

Municipal Development Plan

Town of Stavely Bylaw 848

TOWN OFFICE

Treasury Branch
AGENCY 



June 2021

Prepared for:



By:



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BYLAW
Bylaw Number 848

TOWN OF STAVELY
IN THE PROVINCE OF ALBERTA

BYLAW NO. 848

BEING A BYLAW OF THE TOWN OF STAVELY, 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. 848 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 Town of Stavely has prepared a long-range plan to fulfill the requirements of the *Municipal Government Act* and provided for its consideration at a public hearing.

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

1. Bylaw No. 848, being the Town of Stavely Municipal Development Plan, is hereby adopted.
2. Bylaw No. 610, being the Town of Stavely General Municipal Plan and any amendments thereto, is hereby repealed.
3. This Bylaw comes into effect upon the third and final reading.

READ a **first** time this 14th day of June 2021.




Mayor – Gentry Hall



Chief Administrative Officer – Candice Greig

READ a **second** time this 28th day of June, 2021, as amended.




Mayor – Gentry Hall
DEPUTY MAYOR – MICHAEL VALEY



Chief Administrative Officer – Candice Greig

READ a **third** time and finally PASSED this 28th day of June, 2021.



Mayor – Gentry Hall
DEPUTY MAYOR – MICHAEL VALEY



Chief Administrative Officer – Candice Greig

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PART I: OVERVIEW

INTRODUCTION

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

An effective planning process is an ongoing activity which involves Council, the Municipal Planning Authorities, administration and the residents of the community. A hierarchy of planning documents exists and the role of the Municipal Development Plan (Plan or 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.



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 (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 the 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 regions.

REGIONAL REALM

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

MUNICIPAL REALM

The Plan does not exist or function in isolation at the local level. Over the years, a number of statutory and non-statutory plans and related studies have been completed to guide the growth and development of the community, including the Town of Stavely Land Use Bylaw and the Intermunicipal Development Plan with the MD of Willow Creek.

Scope of Municipal Development Plan

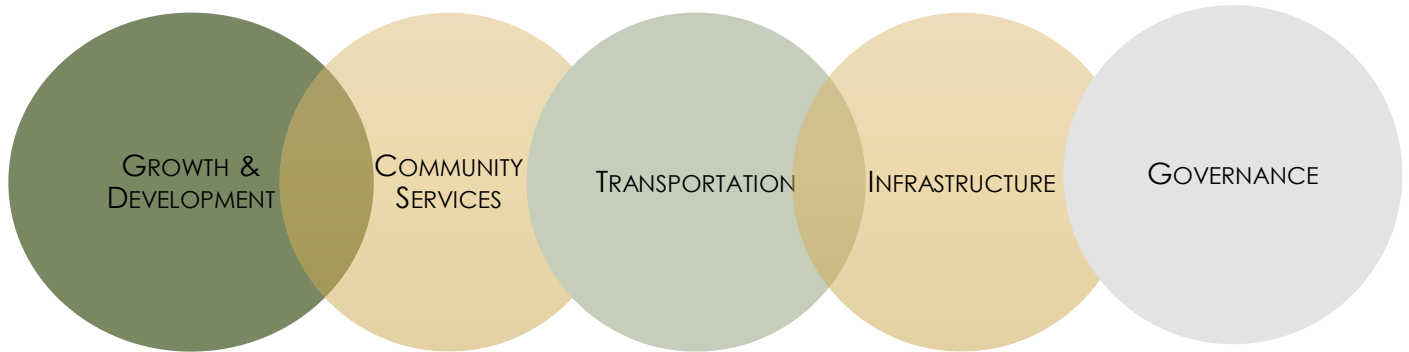
The scope of a MDP can vary depending on the municipality and their vision for the future. However, there are certain requirements that have been stipulated by the Provincial Government that must be addressed. Specifically, section 632(3) of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26 states that an MDP must address:

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

The MDP may also include policies related to:

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

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



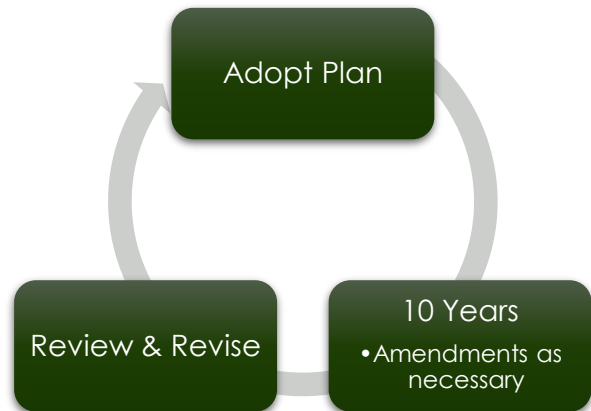
Plan Implementation

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

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

Monitoring & Amendment

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



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



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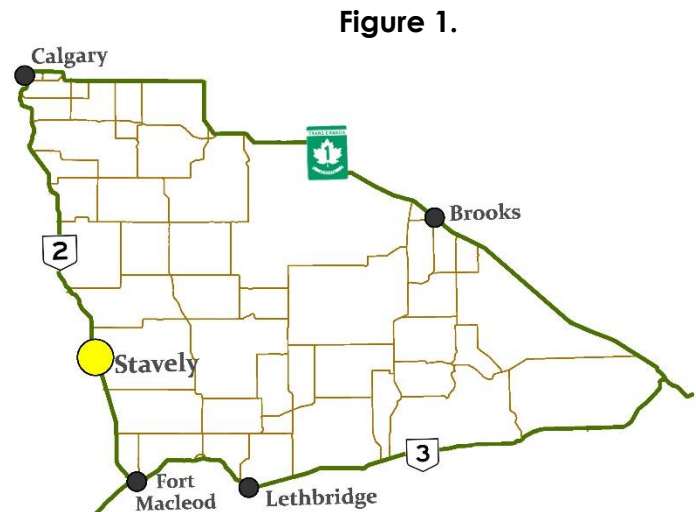


PART 2: COMMUNITY CONTEXT

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

The Town

The Town of Stavely is located within the MD of Willow Creek in an agricultural area with a mix of dryland farming and ranching. It is primarily an agricultural community, with various other industrial ventures. Stavely is located approximately 90km south of Calgary, and 95km north of Lethbridge, as shown in **Figure 1**. The Town's location, centered between the larger service centres contributes to its continued success as a strong and vibrant rural community.



History

Stavely became a village on October 13, 1903. On May 12th, 1912, Stavely was incorporated as a Town, named when, in the 1880s an English Cattle company became lease holders of the area and named the area after their first chairman the Right Honorable Alexander Staveley Hill.

