households in the Village of Arrowwood according to 2016 Census Canada data.
- ❖ Seniors often have different housing requirements, such as low maintenance or ease of access to amenities, and must be considered in future development. The elderly population did decrease during the last census period (2011-2016), which indicates that adequate housing in the Village may not be available for the needs of this age group.
- ❖ Currently Arrowwood has vacant residential lots remaining in mature developed neighbourhoods. There is still land available for residential development, particularly for single-detached housing in undeveloped/vacant areas of the Village.





## Commercial & Industrial Land Use

Commercial and industrial lands in the Village contributes 16.9% to the total developed land and can be characterized as low-density with the potential to be built up. Commercial activity in the Village includes the Center Street Eatery, the Co-op, ATB Financial, Air Alta Applicators, Milo Green Foods, and Don Kuntz Welding & Car Wash. Industrial uses in Arrowwood are tied to the local industry—both past and present—and include agricultural equipment storage, grain elevators, and warehousing.



The location of both the industrial and commercial uses along Railway Avenue ensures that both residents and through-traffic are able to access these services. To ensure that local residents continue to enjoy safe and reliable services, any future commercial development should be built up on the north side of Railway Avenue, and industrial development should continue to the south.



## Recreation & Open Space Land Use

While recreation and open space opportunities within the community of Arrowwood constitute approximately 4.5% of the total developed area, the existing assets and amenities are well-dispersed throughout the community to serve residents and visitors alike.

Located just off of the main transportation corridor of Railway Avenue, the Village has developed a series of trails and a picnic area. In the northern portion of the community just off of 1<sup>st</sup> Avenue West, a number of recreation amenities and facilities serve a more residential neighbourhood including the community centre, a playground, gazebo, and change houses. Along 1<sup>st</sup> Avenue East, the Arrowwood School provides a playground, open fields, and a baseball diamond for students and residents to enjoy.

Generally, the recreation and open space amenities are in good repair, and efforts should be made to maintain the existing features and incentivize programming. While it is not likely that the Village of Arrowwood will need more land for recreation and open space development, future initiatives could include renovations to existing facilities, and upgrades to outdoor fields.

## Institutional Land Use

Accounting for 13.6% of the existing land area, institutional uses include: the Arrowwood Community School, a museum, a firehall, a library, an R.V. Park, and the Arrowwood United and Gospel Church. These institutional uses should be maintained.



## Utilities & Road Land Use

Together, public utilities and roadways take up 19.8% of the land area in Arrowwood. Due to recent upgrades and intermunicipal initiatives, public utilities are projected to provide efficient and reliable service to the Village of Arrowwood into the future. Additional roadways and servicing may be required should future development occur beyond the existing community footprint.

## Vacant Land

With almost one-fifth of the existing land area (19.1%) characterized as vacant, annexation of county land will not be required to accommodate future development for the foreseeable future.



## PART IV: GROWTH STRATEGY

### Approach to Growth

As Arrowwood grows, new development may be required to accommodate future demand for residential and non-residential uses. It is important to create a growth strategy at this time to set the framework for sound decision-making and to provide consistency and certainty for residents, developers, business and industry.

Principles for Arrowwood's Growth Management Strategy:

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

### Community Land Use Strategy

It is important for Arrowwood to prepare a land use strategy that facilitates moderate growth within the community and successfully accommodates corresponding residential and non-residential development. This framework for decision-making guides future development and redevelopment and is designed to encourage the integration of long-term plans for the financial and social well-being of the community with the development of the physical landscape. Finally, plans for future growth must be realistic and ensure that growth takes place in a sustainable, orderly, and rational manner, so that Arrowwood can balance the economic, social and environmental requirements of its residents.

