



# MUNICIPAL DEVELOPMENT PLAN

Village of Hussar

2021

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# 1.0 INTRODUCTION

## 1.1 INTERPRETATION

This MDP uses specific language to ensure clear and concise policies that are to be used to guide decision making. Further, it is important to ensure these policies are communicated in the proper context. The following words are to be interpreted throughout the plan as follows:

**Shall, require, must, or will:** mean that the policy is mandatory; exceptions would require an amendment to the Plan.

**Should:** always applies to the situation unless it can clearly be identified to the agreement of Council or the Approving Authority that in the given situation, the policy is not reasonable, practical or feasible.

**May:** acknowledges support in principle and indicates that Council or the Approving Authority has the discretion to determine the level of compliance that is required.

Unless otherwise required by the context, words used in the present tense include the future tense; words used in the singular include the plural; and the word person includes a corporation as well as an individual. Unless otherwise stipulated, the Interpretation Act, Chapter 1-8, RSA 2000 as amended, shall be used in the interpretation of this bylaw. Words have the same meaning whether they are capitalized or not.

All references to a specific agency, body, or department were accurate at the time of writing. It is understood that agency, body and department names change from time to time. All references throughout the Plan shall therefore be considered to be applicable to the current relevant agency, body, or department.

The geographical or relative boundaries or any variable presented on the maps contained in this Plan, shall be interpreted as a rough approximation and not an accurate depiction of its actual or full extension.



## 1.2 PURPOSE OF THE PLAN

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The Municipal Development Plan (MDP) is a statutory document identifying the long-term goals and policy objectives for the purpose of guiding the physical, social and cultural growth in the Village of Hussar. It is a statement of intent for the future of the community and will serve as a document to guide Council, the public, developers, and others in making future land use decisions. Further, the Plan identifies desired goals against which all current subdivision and development proposals may be evaluated. It is the community's intent to evolve in a manner which is logical, environmentally responsible and economically feasible for the long-term benefit of its residents and investors and most importantly, for future generations who will inherit the results of the decisions made today.

## 1.3 STATUTORY REQUIREMENTS OF THE PLAN

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Section 632(l) of the Municipal Government Act (R.S.A., 2000, Ch M-26) provides that every council of a municipality must bylaw adopt a municipal development plan.

### A) THE MDP MUST ADDRESS:

- i. The future land use within the municipality,
- ii. The manner of, and proposals for future development in the municipality.
- iii. The coordination of land use, future growth patterns, and other infrastructure with adjacent municipalities;
- iv. The provision of required transportation systems;
- v. The provision of municipal services and facilities;
- vi. The provision of municipal and/ or school reserves;
- vii. The protection of agricultural operations, and;
- viii. Must contain policies compatible with the subdivision and development regulations to provide guidance on the type and location of land uses adjacent to sour gas facilities.

### B) THE MDP MUST CONTAIN:

- i. Policies compatible with the subdivision and development regulations;
- ii. Policies respecting the provision of municipal, school or municipal and school reserves, including but not limited to the need for, amount of land allocation of those reserves and the identification of school requirements in consultation with affected school boards;
- iii. Policies respecting the protection of agricultural operations

### C) THE MDP MAY ADDRESS:

### D) THE MDP MAY CONTAIN:

- ix. Proposals for the financing and programming of municipal infrastructure,
- x. The co-ordination of municipal programs relating to the physical, social and economic development within the municipality
- xi. The economic development of the municipality, and
- xii. Any other matters relating to the physical, social or economic development of the municipality

- iv. Statements regarding the municipality's development studies and impact analysis, and goals, objectives, targets, planning policies,
- v. Policies respecting the protection, of conservation reserve in accordance with section 664.2(q)(a) to (d)

Section 632(4) of the MGA states: A municipal development plan must be consistent with any intermunicipal development plan in respect of land that is identified in both the municipal development plan and the intermunicipal development plan.