Population

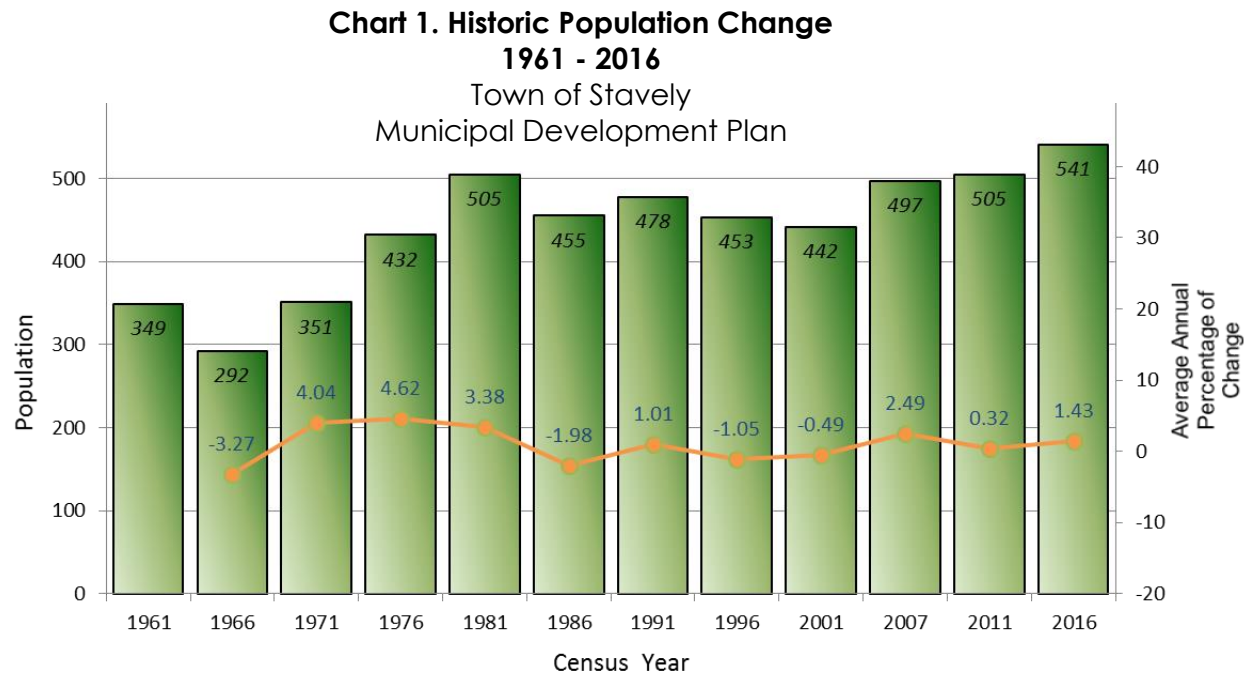
Understanding who lives in the Town is key in helping determine municipal needs and goals. Studying past and present population statistics provides a basis for population projections, and the way in which a population has changed may reveal important municipal trends.



Source: <http://www.prairie-towns.com/stavely-images.html>

HISTORIC 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. Over the past 55 years, the Town of Stavelly has faced significant changes with a population fluctuating between 442 residents in 2001 and 541 in 2016 (See Chart 1: Statistics Canada, 1961-2016). It is important to note that the most significant change in population occurred between 1961 and 1981, and in the shorter term, Stavelly's population has remained relatively stable with minor fluctuations.



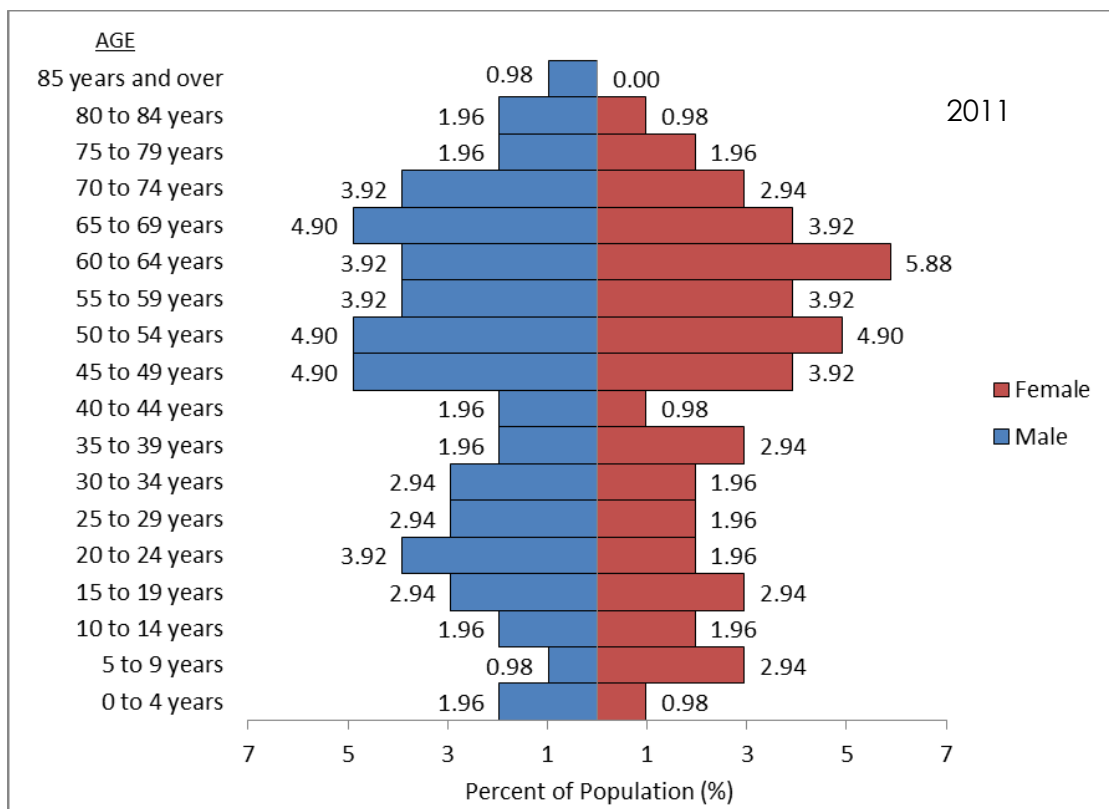
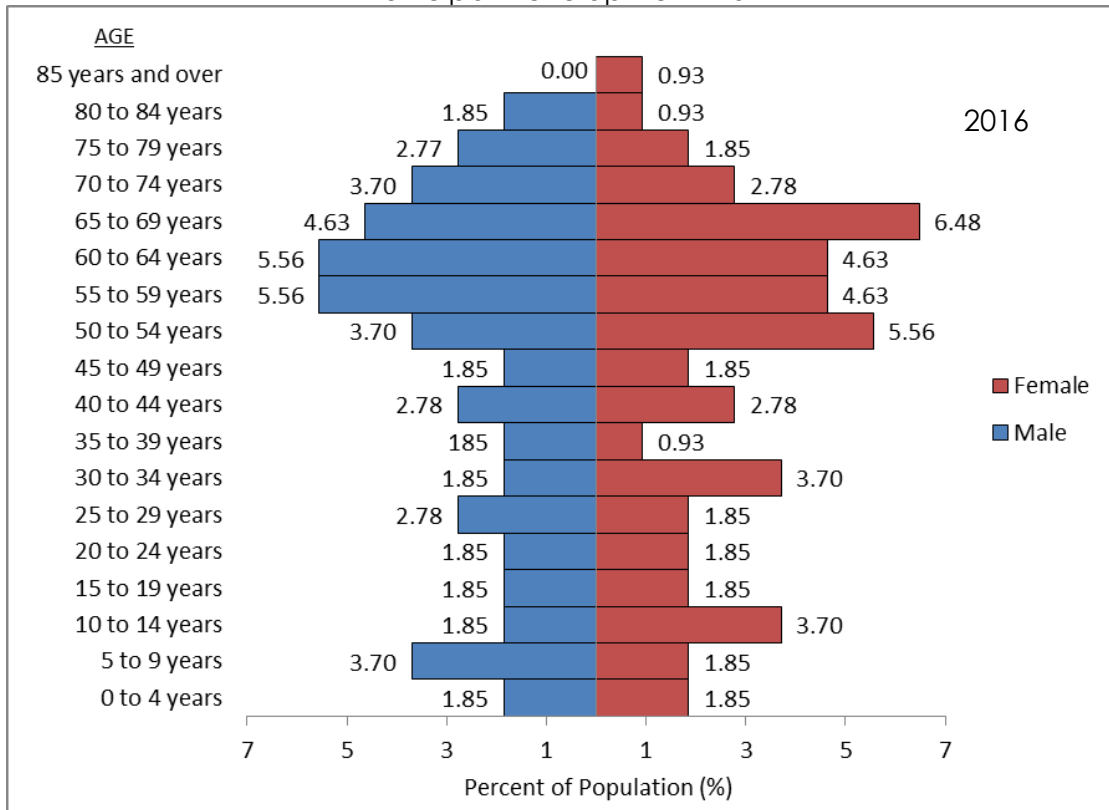
CURRENT POPULATION