Several primary planning goals regarding land use and development for the community have been identified and include:

- ▶ to promote growth and development in an orderly economic manner while providing a supply of competitively-priced lots for all land uses by developing a comprehensive land use strategy;
- ▶ to maintain an attractive high-quality community environment, ensure sustainability, and continue to improve the quality of life for citizens; and
- ▶ to broaden the range of retail sales and service outlets and recreational areas and facilities available;
- ▶ Map 2 illustrates the long-term land use patterns for the Village and allocates land uses to specific areas of the Village along with a high level transportation strategy for future road extensions.

## Future Land Requirements

A residential land consumption range can be calculated based on historic trends in population growth and industry standards for housing density in order to illustrate the amount of land that will be required to house future growth. The historical average indicated Arrowwood to have a positive population growth and has increased noticeably in the last census period (2011-2016).

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

The land consumption analysis is based on the following criteria:

- ▶ 0.5 percent to 1.5 percent growth rate;
- ▶ 2.7 persons per average household based on historic housing density from the 2016 Census;
- ▶ the standard number of units that can be built per acre using the assumption that new dwellings are single family (4.7 units per acre).

**Table 3. Residential Land Consumption Analysis, *Village of Arrowwood***

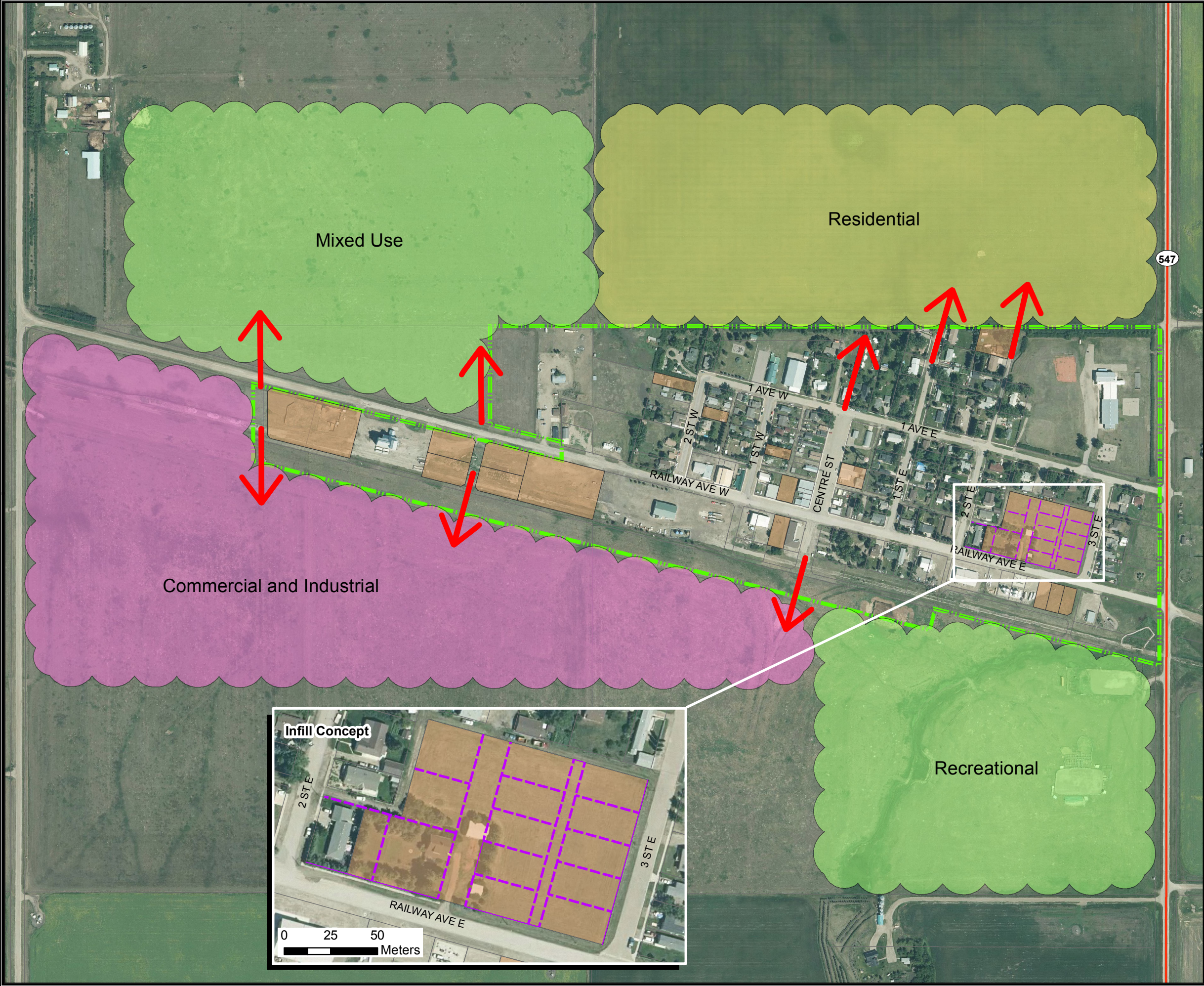
Year	Population Levels		Assumed Persons per Family	Total Required D.U.s		Existing D.U.s	New Dwelling Units Required		Land Acreage Requirement (4.7 units/acre)	
	High	Low		High	Low		High	Low	High	Low
<b>2016</b>	207									
<b>2021</b>	223	212	2.9	77	73	79	-2	-6	0	-1
	223	212	2.7	83	79	79	4	0	1	0
	223	212	2.5	89	85	79	10	6	2	1
<b>2026</b>	239	217	2.9	82	75	79	3	-4	1	-1
	239	217	2.7	89	80	79	10	1	2	0
	239	217	2.5	96	87	79	17	8	4	2
<b>2031</b>	257	223	2.9	89	77	79	10	-2	2	0
	257	223	2.7	95	83	79	16	4	3	1
	257	223	2.5	103	89	79	24	10	5	2
<b>2036</b>	276	228	2.9	95	79	79	16	0	3	0
	276	228	2.7	102	84	79	23	5	5	1
	276	228	2.5	110	91	79	31	12	7	3
<b>2041</b>	297	234	2.9	102	81	79	23	2	5	0
	297	234	2.7	110	87	79	31	8	7	2
	297	234	2.5	119	94	79	40	15	8	3