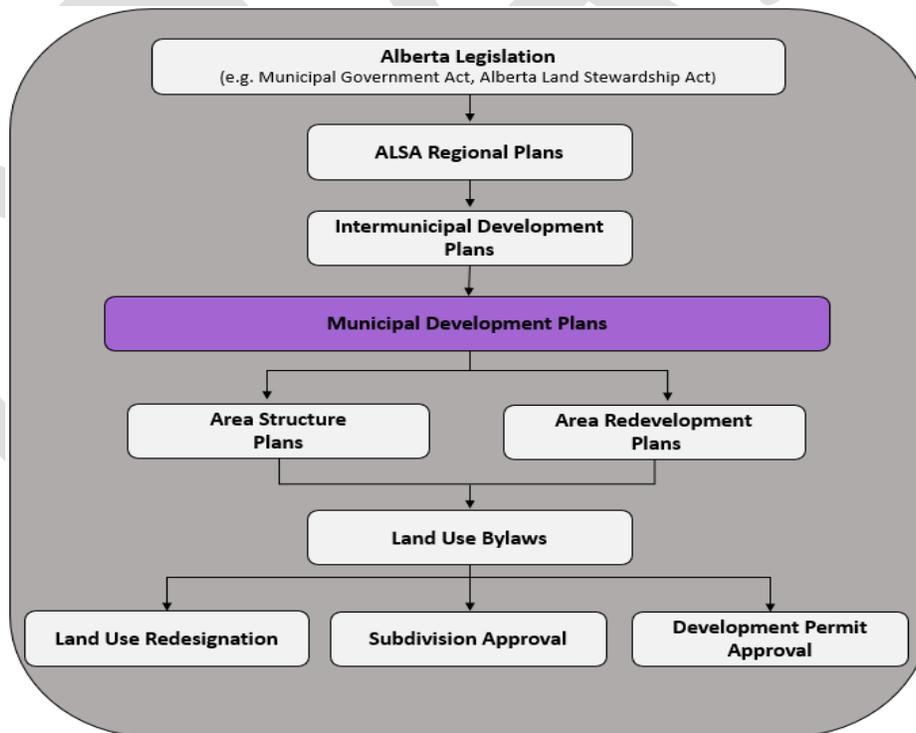


Figure 1. Hierarchy of Plans

## 2.0 PLAN GOALS

### 2.1 VISION STATEMENT

The Village of Hussar is a vibrant community which takes pride in rural Alberta lifestyle and high quality of life for its friendly members.

### 2.2 GENERAL COMMUNITY GOALS

In order to accommodate development demands efficiently, the focus is on the aspirations of the community and its development. A clear set of objectives are established in pursuing community goals and objectives and act as a guide for planning and managing possible growth in an efficient, economic, and orderly manner. The following objectives and policy statements are in conjunction with the Village's Land Use Bylaw and other statutory plans, which serve as the framework for land use planning in the community.

The following community objectives are used to establish policies that will guide Council in making decisions regarding future land use planning and development.

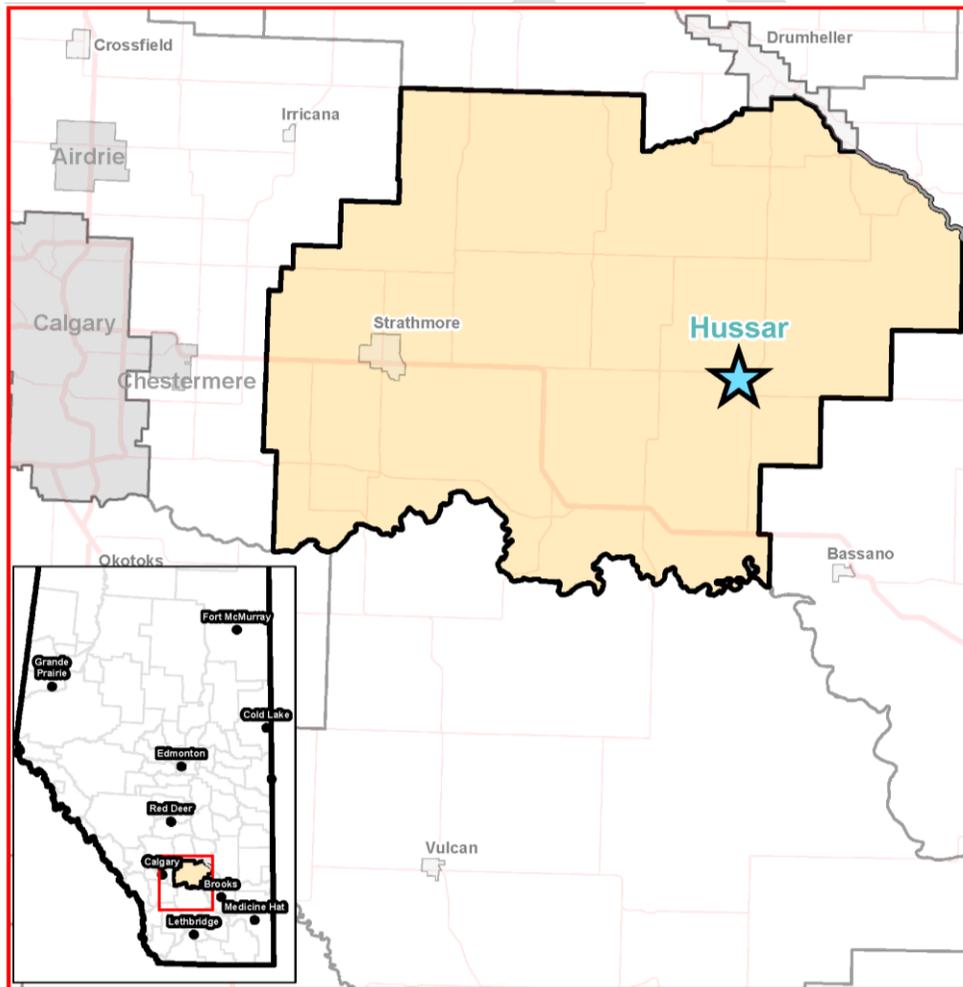
#### GENERAL OBJECTIVES & POLICES:

1. To encourage growth and revitalization by:
  - a. Encouraging the provision of adequate and economically serviceable development sites for future residential, commercial, and industrial uses through the Future Land Use Map (Figure 11) and Development Opportunities Map (Figure 12) of this MDP.
  - b. Ensure appropriate servicing requirements and community needs for anticipated development by considering existing infrastructure and future infill development.
2. To maintain an attractive living and working environment by:
  - a. Providing sufficient open space and recreation facilities through the Future Land Use Map (Figure 11).
  - b. Maintaining high standards of design in all developments, by prioritizing the Unsightly Premise Bylaw and the Land Use Bylaw.
  - c. Discouraging the location of incompatible land uses for future development sites through the Land Use Bylaw and Figure 11 & 12 of this MDP.
3. To minimize environmental impacts as needed by:
  - a. Maintaining efficient land use pattern through Figure 11, and the Land Use Bylaw
  - b. Studying potential environmentally sensitive areas to ensure future development does not infringe on these areas
4. To ensure that community services reflect the needs of the community
  - a. Through conducting community engagements (i.e., focus groups, round table, surveys, etc.) when needed.
5. To develop the Village for appropriate long-term economic growth and sustainability:
  - a. By incentivizing non-residential tax assessment.