The creation of population pyramids for the Town of Stavelly illustrates the distribution of various age groups within the community, and can offer staff and decision-makers insight into the types of servicing and housing that would accommodate the population. As a comparison, the age structures for the 2011 and 2016 populations are shown in Chart 2.

KEY TRENDS:

- The stable numbers in children ages 0 to 9 between 2011 and 2016 indicates that young families are choosing to stay in Stavelly.
- The minor decrease in the 20 to 49 age group between 2011 and 2016 suggests that working-age individuals may be moving to larger centres for better opportunities.
- The increase in seniors (60+) between 2011 and 2016 also suggests that seniors/retirees are choosing to age in place.

**Chart 2. Population Age Pyramid
2011 & 2016**
Town of Stavelly
Municipal Development Plan



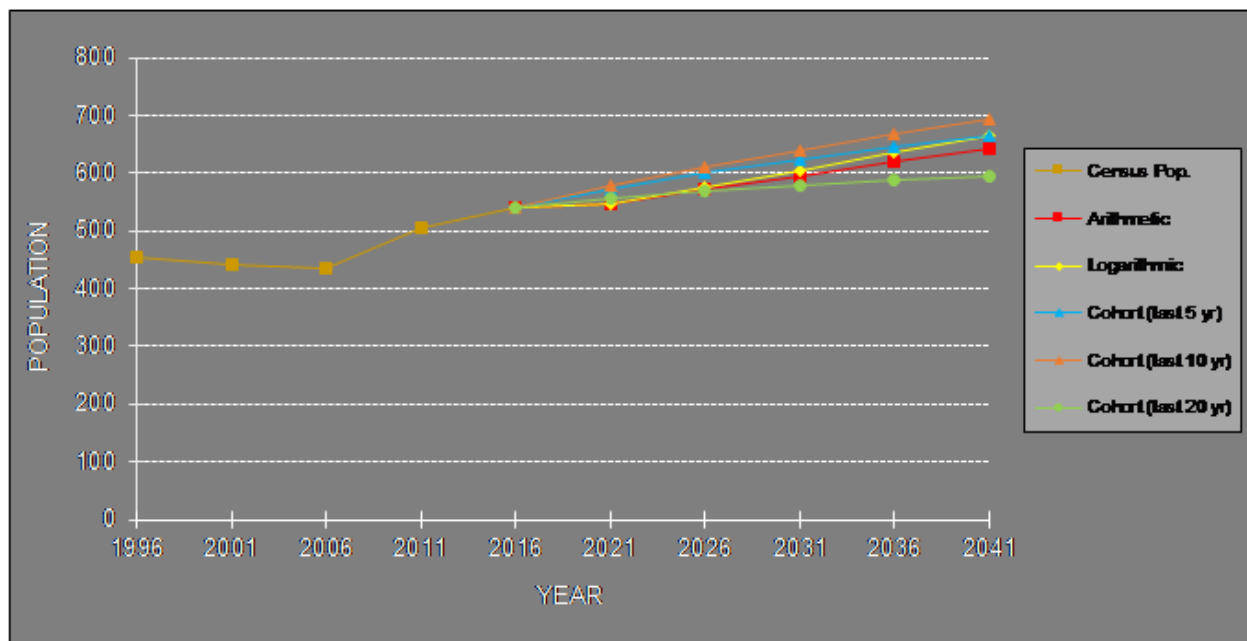
FUTURE POPULATION PROJECTIONS

Population projections were calculated using multiple statistical methods and depicts what may likely occur over the next 25 years. This growth scenario would see the Town reach a population of between 547 to 694 people.

Chart 3. Population Projection
Town of Stavely
Municipal Development Plan

STAVELY

Year	Census Pop.	Arithmetic	Logarithmic	Cohort (last 5 yr)	Cohort (last 10 yr)	Cohort (last 20 yr)
1996	453					
2001	442					
2006	435					
2011	505					
2016	541	541	541	541	541	541
2021		547	548	571	577	556
2026		571	576	600	611	570
2031		595	604	622	640	580
2036		619	635	644	668	588
2041		643	666	666	694	594



Economic Activity

The economy of Stavely is interconnected with other municipalities, the surrounding rural communities and the province. Alberta's long-term economic prospects continue to be optimistic as a result of the province's many economic advantages including low taxes, entrepreneurial business climate and fiscal strength. The community of Stavely continues to collaborate with surrounding municipalities, working together to better serve its residents.

Since 1965, the Foothills Auction Mart has been a mainstay of agri-business within the community. According to Census data, agriculture comprises a small portion of the employment sector in the Town, with the largest employers being construction. Trades and transport sector employment accounts for approximately 30% of the workforce in Stavely.

Equalized Assessment

According to the 2021 Equalized Tax Assessment report published by Alberta Municipal Affairs, residential property constitutes approximately 85% of the assessment base. This compares to 14% of non-residential assessment, which includes both commercial, industrial property and machinery, equipment. The value of all land and buildings in the Town of Stavely is over \$118.1 million. The large portion of commercial and industrial activity greatly reduces residential taxes for residents of the community, and can serve to attract new residents.

Transportation Network

The road pattern within Stavely is characterized by a traditional grid system, with wide streets and avenues internally connecting the community. Highway 2 connects its residents to the neighbouring towns, the MD, Calgary to the north and Lethbridge to the south.

The streets are paved and lanes within the community are gravel surfaced. There are sidewalks along the main commercial corridors and within the established residential neighbourhoods, providing residents with safe and separated active transportation options through the Town.



Municipal Infrastructure

Municipal infrastructure, in the context of the MDP, includes water, wastewater, and solid waste. Growth within the Town will depend on the availability of, and access to, quality and consistent infrastructure networks. The Community's potable water comes from the Stavely water treatment plant which consists of a well with reservoir capacity, measured in treated substance, of 1136 cubic metres. The design capacity is 1047 cubic metres. The water system will accommodate future needs of the Town up to 800 persons. Stavely also has fire hydrant services throughout its residential, commercial and industrial areas.