VILLAGE OF ARROWWOOD  
MUNICIPAL DEVELOPMENT PLAN

ARROWWOOD GROWTH STRATEGY  
MAP 2

BYLAW NO. 465  
JANUARY 29, 2019



- Highways
- Village of Arrowwood Boundary
- Infill & Redevelopment Opportunity
- Conceptual Linework

Arrowwood Growth Areas

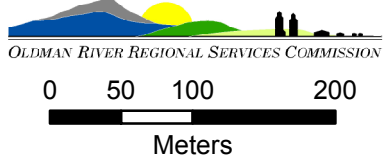
- Residential
- Commercial and Industrial
- Recreational
- Mixed Use

Arrowwood Transportation Concept

- Future Road Connections



Aerial Photo Date: 2015





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

**Observation 1:** Arrowwood could develop an additional 8 acres (3.24 ha) of residential land to accommodate a population projection of 297 people by the year 2041. However, it must be noted that this acreage refers to only bare, undeveloped land, and does not take into consideration existing vacant land or lots that could be developed. This indicates that the need for annexation is significantly low.

**Observation 2:** Additional land for residential use will most likely not be needed in the near future as displayed in the Land Consumption Analysis by the low numbers projected for new dwelling units required in the next 10 years for a high rate of population growth. The abundance of existing dwelling units indicates that new dwelling units will not be needed in the immediate future if population growth remains in a similar state.

**Observation 3:** The Land Consumption Analysis predicts that annexation for residential purposes will not be needed in the next five years, but a small amount of land (4.0 acres) may be needed in the next 10 years. The number of census families with two people is 45 percent of all census families in private households. This indicates that persons per household is decreasing which will result in lower demand for new dwelling units, thus, resulting in lower pressure for future land requirements within the Village due to a stable population with minimal growth.