# 3.0 THE COMMUNITY

## 3.1 PHYSICAL SETTING

The Village of Hussar is located in south-central Alberta within Wheatland County, situated 93km east of the City of Calgary, 51.1 km east of Strathmore, and 55 km south of Drumheller (Figure 2: Regional Context). The Village is located at the edge of Deadhorse Lake and near the junction of provincial Highways 561 and 56. The Village has a mixture of residential, commercial and recreational development. The Village has an adequate supply of vacant land for future residential and non-residential development.



### Legend

-  Hussar
-  Municipal Boundaries
-  Wheatland County

1:650,000



Figure 2. Regional Context Map



### 3.2 COMMUNITY HISTORY

The Hussar area was original part of the Treaty 7 lands, specifically the Siksika Nation (now located south of Gleichen). The area was first settled in the early 1900's, mostly by ranchers, and by 1910 farmers had begun to arrive.

Hussar was named by a group of German settlers, mostly officers in the German Army, who bought land in the area in 1910. However, when World War I broke out these settlers left to join the German war effort but were held in Prison of War Camps until the war ended. None of these settlers returned.

The C.P.R. line was built in 1911 and trains first came through Hussar shortly after. With the construction of the line the businesses in Hussar also began to pop up. Grocery stores, hardware stores, machinery dealership, and of course grain elevators. The rail line has since been removed, but Hussar continues to remember its rich history when it once had six elevators (one of which is privately owned and still stands).

The Village of Hussar was incorporated as a municipality on April 20, 1928.

### 3.3 POPULATION & DEMOGRAPHICS

Provincial data states that the Village has a population of 196 people as of 2019, which is roughly a 5% increase since 2001. Over the past 20 years the population has been relatively stable with slight turbulence of 10 people. 2011 has been recorded as the lowest year of total residents, while 2018 & 2019 has been recorded as the highest in roughly the past 2 decades. The amount of residents in recent years is typical for the size of the village, however, it is important to consider population and growth trends in relation to future investments into infrastructure.

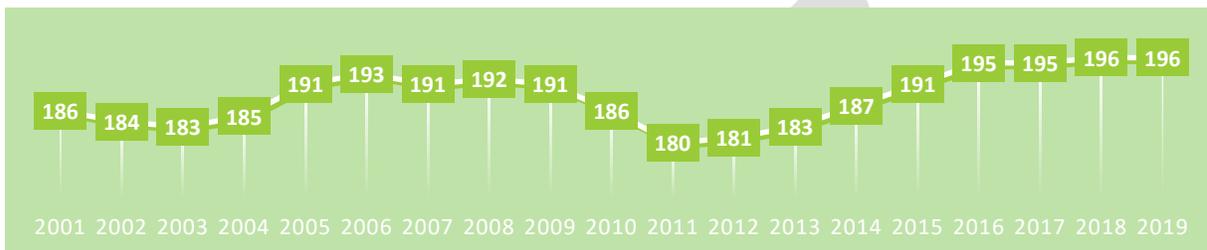


Figure 3. Village of Hussar Population 2001-2019, Alberta Regional Dashboard

The population age distribution in the Village shows a large percentage of young individuals and families. It is notable that individuals in the 0-14-year-old range exist at the same rate as 30-34 and 40-59 years of age. This means that the Village may have a good foundation to encourage population retention. Ages 80+ are recorded to be at zero for the year of 2019.

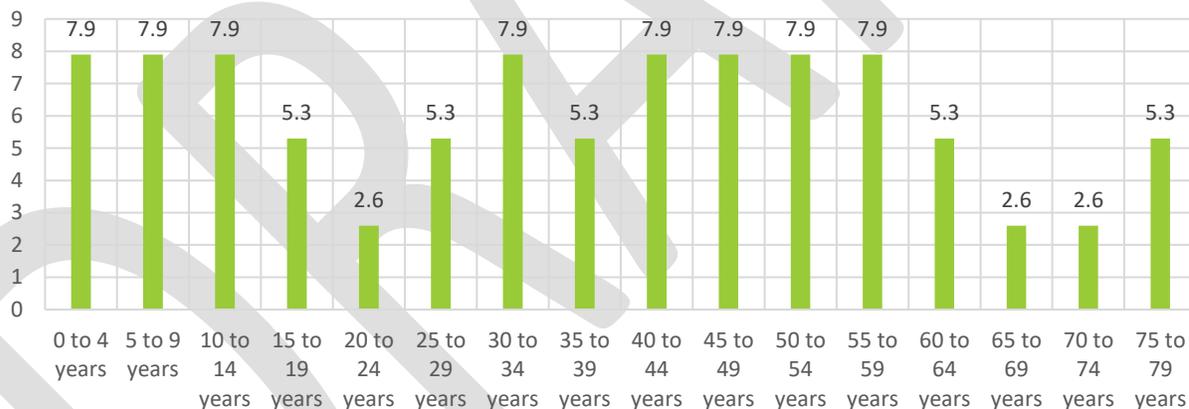


Figure 4. Age Distribution, Hussar 2019, Province of Alberta data

### 3.4 LABOUR FORCE

Based on the 2016 Canadian Census data (25% sample of the Village), the largest occupation sector within the Village is agricultural, educational & service occupations, followed by trades, transport, and equipment operations and related occupations. The number of jobs within public administration, scientific and warehousing industry falls mid-rank while occupations in arts and sports were not present within the Village.