The sewage lagoon is located to the east of the community which is designed for a population of up to 650 people and consists of two anaerobic cells. The current sewage system is working below its capacity so no upgrades are needed at the present time, but requires regular maintenance as needed.

Stormwater drainage within the Town is achieved through overland means as the Town has adequate slope of land to provide drainage. As development occurs, upgrades to the stormwater management system should be a consideration.

Solid waste collection is taken to the Willow Creek Regional Waste Management Services Commission located south of the Town of Claresholm. Curbside collection for garbage occurs weekly.

Community Services

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

Emergency services available to the residents of Stavely include police, fire and ambulance service. Policing for the Town is provided by the local detachment of the Royal Canadian Mounted Police (RCMP) based out of Claresholm. Stavely has a fire hall in the north end of the Town and an 18 member volunteer fire brigade and emergency services. Ambulance is provided by Alberta Health Services. Health care services are available primarily in Claresholm. Both the hospital which provides 24hr emergency service and 16 beds and Community Health Center provides services that may include prenatal / postpartum services, health promotion / disease and injury prevention services, well child services, immunizations, communicable disease control, and school health



services. Senior's housing is available in both the Town of Nanton and Claresholm including independent and assisted-living care facilities. The local Stavely Community School offers schooling for grades kindergarten through grade 6, Nanton's J.T. Foster High School and Claresholm's Willow Creek Composite High School provide grades 7 through 12 and the nearest post-secondary education is available in Lethbridge or Calgary.

The Town of Stavely believes in working together to reach the common goal. Much success has been attributed to and gained from volunteer initiatives in a variety of settings throughout the Town. The commitment of the Town through grants and matching of cash funds will encourage and enable a number of volunteer organizations to develop and prosper in the years to come. These organizations, services, and events are necessary to providing an atmosphere in the community in which residents want to participate. Stavely strives to achieve a certain level of community interaction and provide a sense of place for its residents.

Land Use Analysis

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

The Town of Stavely encompasses approximately 438.3 acres (177.4 ha). The municipality contains an ample supply of undeveloped land within its municipal boundaries, which should serve future development needs for some time dependent upon servicing capability and financial viability. Should the Town decide to expand its boundaries in the future, expansion areas have been identified to the north of the Town.

Residential Land Use

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

- According to the 2016 Census Canada data, the total number of private dwellings within the Town is 290 houses. This has increased by 12 dwellings from the last census period in 2011.

- Single and two person households consist of 79.2% of all private households in the Town (2016 Census Canada).
- The percentage of seniors in Stavely is currently above the provincial average. The senior population increased by 2.4 percent in the 2011 to 2016 period which indicates that housing for this population is in steady demand.
- Currently Stavely has capacity for infill residential lots in mature developed neighbourhoods. There is also land available for residential development in undeveloped areas located in the north part of the Town.
- Most southern Alberta communities have made provisions for both manufactured and modular homes which are meeting the current demand for owner-occupied and rental units. The need for a manufactured home park or subdivision is not apparent at this time.

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 Stavely to have a stable population and is expected to remain consistent in the coming years. The land consumption analysis will be based on two plausible positive growth rates in the event that the population does increase in the future, in which case, the amount of land that will be required to support the population will be known and preparation for that occurrence can be completed.

The land consumption analysis is based on the following criteria:

- growth rates in Chart 3;
- 2.0 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 (4.0 units per acre).

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

- Stavely could develop a minimum additional 10 acre (4.04 ha) of residential land to accommodate a population projection of 594 people by the year 2041. At the maximum, to accommodate 694 people in 2041, 39.64 acres (16.04 ha) would be required.

- Additional land for residential use will most likely not be required in the immediate future.
- Private households within the Town typically have one or two people per household which results in a greater number of houses within the community with few people per household.
- Currently there are 27.43 acres (11.10 ha) of vacant residential land in the north end of town to be utilized for development. This indicates that additional residential land will not be needed in the next 15-20 years as land in the northern part of the community will be enough to support the community for some time.

Commercial and industrial activity is an important element for the economy of Stavely, both in terms of providing a source of tax revenue for the municipality and in offering employment opportunities to local residents. The Town is an agricultural community with a strong industrial park base for industry. The numerous businesses and industries provide employment opportunities which help to keep residents in the area. The community of Stavely has been able to sustain its businesses due to local support from community members, and from highway traffic passing through. Businesses in communities, such as these, rely heavily on the support of the community and Stavely greatly supports local businesses which has helped them to stay open and thrive.

Stavely maintains a strong commitment to providing recreational opportunities and park space for residents. Recreational facilities have been upgraded and community clubs within the community are engaging and active among residents. Stavely strives to achieve an inclusive and interactive community with a welcoming and friendly atmosphere. The community provides excellent services and programs if people choose to get involved. The community will continue to provide services and accommodate for the needs of the residents. The community of Stavely continues to strive towards offering the best facilities and programs for its members in the Town.



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PART 3: GOVERNANCE, GOALS & FUTURE LAND USE

Governance

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

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

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

Approach to Growth

Looking to the future, new development may be required to accommodate the residential, recreational, commercial and industrial needs of the Town's changing population, while also serving to attract new residents to live and work in Stavely. It is therefore important to create a growth strategy at this time to set the framework for sound decision-making, consistency and certainty for residents, developers, business and industry.

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

Community Goals

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

STRIVE TO ENHANCE QUALITY OF LIFE FOR RESIDENTS:



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

ACHIEVE A BALANCED PATTERN OF COMMUNITY GROWTH:



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

PROMOTE AND ENCOURAGE ECONOMIC DEVELOPMENT WITHIN THE TOWN:



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

ENCOURAGE CIVIC INVOLVEMENT, INFORMATION SHARING AND CITIZEN CONSULTATION:



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

PROMOTE INTERMUNICIPAL COOPERATION:



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

Objectives

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

General Growth

- Expanded tax base
- Improved Town aesthetic
- Increased population
- Improved civic engagement



Residential Growth

- Affordable, readily serviced residential lots
- Variety of housing options



Commercial Growth

- Improved appearance of downtown
- Improved local economy
- Quality, readily available commercial lots



Industrial Growth

- Expanded industrial development
- Improved local economy
- Continued separation of industrial uses and residential/community uses



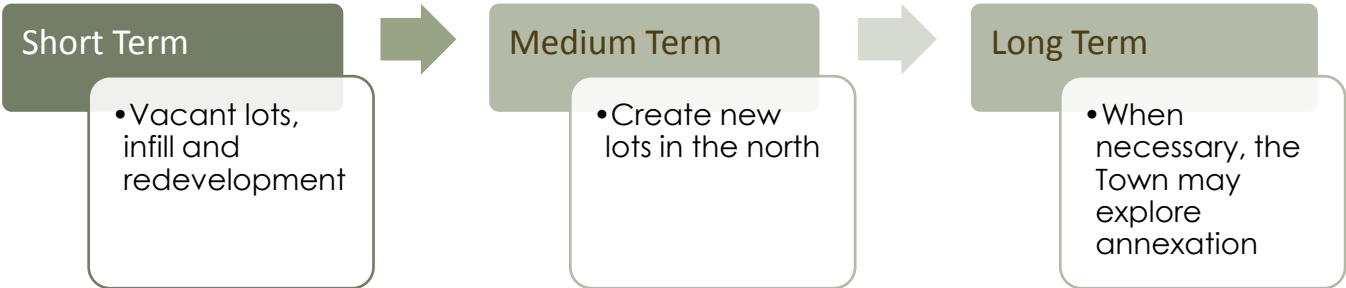
Growth Strategy

The Town's future growth concept is illustrated in **Map 1**. The concept is intended to establish a growth direction framework to accommodate a variety of future land uses in an efficient manner that sustains and promotes a healthy local economy and a vibrant community. The concept provides a guide for future decisions about land use and growth directions. The concept does not identify the precise locations and district designations for future uses and growth directions – it serves to identify potential development areas and uses generally.