**Observation 4:** Currently there are 18.71 acres (7.57 ha) of vacant land to be utilized for all development, including non-residential, recreation and roadways. This indicates that additional land is available if population growth increases significantly in the future.



## PART V: MUNICIPAL DEVELOPMENT PLAN POLICY

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

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

### Goals

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

### 1.0 General Policies

- 1.1 The Municipal Development Plan, for the most part, is general in nature and long-range in its outlook. The MDP provides the means whereby Council and administration can evaluate proposals in the context of a long-range plan for the Village of Arrowwood.
- 1.2 Subject to Council's approval, minor variation from the policies of the Municipal Development Plan will not require an amendment to the plan. More substantive changes will require an amendment to the MDP and any other affected plan.
- 1.3 The Municipal Development Plan contains "shall", "should", and "may" policies which are interpreted as follows:
  - (a) "shall" policies must be complied with;
  - (b) "should" policies mean compliance in principle, but are subject to the discretion of the applicable authority on a case by case basis; and

- (c) “may” polices indicate that the applicable authority determines the level of compliance that is required.
- 1.4 The goals and policies of the Municipal Development Plan will be further refined and implemented through the development, adoption, and day-to-day application of statutory plans and the Land Use Bylaw.
- 1.5 Before any amendments or changes are made to this plan, it shall be ensured that public opinion is included in the decision-making process through information meetings and public hearings.
- 1.6 Amendment of the Municipal Development Plan must follow the appropriate procedures outlined in the *Municipal Government Act*.
- 1.7 All statutory and non-statutory plans shall be consistent with the Municipal Development Plan.
- 1.8 The Municipal Development Plan shall be reviewed, amended or replaced by a new bylaw on a regular basis in order to achieve consistency and reflect the wishes of the municipality and its ratepayers.
- 1.9 New development and redevelopment will be required to pay its fair share of expanding existing or creating new public facilities and services.
- 1.10 The Village shall discourage premature subdivision and development of agricultural and urban reserve lands until such a time that those lands are required for urban development.
- 1.11 The Village shall encourage developers and landowners, when proposing developments, to consider the efficient use of land planning tools.

### **Municipal, Environmental, Community & School Reserves**

- 1.12 Municipal and/or school reserve will be provided in accordance with section 666 of the *Municipal Government Act*.
- 1.13 Where the reserve requirement is to be satisfied as money in-lieu of land, it shall be done so in accordance with the provisions of section 667 of the *Municipal Government Act*.
- 1.14 Where the provision of land for municipal, school or environmental reserve has been required, such lands shall be designated on a final instrument and registered for those purposes at Land Titles Office in accordance with section 665 of the *Municipal Government Act*.
- 1.15 Where the municipality is of the opinion that certain lands may be resubdivided in the future, the Subdivision and Development Authority may require that municipal or school reserves be deferred by caveat pursuant to section 669 of the *Municipal Government Act*.
- 1.16 The Village of Arrowwood will receive all municipal reserve funds paid and, should a school authority in the future require land for a school, an agreement for possible municipal assistance will be discussed at that time.