Figure 5. Total Labour force population aged 15 years and over by occupation - National Occupational Classification (NOC) 2016 - 25% sample data, both sexes Hussar, Village [Census subdivision], Alberta

### 3.5 WHERE DOES HUSSAR GET ITS TAXES FROM?

According to Municipal Affairs, The Village of Hussar mainly received the greatest amount of taxes from the residential base, as seen on Figure 6. It is projected to look similar in the 2021 version as well. It is important to note that a non-residential assessment needs to grow overtime to share and shrink the tax amount paid by individual residents. In order to achieve this, jobs and services need to be available within or close to the Village.

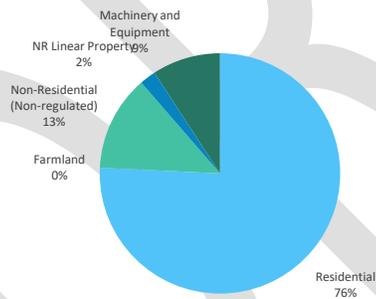


Figure 6. 2020 Equalized Assessment, Municipal Affairs

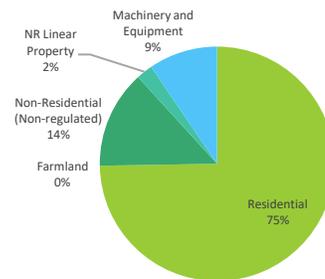


Figure 7. 2021 Equalized Assessment, Municipal Affairs

# 4.0 LAND USE

## 4.1 EXISTING DEVELOPMENT PATTERN

The village is approximately 55.37 Ha (136.84 acres) and is surrounded by agricultural area that contains regional infrastructure to support transportation system, local residents and businesses and an agricultural sector. Hussar is a small Village with six distinct land use types. The most notable land classification as seen on Figure 7 is "Urban Reserve (UR)", which is appropriately located in the peripheral areas of the community, as a measure to direct more infill development within the Village. The next largest type of use is residential, followed by roughly equal amounts of community service and commercial. An industrial strip is located on the southwest side of town. Overall, the general types of land uses have been addressed for a Village this size.



- Legend**
- Commercial District (C)
  - Community Services District (CS)
  - General Industrial District (I)
  - Residential District (R)
  - Residential - Mobile Home (R-MH)
  - Urban Reserve District (UR)
  - Village Boundary

1:6,500



Figure 8. Current Land Use Districts

## 4.2 EXISTING INFRASTRUCTURE

The municipal water, wastewater/sanitary and storm system is mostly accessible throughout the entire community, with the exception of the open recreation and urban reserve space as seen on Figure 9. The Village does have room for potential growth within Village boundaries, however, it is important to take into consideration the condition and capacity of existing infrastructure. The infrastructure study conducted in 2018 identified constraints and challenges in regard to the conditions and capacity of wastewater and water servicing systems.



### Legend

-  Village Boundary
-  Force Main
-  Water Mains
-  Sewage Line
-  Raw Water Line