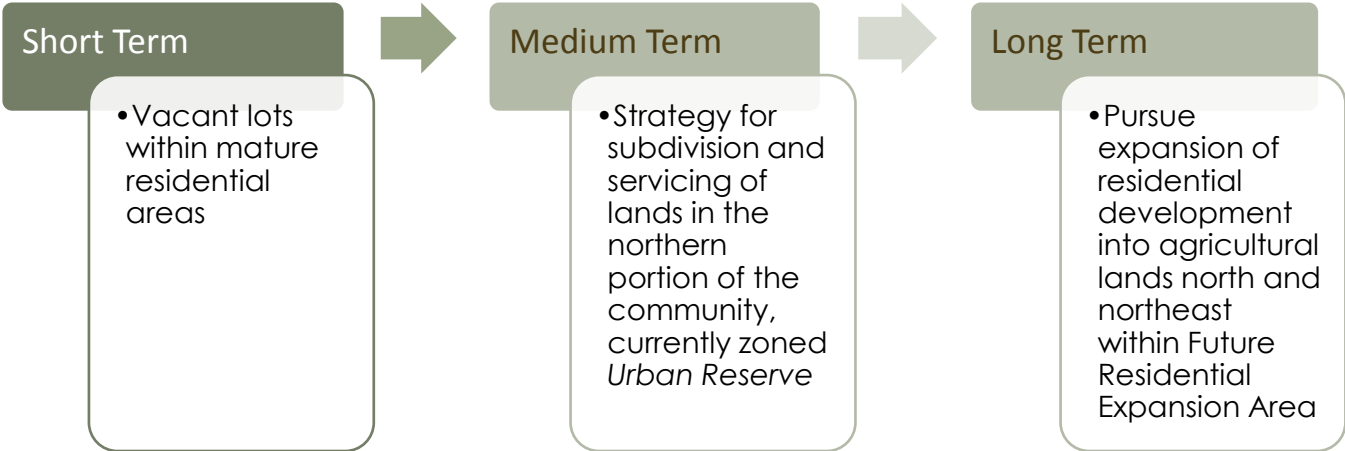
Growth Directions

As the role of the MDP is to guide and direct the evolution of a community 20 to 25 years into the future, decision makers need to consider reasonable extensions of current development, and any constraints to expansion that may exist. The following subsections prioritize development locations based on use and the availability of land in order to guide development in a rational, orderly manner.