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

### **Sustainability Policies**

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

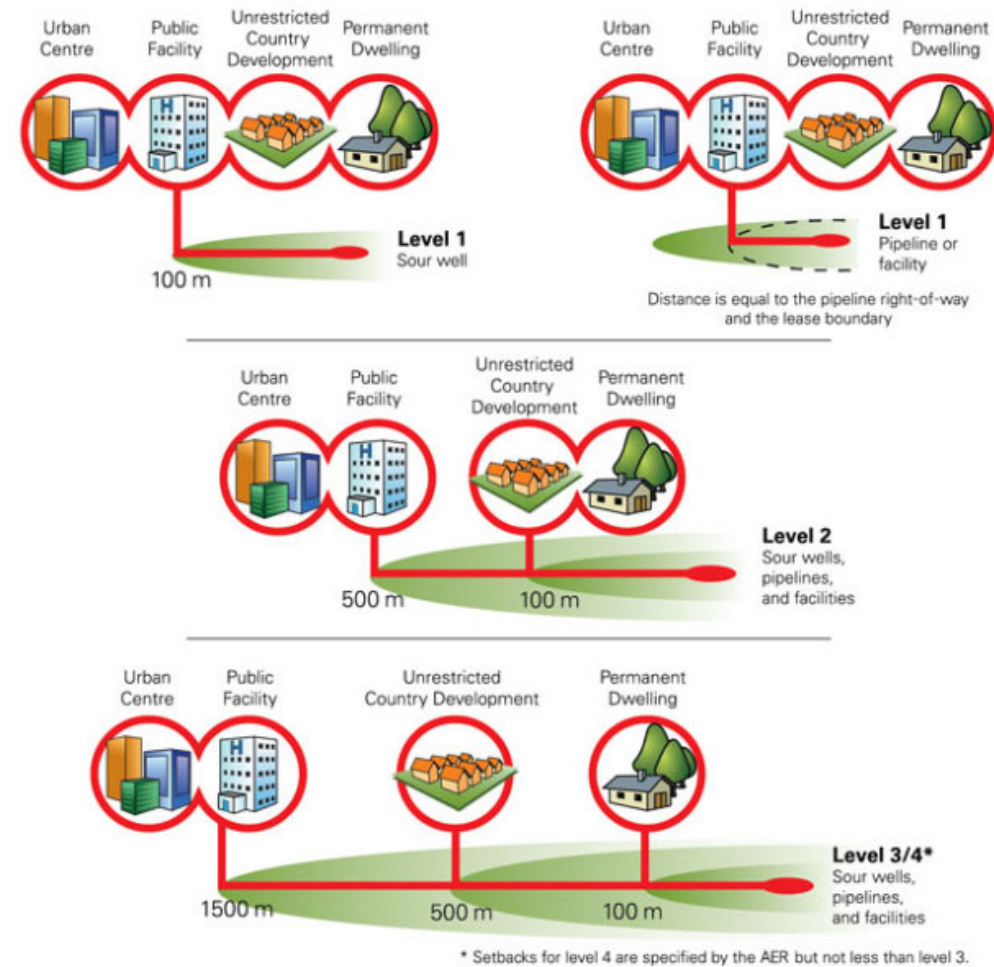
### **Agricultural Policies**

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

### **Sour Gas Facilities Policies**

- 1.26 The Village shall ensure that all subdivision and development applications that are located within 1.5 kilometres of a sour gas facility are referred to the Alberta Energy Regulator (AER).
- 1.27 Setback guidelines for sour gas facilities shall be in accordance with the standards established by the Alberta Energy Regulator.

Figure 3: AER Setbacks (www.aer.ca)





## 2.0 Land Use & Future Development

The Village of Arrowwood is home to a small, yet moderately increasing population of residents with a variety of housing, recreation, and commercial needs. As such, decision makers need to consider the opportunities and constraints involved with extending existing development in Arrowwood. Background research, community engagement initiatives and land-use studies have identified three primary planning goals that will promote moderate and sustainable growth for the community.