1:4,000

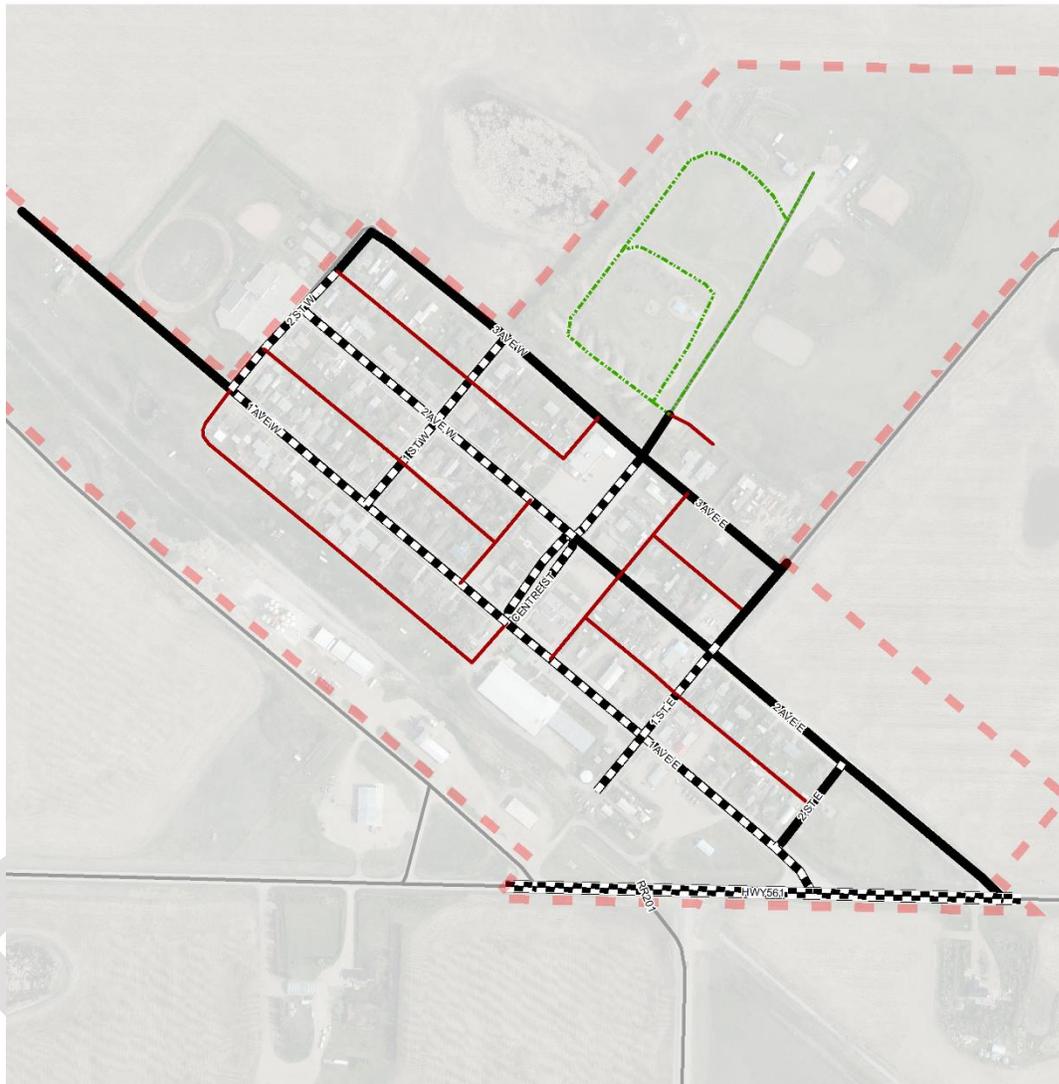


 **Palliser**  
Regional Municipal Services



Figure 9. Water & Sewer Distribution

The Village currently maintains a road network which is made up of paved asphalt and graveled roads. Highway 561 serves as the major roadway which welcomes visitors and also serves as connection to Highway 56, east of the Village. 1st Street East eventually leads to Deadhorse Lake, which currently has limited recreational opportunities. There may be opportunities to have commercial developments near major access points so that visitors have a chance to interact with the community and increase non-residential assessment within the Village.



**Legend**

-  Village Boundary
-  Gravel, Street
-  Asphalt, Highway
-  Gravel, Alley
-  Asphalt, Street
-  Dirt, Park Road
-  Roads Outside Hussar

1:5,000



Figure 10. Road Network

# 5.0 DEVELOPMENT GOALS

## 5.1 RESIDENTIAL DEVELOPMENT

As of 2019, there is a total recording of 86 dwelling units consisting primarily of single-family housing (80%). This results in a community that is quite homogenous in character, with a limited mixture of housing types. There is a small manufactured-home district located in the north west side of the Village, however, in recent years, the Village has seen more interest in developing manufactured or prefabricated homes. As part of the MDP process, Village residents were surveyed in regard to accommodating a variety of housing types through the Village (including manufactured homes and prefabricated home. The majority of residents were supportive of a variety of housing types, providing they are built of high-quality materials, and held to high standards of aesthetics to fit within the community character. Allowing a variety of housing types through the Village will provide opportunities for additional investment and growth of the community. Further, as a Village with primarily low-density housing, encouraging more infill residential and a variety of housing types will encourage more efficient use of existing infrastructure.



### OBJECTIVES

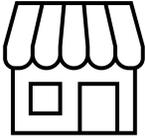
- A. To ensure that new residential development and the redevelopment of land for housing takes place in an orderly manner to create safe and vibrant residential streets.
- B. To maintain the low-density residential character of the community, while exploring opportunities for higher density and/or a variety of housing types.
- C. To ensure that all residential development is built to high quality design.

### POLICIES:

- 1) **Locations:** All residential areas shall be located in the designated areas shown on Figure II (Future Land Use Map)
- 2) **Housing Diversity:**
  - a) To meet the socio-economic needs of existing and prospective residents, the Village should review the land use bylaw to support a variety of housing types throughout the community.
- 3) **Neighborhood:**
  - a) New residential development should include pedestrian walkways for ease of access, recreation and with a lesser dependence on vehicle use.
  - b) Future residential neighborhoods should be designed with a mixture of commercial and institutional uses.
  - c) Where appropriate, infill shall be used to improve the livability and adaptability of existing neighborhoods and reduce greenfield development.
- 4) **Design:** The Village should review the Land Use Bylaw to ensure that the design, siting, external finish, architectural appearance and landscaping of a development is of high quality.
- 5) **Affordable Housing:**
  - a) The Village should promote affordable housing by encouraging secondary suites in selected areas.
- 6) **Seniors Housing:** The Village should explore the opportunity to provide seniors housing in partnership with levels of government and private developers.

## 5.5 COMMERCIAL DEVELOPMENT

Commercial development plays a vital role in the economic foundation of any municipality. Commercial Development is a key factor in determining where one chooses to live, play and work. In the case of Hussar, commercial development is concentrated in the central area of the Village. The area of interest consists mainly of shops, a restaurant and general store, and other professional services. Additional commercial investment in the Village can help increase the Village's non-residential tax base, reducing the tax burden on residential properties.



### OBJECTIVES

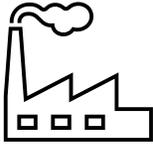
- A. To ensure adequate land reserves for future commercial land requirements
- B. To promote professional trade and a diversified range of commercial activities to locate in the Village of Hussar
- C. To strengthen the development of a compact central retail commercial core.
- D. To develop highway commercial sites as specialized commercial areas providing goods and services for the travelling public
- E. To develop a dialogue amongst local stakeholders to address business improvement opportunities.
- F. To create policies that support diverse and vibrant commercial areas.