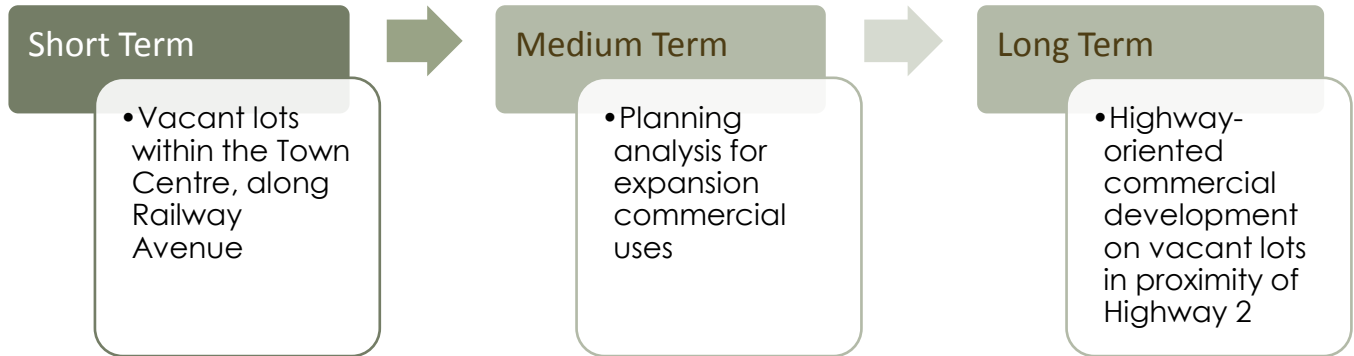
GENERAL GROWTH



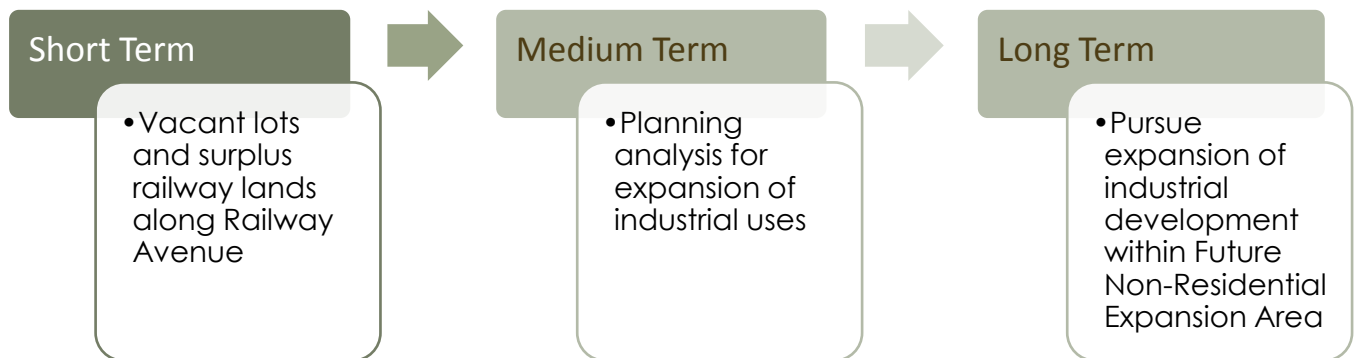
RESIDENTIAL GROWTH

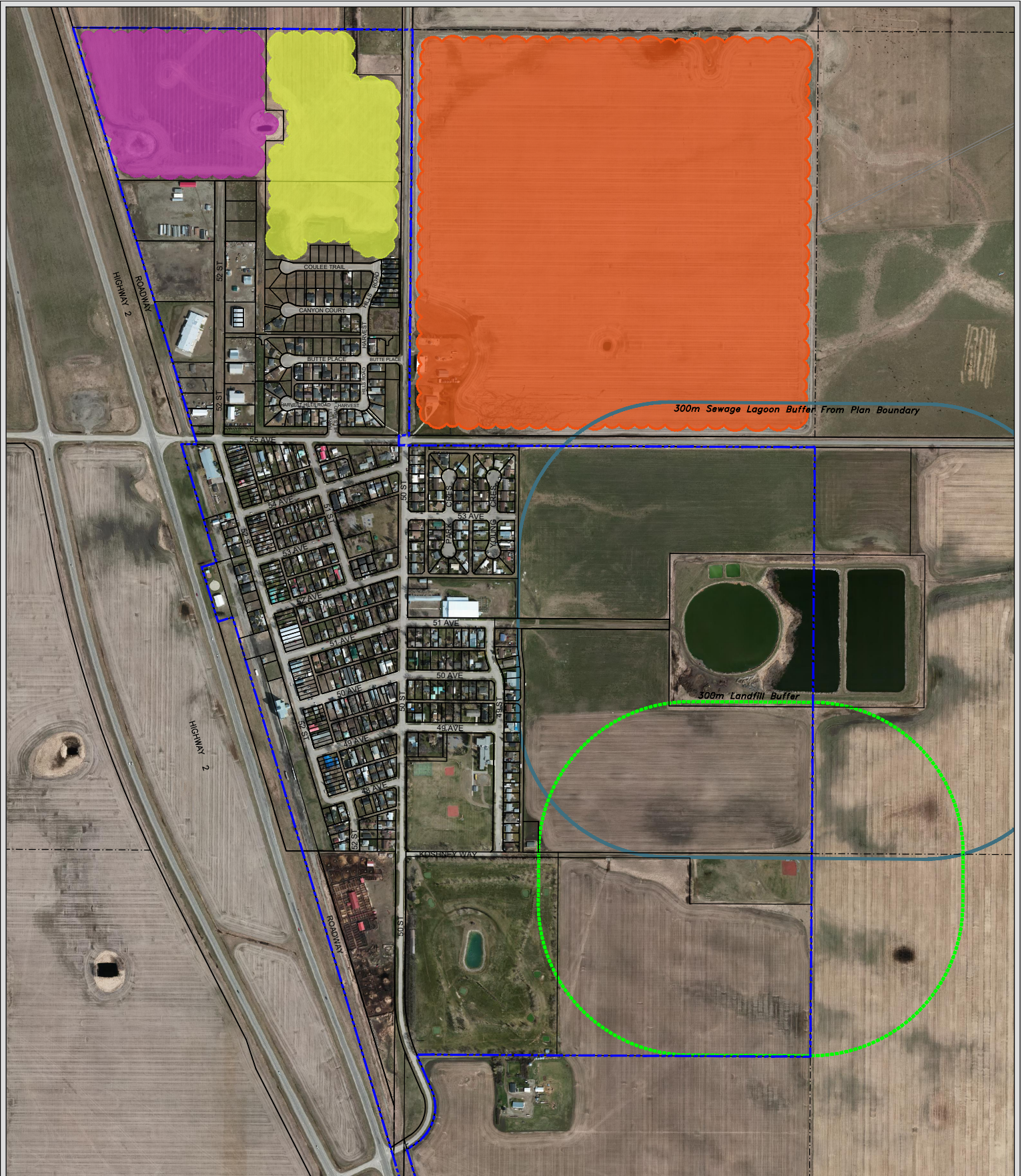


COMMERCIAL GROWTH



INDUSTRIAL GROWTH





Town of Stavely
 Municipal Development Plan
 Bylaw No. 848, 2021
Map 1 - Growth Concept



-  Municipal Boundary
-  300m Sewage Lagoon Buffer
-  300m Landfill Buffer
-  Industrial Growth Area
-  Residential Growth Area
-  Future Growth Area - 159.83 acres

PART 4: MUNICIPAL DEVELOPMENT PLAN POLICIES

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

I Administrative

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

POLICIES

- 1.1 Subject to Council's approval, minor variation from the policies of the MDP will not require an amendment to the plan. More substantive changes will require an amendment to the MDP and any other affected plan.
- 1.2 The MDP contains 'shall', 'should', and 'may' policies which are interpreted as follows:
 - 'shall' policies must be complied with;
 - 'should' policies mean compliance in principle, but are subject to the discretion of the applicable authority on a case-by-case basis; and
 - 'may' policies indicate that the applicable authority determines the level of compliance that is required.
- 1.3 The goals and policies of the MDP will be further refined and implemented through the development, adoption, and day-to-day application of statutory plans and the Land Use Bylaw.
- 1.4 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.
- 1.5 Amendment of the MDP must follow the appropriate procedures outlined in the *Municipal Government Act*.
- 1.6 Federal, provincial, and regional legislation, regulations and other relevant documents should continue to be monitored and municipal policy, regulations and other applicable documents updated as appropriate.
- 1.7 This MDP shall be reviewed, amended or replaced by a new bylaw on a regular basis in order to achieve consistency and reflect the wishes of the municipality and its ratepayers.

2 General Land Use & Future Development

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

POLICIES

- 2.1 Development of land within the municipal boundary is the preferred growth strategy to the extent it is reasonably possible. Infill development on existing vacant lots and urban reserve (transitional agricultural) land is supported with future urban growth being directed to areas determined suitable for development with existing municipal infrastructure capacity or to locations where infrastructure extensions can be made most appropriately and efficiently.
- 2.2 Despite policy 2.1, there may be times when annexation of land is determined to be necessary to support the needs of the community. At such time, the Town will discuss its expansion needs with the MD of Willow Creek in advance of initiating a formal annexation application and address requirements of the MD of Willow Creek and Town of Stavely Intermunicipal Development Plan
- 2.3 Decisions regarding future urban growth and development should generally be consistent with the Growth Concept Map (Map 1), provided the areas are determined to be suitable for development and can be appropriately serviced with municipal infrastructure.
- 2.4 With respect to policy 2.3, the future land uses identified on **Map 1** are to be determined after annexation providing flexibility in implementation.
- 2.5 New growth should occur in a stable, balanced and fiscally sound manner with development generally expected to pay its own way and having regard to quality aesthetic standards and infrastructure to enhance the attractiveness of the community and ensure longevity of servicing.
- 2.6 Efficient use of land and infrastructure is a priority. As deemed appropriate by the Town, mechanisms to enhance the efficient use of land and infrastructure may be considered in the design of future subdivision and developments consistent with community aspirations.
- 2.7 New development and redevelopment are expected to pay its fair share of expanding existing, or creating new, public facilities and services.
- 2.8 The obligation for supplying and expanding infrastructure and services to serve new development should be at the developer/applicant's cost. Opportunities for cost-sharing may be explored at the Town's discretion.