### Goals

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

### Policies

- 2.1 Future urban growth and development in the municipality should be directed to the areas identified in the Growth Strategy Map (Map 2) as future growth areas if they are determined to be suitable for development and can be serviced with municipal infrastructure.
- 2.2 Council and the municipality should attempt to ensure that new growth and development occurs in a stable and fiscally sound manner, given infrastructure, land carrying capacity and physical constraints.
- 2.3 Future urban growth should be directed to areas with existing municipal infrastructure capacity or to locations where infrastructure extensions can be made most appropriately. All residential and commercial development shall be required to connect to the municipal sewer and water service unless it is demonstrated to the Municipal Planning Commission that circumstances exist that services are not required.
- 2.4 All future subdivision and development shall be evaluated by Council and the Municipal Planning Commission as to its compliance with the objectives and policies of this plan, the current Land Use Bylaw, and any other statutory plan.
- 2.5 When evaluating applications for the subdivision of land, the Municipal Planning Commission should consider the impact of the proposals on existing residential, commercial and industrial activities in the area.
- 2.6 Proposed subdivisions should be evaluated with respect to the following considerations:
  - (a) compatibility with possible future development of residual and/or adjacent lands;
  - (b) appropriate connections to existing roadway and utility infrastructure as deemed necessary; and
  - (c) the suitability of the land to accommodate the proposed use.

- 2.7 Before initiating the formal rezoning process, developers may be requested to undertake a public consultation process to work with community groups, local residents and neighbours and to report the results of that public consultation process to Council.
- 2.8 The municipality, at its sole discretion, may undertake any or all of the following municipal prerogatives:
- (a) adopt a duly prepared area structure plan by municipal bylaw or conceptual scheme by resolution which will govern subsequent subdivision and development of the specific area;
  - (b) request that a design concept plan be prepared and submitted for review by the Municipal Planning Commission;
  - (c) may waive the requirements to provide any of the information requested to typically be provided;
  - (d) may require the developer to provide any additional information not addressed or contemplated in this plan or other guidelines, at the time of application review.
- 2.9 The Village may use any current or future “Unsightly Premises Bylaw” and apply it wherever necessary as a legal measure of Council’s intent to maintain a visually attractive community.

## 3.0 Residential Development

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

### Goals

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

### Policies

- 3.1 All future residential development:
  - (a) shall comply with the objectives of this plan and the current Land Use Bylaw; and
  - (b) should be evaluated as to its suitability by Council and/or the Municipal Planning Commission.
- 3.2 Residential development programs and decisions should ensure:
  - (a) a choice of different housing types to cater to housing needs and income levels of the public;
  - (b) safe, attractive residential environments secure from incompatible land uses and in conformity with the existing quality of residential development;
  - (c) rational and economical extensions of existing municipal services.
- 3.3 The municipality should commence a strategy to identify potential residential areas that may benefit from the development of area structure plans, area redevelopment plans or an infill housing guideline to direct infill housing and development.
- 3.4 That the Village of Arrowwood not develop a manufactured home park at this particular time, but rather examine the feasibility of policies to allow manufactured housing in a style that complements the existing and future onsite-built dwellings.
- 3.5 The Village shall continue to encourage the private sector to develop residential land in Arrowwood.

## 4.0 Commercial / Industrial Development

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

### Goals

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

### Policies

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

## 5.0 Recreation, Parks & Open Space

In the 2018 community survey, the majority of residents reported the need for upgrades and renovations for Arrowwood's public recreational facilities, with all survey participants indicating the need for further recreation development within the community. The maintenance of existing facilities, investigation of other recreational opportunities and the establishment of an expanded walking trail should be given consideration for future funding as available.

### Goals

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

### Policies

- 5.1 The municipality should strive to make all public spaces more enjoyable, safe and accessible to all members of the community, including those with special needs and ensure that recreational spaces are compatible with other adjacent land use activities.
- 5.2 The municipality should investigate various funding alternatives and partnerships to offset the increasing costs of park and recreation land maintenance.
- 5.3 The municipality should continue to work with the school authority, Palliser Regional School District, and support the shared use of open space and playground areas.
- 5.4 The municipality, pursuant to section 666 of the *Municipal Government Act*, may require a ten percent (10%) land dedication or money-in-lieu which may be used for open space requirements in new residential and non-residential developments. The dedication of municipal and environmental reserves shall be carried out at the time of subdivision or pursuant to section 665 of the *Municipal Government Act*.
- 5.5 Where feasible, Council should endeavour to maintain and improve existing recreational facilities.
- 5.6 The municipality should continue to take inventory of the municipal parks and prioritize their need for maintenance or replacement based on the state of their physical condition.
- 5.7 Council should continue to develop a continuous pathway system connecting the community.