### POLICIES:

- 1) **Business Retention:** The Village should consider strategies to retain local business that provide quality goods and services to the local community.
- 2) **Commercial Development:** All commercial development shall be located in the designated areas shown on Figure II (Future Land Use Map)
- 3) **Market Study:** The Village should endeavor to undertake a marketing and business study that identifies key retail sectors that can be established within the Village and compete with neighboring municipalities.
- 4) **Incentives:**
  - a. Explore incentive programs for targeted sites along identified commercial areas.
  - b. Through the fiscal budget, the Village should consider incorporating financial incentives to encourage commercial development which may include the reduction of development fees for business that reuse vacant commercial properties.
- 5) **Aesthetics and Design:** Commercial Development shall meet the built-form and landscaping standards as identified in the Land Use Bylaw and Unsightly Premise Bylaw.
- 6) **Home Based Business:** The Village supports home-based businesses, including but not limited to home offices, provided such areas do not have a negative impact on the surrounding neighborhoods. The Land Use Bylaw shall regulate all home occupations.

## 5.6 INDUSTRIAL DEVELOPMENT

Industrial development is currently located on the Village's south-west periphery. Expanding on these establishments will help the Village become more economically viable. The railway corridors should be prime opportunities to reserve valuable land for future industrial development when needed.



### OBJECTIVES

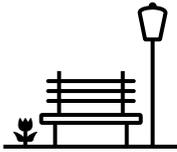
- A. To encourage industries to locate within designated industrial areas
- B. To promote industrial development which will provide a variety and diversified mix of employment opportunities
- C. To promote development that is appropriately integrated into the community, by providing buffering and screening for the protection of adjacent incompatible land uses.
- D. To provide adequate land for future industrial development.
- E. To continue to support existing industries so they remain competitive.

### POLICIES:

- 1) **Site Planning:**
  - a. All industrial development shall be in the designated areas as shown on Figure 11 (Future Land Use Map)
  - b. The LUB shall be reviewed to ensure it contains regulations that reflect existing development. This may include but not be limited to landscaping, building design, and appropriate distances between industrial uses and non-industrial uses.
- 2) **Industrial Development:** Encourage the Village to prepare an economic vitality study that focuses on strategies to attract additional industries.
- 3) **Sustainability:** The Village shall oppose any industrial activity that will have an adverse impact on the natural environment.

## 5.7 PARKS/RECREATION/OPEN SPACE

Providing areas for residents to play, relax, socialize and exercise enhances quality of life and assists in creating a more cohesive community. The North east side of the Village provides recreational activities to residents such as RV campgrounds and baseball diamonds. There is open space available along highway 561.



### OBJECTIVES

- A. To provide open space, recreation facilities and community services to adequately serve the residents and visitors.
- B. To provide sustainable convenient and safe access to recreational and institutional areas.
- C. To provide for appropriate neighborhood parks and green spaces throughout the community.
- D. To maintain current facilities and parks in an orderly and timely manner when needed.

### POLICIES:

- 1) **Parks, Playgrounds, and Open Space:** Parks and playgrounds shall be properly maintained through frequent inspections and regular maintenance operations.
- 2) When warranted the Village shall expand and add additional recreational opportunities
- 3) **Community Events:** Parks, playgrounds, open spaces, and other public realm areas shall be designed to facilitate socialization amongst area residents.
- 4) **Cultural Events:** The Village shall continue to support local community events through various methods including but not limited to funding, donation, and volunteering.
- 5) **Potential Annexation:** Should annexation of the school site occur; the Village should explore incorporating recreational amenities in this area.

## 5.8 ENVIRONMENT

With development comes competing land uses. It is imperative to ensure that as development occurs in the Village, sensitive areas are conserved and protected. Conserving natural areas not only protects wildlife, but it enhances the quality of life for local residents by providing them with scenic views and recreational opportunities. An environmentally sustainable community can also include the development of energy efficient buildings that consume less electricity and natural resources.



### OBJECTIVES

- A. To ensure that a healthy environment be maintained in all aspects of future planning and development
- B. To promote and support sustainable development initiatives.
- C. To encourage the development of energy efficient homes and buildings.

### POLICIES:

- 1) **Environmental Reserves:** Through the subdivision process, the Village should require that any lands considered unsuitable for development be dedicated as Environmental Reserves in accordance with the provisions found under the *Municipal Government Act (MGA)*.
- 2) **Land Dedication:** Lands dedicated as Environmental Reserves should be limited to uses as specified in the *MGA*.
- 3) **Development:**
  - 1) a. The Village may prepare a study to evaluate areas consider environmentally significant and ensure that future development does not infringe on these areas.
  - b. Developers should be encouraged to develop energy efficient homes.
  - c. The Village should encourage developers to erect Leadership in Energy and Environmental Design (LEED) certified buildings and homes.
  - d. If environmental impacts are anticipated, the Village may require that an Environmental Impact Assessment be prepared by a developer.

## 5.9 AGRICULTURAL/URBAN RESERVES

Lands that are currently being utilized for agricultural purposes are generally identified under the Land Use Bylaw as “Urban Reserve” land for the time being. Lands used for agricultural purposes should be preserved until needed for future development pressures, to avoid the premature conversion of viable farmland.



### OBJECTIVES

- A. To support the agricultural community.
- B. To minimize conflict between agricultural operations and other uses.

### POLICIES

- 1) To support current and/or new agricultural ventures, appropriately scaled agricultural operations should continue within the Village boundary.
- 2) The Village should continue open communication and consultation with Village residents, landowners, municipal neighbors, and Provincial authorities to minimize potential conflicts with agricultural operations and other uses both within the Village boundaries and outside in the adjacent rural community.