- 2.9 A developer/applicant may be required as a condition of development or subdivision approval to enter into a development agreement to provide services, infrastructure, utilities, and other provisions and improvements in accordance with the *Municipal Government Act*.
- 2.10 Proposed subdivisions should be evaluated with respect to the following considerations:
- (a) compatibility with possible future development of residual and/or adjacent lands;
 - (b) appropriate connections to existing roadway and utility infrastructure as deemed necessary;
 - (c) the suitability of the land to accommodate the proposed use; and
 - (d) before initiating the formal rezoning process, developers/applicants may be requested to undertake a public consultation process to work with community groups, local residents and neighbours and to report the results of that public consultation process to Council.
- 2.11 An Area Structure Plan or Conceptual Design Scheme may be required of a developer/applicant prior to any proposal to rezone, subdivide, or develop land.
- 2.12 An Area Structure Plan will follow the requirements in the *Municipal Government Act* and should address:
- (a) phasing of development;
 - (b) proposed land uses;
 - (c) density of development;
 - (d) connectivity to road network;
 - (e) ease of municipal servicing including logical expansion of infrastructure;
 - (f) linking open space with existing open space, parkways, and trails;
 - (g) stormwater management;
 - (h) compatibility with adjacent land uses;
 - (i) consistency with the Municipal Development Plan policies and other applicable municipal or provincial plans, policies and regulations; and
 - (j) any other matters deemed necessary by the Town.
- 2.13 Conceptual design schemes will typically be required to address the same elements as an Area Structure Plan but may be permitted in less detail.

3 Residential Development

One of the keys to a thriving community is readily available, diverse, and attractive residential development. The current stock of vacant, serviced, residential lots will be the primary focus for future residential development within the Town. Future expansion of residential development is anticipated within the Urban Reserve land in the northern portion of the Town where infrastructure and servicing can be reasonably extended.

Opportunities for a variety of housing types and lot sizes will continue to be promoted to ensure diversity in residential development, helping to draw new and retain existing residents.

POLICIES

- 3.1 Future residential development should be directed to the areas of the municipality identified as residential on Map 1: Growth Concept, considering availability and ease of servicing and the priority of infill development.
- 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; and
 - (c) rational and economical extensions of existing municipal services.
- 3.3 Residential development programs and strategies should promote:
 - (a) variety in housing types and lot sizes to cater to housing needs, income levels, and rural-urban lifestyle that Town living offers;
 - (b) safe, attractive residential environments secure from incompatible land uses; and,
 - (c) rational and economical extensions of existing municipal services.
- 3.4 Recognizing that access to seniors' housing is necessary to ensure residents can 'age in place', housing demand and supply should continue to be monitored and government departments, community agencies, and the private sector encouraged to provide seniors housing based on community need.
- 3.5 Quality, visually attractive residential development is encouraged and should be promoted through the design standards and provisions of the Land Use Bylaw.
- 3.6 Prefabricated dwellings are recognized as an affordable option to traditional site built dwellings and should continue to be supported as a housing option within the Land Use Bylaw subject to design standards that ensure development complementary and compatibility with traditional dwellings.
- 3.7 Development of existing vacant residential lots and redevelopment, renovation and/or rehabilitation of pre-existing development that may be in poor condition is encouraged to provide efficient use of existing infrastructure and enhance the community aesthetic.
- 3.8 Commercial activity within residential areas should generally be limited to home occupations that minimize potential impacts within the neighbourhood and are compatible with the residential environment.

- 3.9 Vacancy rates, development and subdivision activity, land supply, economic activity, and population and income profiles should be regularly monitored so that the need for serviced residential land can be reasonably anticipated.

4 Commercial & Industrial Development

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

POLICIES

- 4.1 Council and the municipality should continue to support local business and encourage the private sector to develop non-residential land in Stavely.
- 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 bylaw.
- 4.5 Council shall continue to encourage highway related commercial/industrial development along Highway 2 in the north end of Town, as per the Land Use Bylaw.
- 4.6 All commercial subdivision and development shall be referred to Alberta Transportation for comments and/or approvals if adjacent to Highway 2.
- 4.7 The municipality should ensure that modern and adequate infrastructure of other utilities (i.e. fibre-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 Recreation, Parks & Open Space

Town residents enjoy a variety of recreational and open space opportunities within the community. The investments made in these facilities throughout the years have provided

the community with consistent, well-maintained spaces for organized activities and leisure as well as on-going economic benefit through regional use. The Town will continue to focus on exploring funding opportunities and partnering with organizations to ensure that these well-loved facilities continue to serve the residents and visitors of Stavely.

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 accessibility/mobility issues 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 off-set the increasing costs of park and recreation land maintenance, especially for new subdivisions.
- 5.3 The municipality should continue to work with the school authorities (Livingstone Range School Division) and support the shared use of open space and playground areas.
- 5.4 Where feasible, Council should endeavor to maintain and improve existing recreational facilities and amenities.
- 5.5 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.

6 Agricultural Protection & Sour Gas Facility Setbacks

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

POLICIES

- 6.1 Agricultural land within the Town shall be protected for as long as possible until required for future urban development.
- 6.2 The Town 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.
- 6.3 The Town shall promote compatibility between the urban land uses within Stavely and the agricultural operations in the MD of Willow Creek within the vicinity of the municipal boundaries. The Town 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 the MD.

- 6.4 The Town shall ensure that all subdivision and development applications that are located within 1.5 kilometers of a sour gas facility are referred to the Alberta Energy Regulator.
- 6.5 Setback guidelines for sour gas facilities shall be in accordance with the standards established by the Alberta Energy Regulator.

7 Community Services

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

POLICIES

- 7.1 The municipality should encourage non-profit groups/organizations and provincial agencies to establish programs and operate in the community to enhance the level and quality of existing community services.
- 7.2 Programs and initiatives should be developed that encourage and enhance volunteerism and community service organizations as they contribute considerably to the quality of life in Stavely.
- 7.3 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.
- 7.4 Council should regularly communicate with appropriate provincial agencies to determine if family support services are adequately addressing the needs of residents.
- 7.5 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.
- 7.6 The Town shall explore and pursue all approaches to the funding and provision of cultural services/facilities including the involvement of the public, private and not-for-profit sectors and the formation of partnerships for this purpose. Specifically, the Town should formulate agreements with the Province for development referrals to assist in the identification and protection of historic resources within the scope of their jurisdiction.

8 Economic Development

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

POLICIES

- 8.1 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.
- 8.2 Future land use decisions should create a compatible situation whereby industry, recreation and environmental uses can co-exist and not create conflicts.
- 8.3 Municipal decisions should be made with special attention placed on creating an atmosphere that positively demonstrates that Stavely is a friendly, attractive community.
- 8.4 The municipality should support positive opportunities to diversify the local economy and expand the tax base.

9 Municipal, School, Environmental & Community Reserves

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

POLICIES

- 9.1 Municipal and/or school reserve will be provided in accordance with the *Municipal Government Act*.
- 9.2 Municipal reserve requirements will generally be provided as money in lieu of land dedication, unless in the opinion of the Municipal Planning Commission, land is required to provide buffers between land uses, would serve to achieve other community benefits or desired planning related and/or design outcomes or objectives, or is required in accordance with an area structure plan, conceptual design scheme, redevelopment plan, municipal policy, or upon request by the municipality.