## 6.0 Transportation

The road pattern within Arrowwood is characterized by the traditional grid system, laid out west of Highway 547. The main access to Arrowwood from Highway 547 is at Railway Avenue East. Many roads in Arrowwood have been paved and are maintained by the Village.

### Goals

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

### Policies

- 6.1 The future major road system shall be in accordance with the future land use concepts contained in the MDP. More precise alignment of new arterial and collector roads shall be determined through the preparation of area structure plans, outline plans and plans of subdivision.
- 6.2 Municipal roads or transportation initiatives shall try to:
  - (a) ensure proper access is available for the development; and
  - (b) maintain a consistent standard of road design.
- 6.3 The Village shall enter into development agreements with potential developers to provide for construction or upgrading of such amenities as roads, light standards, sidewalks, and curb and gutter systems.
- 6.4 The Village will work with Vulcan County and Alberta Transportation to coordinate the provision and development of regional transportation networks and corridors. The Village should explore the development of highway vicinity agreements with Alberta Transportation to employ appropriate setbacks and mitigating measures relating to noise, air pollution and safety on lands that may impact Highway 547.

## 7.0 Utilities & Infrastructure

The municipal public works function is to efficiently maintain public parks, roads, sidewalks, storm water drainage, the water distribution system, sewage collection system and solid waste collection and disposal. It is important to analyze present services to ensure they are sufficient to manage future capacity loads.

### Goals

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

### Policies

- 7.1 All residential and commercial development shall be required to connect to the municipal sewer and water service unless it is determined by the Municipal Planning Commission that is not required.
- 7.2 The burden of supplying infrastructure services to subdivisions or new developments shall be borne solely by the developer and not by the municipality.
- 7.3 The Municipal Planning Commission may require a developer to enter into an agreement with the municipality pursuant to the *Municipal Government Act* and registered by caveat against the certificate of title to ensure the said agreement is binding on the land owner, or successors in title, to install or pay for the installation of public utilities that are necessary to serve the subdivision, pursuant to sections 650 and/or 655 of the *Municipal Government Act*.
- 7.4 The municipality shall monitor and ensure that the sewage treatment system and water delivery system are capable of handling additional capacities associated with the projected growth of the municipality.
- 7.5 New developments should create a minimal increase in storm water runoff from the predevelopment state. Problem areas may require a storm water management plan to be approved by the municipality.

## 8.0 Community Services

The Village of Arrowwood believes in working together to reach common goals. Much success has been attributed to, and gained from, volunteer initiatives in a variety of settings throughout the Village. Therefore, the municipality will continue to collaborate with the many of the organizations, agencies and other government departments that provide these important services.

### Goals

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

### Policies

- 8.1 The municipality should encourage non-profit groups/organizations and provincial agencies to establish programs and operate in the community to enhance the level and quality of existing community services.
- 8.2 Programs and initiatives should be developed that encourage and enhance volunteerism and community service organizations as they contribute considerably to the quality of life in Arrowwood.
- 8.3 The municipality should continue to support and work in mutual agreement with other government departments or agencies that help provide various community services to residents.
- 8.4 Council should regularly communicate with appropriate provincial agencies to determine if family support services are adequately addressing the needs of residents.
- 8.5 Council should consider the development of a heritage resources management plan including an inventory of all buildings, structures, landscapes, and archaeological resources, and policies to promote the conservation and reuse of heritage resources.
- 8.6 Opportunities to utilize heritage buildings should be explored.
- 8.7 The Village shall explore and pursue all approaches to the funding and provision of cultural services/facilities including the involvement of the public, private and not-for-profit sectors and the formation of partnerships for this purpose.