## 5.10 INFRASTRUCTURE & UTILITIES

The condition and capacity of municipal services and utilities is a key factor in the sustainability and growth of Hussar. The infrastructure report from 2018 includes important priorities for infrastructure upgrades. Future development should take into consideration servicing capacities and impacts, particularly to the overall wastewater and water systems.



### OBJECTIVES:

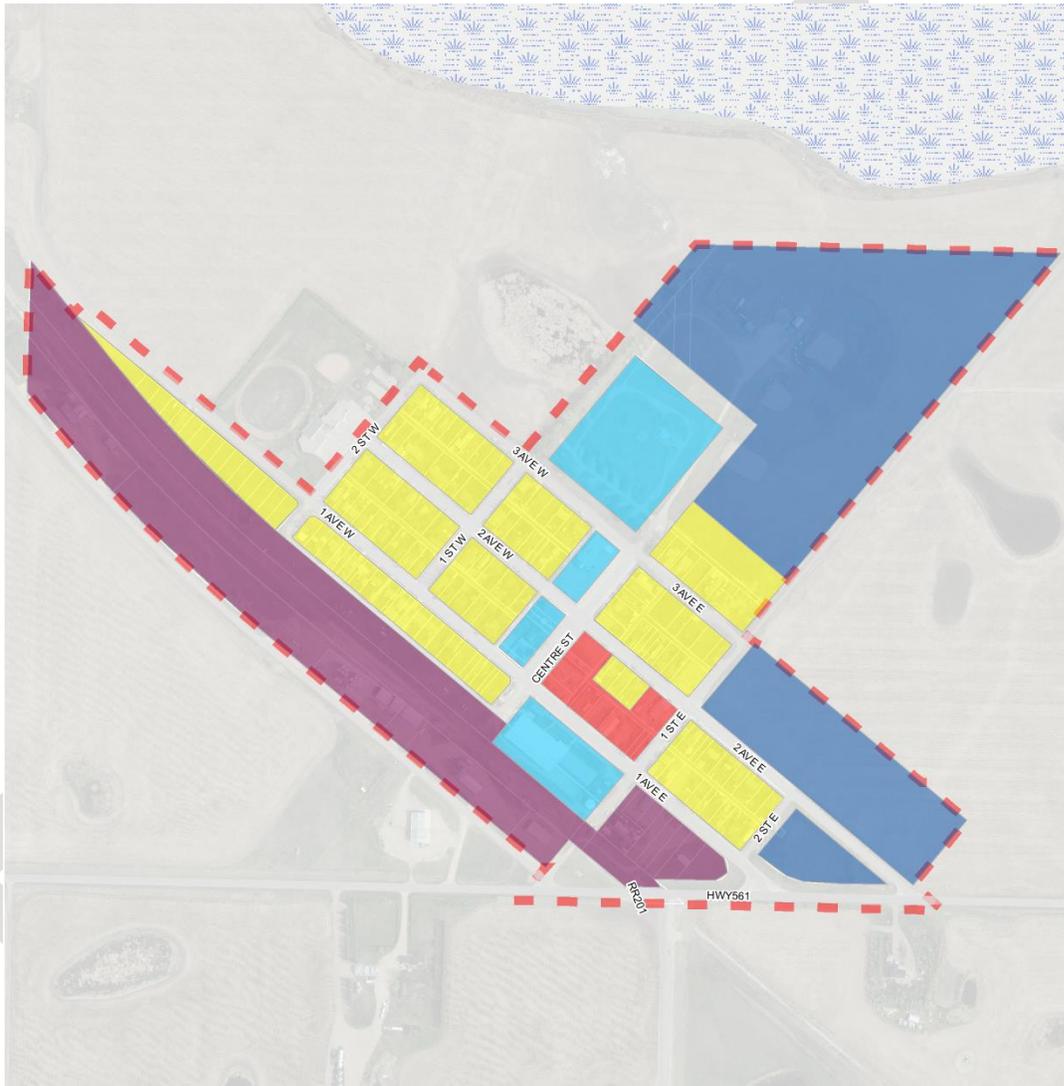
- A. To maintain a municipal infrastructure system that is effective, efficient and sustainable for the future needs of the Village.
- B. To focus development in areas with existing infrastructure prior to further expansion of the system.

### POLICIES:

- 1) The Village shall provide or facilitate the provision of high-quality utility services to residents and businesses in Hussar.
- 2) Future development must take into consideration servicing capacities and impacts to the overall wastewater, water and road systems.
- 3) Extension of services to new growth areas should be discouraged and only considered when feasible.
- 4) Infill development should be encouraged to take advantage of existing servicing.
- 5) The Village shall implement a comprehensive long-term plan for its infrastructure.
- 6) Infrastructure priorities and essential upgrades should be considered yearly.
- 7) The Village shall take into consideration infrastructure studies when making decisions on the priority of servicing upgrades.
- 8) The Village should ensure that all new developments are fully serviced.
- 9) The Village should explore grant opportunities for infrastructure projects.
- 10) **Sour Gas Constraints:**
  - a. Refer all relevant development and subdivision applications to the Provincial Energy Regulator, in accordance with the *Municipal Government Act (MGA)*.
  - b. Consult with the Provincial Energy Regulator on proposed Sour Gas Facilities to ensure they do not impact existing neighborhoods.
  - c. Prohibit any development that does not conform to provincial Sour Gas setbacks, unless given official written Direction from the Province authorizing a setback reduction.

## 5.12 FUTURE LAND USE

One typical component to municipal planning is gaining an understanding of any future growth requirements of the urban municipality. Figure 11 illustrates the anticipated land uses for the Village's future. Most of the land uses remain the same but allow for more of a push for commercial and non-residential uses to take place within the community. More business within the Village will help retain and increase population growth to ensure a viable community.



### Legend

- |   |                        |   |                               |
|---|------------------------|---|-------------------------------|
|  | Commercial             |  | Community Service/ Commercial |
|  | Commercial/ Industrial |  | Residential/ Commercial       |
|  | Community Service      |  | Residential/ Industrial       |
|  | Village Boundary       |   |                               |

1:6,400



Figure 11. Future Land Use Map

### 5.13 DEVELOPMENT OPPORTUNITY/VACANT LAND

**Residential:** According to the Intermunicipal Development Plan (IDP), the Village has an estimated 5.89 ha (14.55 acres) of vacant residential land. Given the Village’s relatively flat population growth rate it appears the Village has sufficient vacant residential land to accommodate any future growth.

**Commercial:** The Village has an estimated 2.05 ha (5.06 acres) of vacant commercial land. The Village’s population of less than 200 residents would not typically require any additional commercial land beyond what is existing and vacant.

**Industrial:** Village has an estimated 4.36 ha (10.77 acres) of vacant industrial land. The Village appears to have sufficient vacant industrial lands to accommodate any future growth. The Village have some vacant area, both municipally and privately owned on the Figure below, and serve as opportunities to create productive commercial or social areas for the Village to gain capital from.

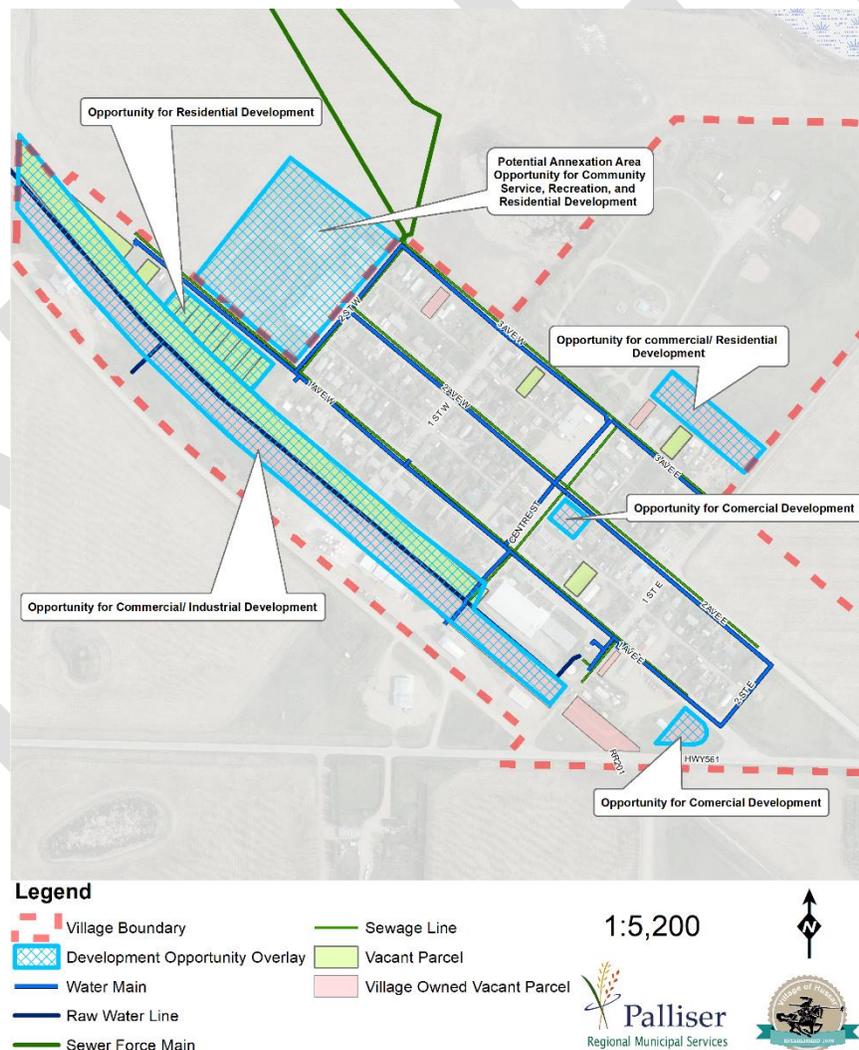


Figure 12. Development Opportunities Map

# 6.0 IMPLEMENTATION

## OBJECTIVES

- A. Keep the Municipal Development Plan relevant and in line with the needs of the community. As the MDP is a statutory document, it must be consistent with the higher-level plans above it, including the Province's Municipal Government Act, the Alberta Land Stewardship Act and any Intermunicipal Development Plan with the adjacent municipality.
- B. Ensure that adequate information is provided in order to render decisions on subdivision applications and development proposals.

## POLICIES:

- 1) The MDP shall be reviewed by Council every four (4) years to ensure that the Plan remains consistent with provincial legislation; the long-term development goals of the community; and the economic factors influencing the Village and the region.
- 2) An Area Structure Plan should be required for all new multi lot developments, including those where construction shall occur in phases.
- 3) All applications for subdivision and development, including redistricting, shall be consistent with the direction provided by this Municipal Development Plan and if required, the Land Use Bylaw shall be amended accordingly to follow the overall direction provided by this Plan.