## 9.0 Intermunicipal Cooperation

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

### Goals

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

### Policies

- 9.1 The Village of Arrowwood shall continue to cooperate with Vulcan County in pursuing mutually acceptable growth and development policies in the urban fringe.
- 9.2 Upon completion of the MDP, the Village of Arrowwood and Vulcan County shall initiate discussions regarding the preparation of an Intermunicipal Development Plan (IDP).
- 9.3 The Village Council will request that Vulcan County continue to inform the Village of any proposed changes to the regulations or procedures established in the Vulcan County Land Use Bylaw regarding development in the Arrowwood fringe area.
- 9.4 The Village will endeavour to foster new partnerships with businesses, government, school boards, post-secondary institutions and non-profit sectors, to develop and operate recreational, cultural and community facilities.

## 10.0 Economic Development

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

### Goals

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

### Policies

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



## PART VI: SOUTH SASKATCHEWAN REGIONAL PLAN

### South Saskatchewan Regional Plan Conformance

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

All statutory plans and relevant documents must comply with the SSRP by no later than September 1, 2019. Compliance can be achieved by updating relevant statutory and other relevant documents, and filing a statutory declaration with the province. The timing of the 2018 MDP is convenient, providing an opportunity for Arrowwood to align its highest level statutory planning document with the SSRP. However, ongoing consideration of what alignment means is recommended, as the implications of the SSRP continue to be determined and realized at all levels of government in Alberta.

#### *Section 1: Use Land Efficiently*

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

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

**Relevant MDP Policy:** 1.10

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

**Relevant MDP Policy:** 3.2, 3.3

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

**Relevant MDP Policy:** 3.1, 3.3

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

**Relevant MDP Policy:** 3.2, 7.1

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

**Relevant MDP Policy:** 1.22

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

**Relevant MDP Policy:** 1.11

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

**Relevant MDP Policy:** 1.11, 1.22

## ***Section 2: Planning Cooperation and Integration***

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

**Relevant MDP Policy:** 9.1

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

**Relevant MDP Policy:** 5.1, 5.3

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

**Relevant MDP Policy:** 9.2

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

**Relevant MDP Policy:** 9.2, 9.3

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

**Relevant MDP Policy:** 1.11

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

**Relevant MDP Policy:** 9.4

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

**Relevant MDP Policy:** 9.2, 9.3

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

**Relevant MDP Policy:** 9.4

### ***Section 3: Building Sustainable Communities***

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

**Relevant MDP Policy:** 1.1, 3.3, 5.1

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

**Relevant MDP Policy:** 10.1, 10.2

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

**Relevant MDP Policy:** 1.1, 2.1, 4.1

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

**Relevant MDP Policy:** 3.2

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

**Relevant MDP Policy:** 4.2, 4.4

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

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

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

**Relevant MDP Policy:** 1.9, 2.2, 2.3

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

**Relevant MDP Policy:** 1.15, 8.3

#### ***Section 4: Agriculture***

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

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

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

**Relevant MDP Policy:** 1.23

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

**Relevant MDP Policy:** 1.24

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

**Relevant MDP Policy:** 1.25

#### ***Section 5: Water and Watersheds***

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

**Relevant MDP Policy:** 1.19, 1.20

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

**Relevant MDP Policy:** 7.5



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

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

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

**Relevant MDP Policy:** The Village contains no significant water resources within its current municipal boundary; however, Council may consider East and West Arrowwood Creeks to be significant water resources within proximity to the community.

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

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

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

**Relevant MDP Policy:** 1.18, 1.19, 1.20

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

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

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

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

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

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

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

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

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

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

### ***Section 6: Historic Resources***

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

**Relevant MDP Policy:** 8.5

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

**Relevant MDP Policy:** 8.5, 8.6

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

**Relevant MDP Policy:** 8.7

### ***Section 7: Transportation***

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

**Relevant MDP Policy:** 6.1, 6.2

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

**Relevant MDP Policy:** 6.4

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

**Relevant MDP Policy:** 6.4