- 9.3 Where, as determined by the Municipal Planning Commission, certain lands may be re-subdivided in the future, or as required in accordance with an area structure plan, conceptual design scheme, redevelopment plan, municipal policy, or upon request by the municipality, municipal and/or school reserves may be deferred by caveat pursuant to the *Municipal Government Act*.
- 9.4 Land dedicated for municipal reserve purposes should be suitable for active and/or passive recreation.
- 9.5 Developers/applicants will typically be responsible for landscaping municipal reserve land to the satisfaction of the Town within an approved subdivision where dedication of municipal reserve land is required.
- 9.6 Where the municipal and/or school reserve requirement is to be satisfied as money in-lieu of land, it shall be done so in accordance with the provisions of the *Municipal Government Act*. The municipal reserve value will be established by the Town or the developer/applicant may provide, at their own cost, an independent appraised market assessed value of the land in accordance with the *Municipal Government Act*, prepared by a certified Alberta Property/Land Appraiser, and submitted to the Town for determination of the reserve value.
- 9.7 Where municipal, school, or environmental reserve has been required, such land shall be designated on a final instrument and registered for those purposes at the Land Titles Office in accordance with the *Municipal Government Act*.
- 9.8 The Town will receive all municipal reserve funds paid and, should a school authority in the future require land for a school, an agreement for possible municipal assistance will be discussed at such time.
- 9.9 Environmental reserve or environmental easements may be required in accordance with the *Municipal Government Act*.
- 9.10 Conservation reserves may be required in accordance with the *Municipal Government Act*.



Source: <http://www.prairie-towns.com/stavely-images.html>

10 Transportation

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

POLICIES

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

11 Utilities and Infrastructure

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

POLICIES

- 11.1 Development will be required to connect to the municipal sewer and water service unless approved otherwise in writing by the Town.
- 11.2 Concurrency of services and facilities with impacts of development is desired. Development should not be permitted to outpace or negatively affect infrastructure capacity.
- 11.3 Developers may be required to submit a water and sewer usage assessment as part of an area structure plan, conceptual design scheme, subdivision application, and/or development permit application to determine adequacy of existing infrastructure capacity and potential upgrade requirements.
- 11.4 Development should maximize use of existing infrastructure where possible and ensure logical extension of utilities and services in proposed subdivision designs.
- 11.5 The obligation of supplying infrastructure and services to subdivisions or new developments should be borne by the developer and not by the municipality.
- 11.6 Drainage patterns and adequacy of stormwater management systems should be evaluated as new development occurs through the subdivision and development process.
- 11.7 Developers may be required to pay off-site levies pursuant to the *Municipal Government Act*, to help offset the capital costs of municipal services.
- 11.8 Where feasible, utilities should follow transportation corridors.
- 11.9 The provision of easements and public utility lots to accommodate municipal utilities and infrastructure may be required through the subdivision and development processes.
- 11.10 The Town encourages residents and businesses to adopt water wise practices to help reduce water consumption.
- 11.11 Municipal utilities and infrastructure conditions, capacities, and needs will continue to be regularly assessed and monitored by the municipality to assist with the planning and budgeting for system maintenance, upgrade, and expansion.

12 Public Engagement & Communication

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

POLICIES

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

13 Intermunicipal Cooperation

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

POLICIES

- 13.1 The Town of Stavely will continue to foster its collaborative relationship with the MD of Willow Creek to address matters of mutual interest, including mutually agreeable growth and development policies and strategic economic partnerships to strengthen the regional economy.
- 13.2 The coordination of intermunicipal programs with the MD relating to the physical, social, and economic development of the area will be addressed through the Intermunicipal Collaborative Framework provisions of the *Municipal Government Act* and separate agreements as deemed necessary by the Town and the MD.



- 13.3 The policy directions of the MD and the Town of Stavely Intermunicipal Development Plan should be reviewed on a regular basis to ensure they adequately address the needs of the community.

- 13.4 Relationships and partnerships with other municipalities, government agencies, school boards, post-secondary institutions, organizations and businesses, and other agencies should be explored where deemed beneficial by the municipality in the delivery of programs services and facilities.

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PART 5: REGIONAL PLAN CONFORMANCE

South Saskatchewan Regional Plan

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

EFFICIENT USE OF LAND

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

PLANNING COOPERATION AND INTEGRATION

1. Work together to achieve the shared environmental, economic and social outcomes in the South Saskatchewan Regional Plan and minimize negative environmental cumulative effects. (SSRP Strategy 8.1)
2. Address common planning issues, especially where valued natural features and historic resources are of interest to more than one stakeholder and where the possible effect of development transcends jurisdictional boundaries. (SSRP Strategy 8.2)

3. Coordinate and work with each other in their respective planning activities (such as in the development of plans and policies) and development approval processes to address issues of mutual interest. (SSRP Strategy 8.3)
4. Work together to anticipate, plan and set aside adequate land with the physical infrastructure and services required to accommodate future population growth and accompanying community development needs. (SSRP Strategy 8.4)
5. Build awareness regarding the application of land-use planning tools that reduce the impact of residential, commercial and industrial developments on the land, including approaches and best practices for promoting the efficient use of private and public lands. (SSRP Strategy 8.5)
6. Pursue joint use agreements, regional services commissions and any other joint cooperative arrangements that contribute specifically to intermunicipal land-use planning. (SSRP Strategy 8.6)
7. Consider the value of intermunicipal development planning to address land use on fringe areas, airport vicinity protection plans or other areas of mutual interest. (SSRP Strategy 8.7)
8. Coordinate land-use planning activities with First Nations, irrigation districts, school boards, health authorities and other agencies on areas of mutual interest. (SSRP Strategy 8.8)

BUILDING SUSTAINABLE COMMUNITIES

1. Provide an appropriate mix of agricultural, residential, commercial, industrial, institutional, public and recreational land uses; developed in an orderly, efficient, compatible, safe and economical manner. (SSRP Strategy 8.11)
2. Contribute to a healthy environment, healthy economy and a high quality of life. (SSRP Strategy 8.12)
3. Provide a wide range of economic development opportunities, stimulate local employment growth and promote a healthy and stable economy. Municipalities are also expected to complement regional and provincial economic development initiatives. (SSRP Strategy 8.13)
4. Feature innovative housing design, range of densities and housing types such as mixed-use, cluster development, secondary suites, seniors' centres and affordable housing. Provide the opportunities for a variety of residential environments which feature innovative designs and densities and which make efficient use of existing facilities, infrastructure and public transportation. (SSRP Strategy 8.14)
5. Minimize potential conflict of land uses adjacent to natural resource extraction, manufacturing and other industrial developments. (SSRP Strategy 8.15)
6. Minimize potential conflict of land uses within and adjacent to areas prone to flooding, erosion, subsidence, or wildfire. (SSRP Strategy 8.16)
7. Complement their municipal financial management strategies, whereby land use decisions contribute to the financial sustainability of the municipality. (SSRP Strategy 8.17)

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

AGRICULTURE

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

WATER AND WATERSHEDS

1. Utilize or incorporate measures which minimize or mitigate possible negative impacts on important water resources or risks to health, public safety and loss to property damage due to hazards associated with water, such as flooding, erosion and subsidence due to bank stability issues, etc., within the scope of their jurisdiction. (SSRP Strategy 8.23)
2. Incorporate measures in future land-use planning decisions to mitigate the impact of floods through appropriate flood hazard area management and emergency response planning for floods. (SSRP Strategy 8.24)
3. Prohibit unauthorized future use of development of land in the floodway in accordance with the *Flood Recovery Reconstruction Act* and the Floodway Development Regulation under development, which will control, regulate or prohibit use of development of land that is located in a floodway and define authorized uses. (SSRP Strategy 8.25)
4. Identify and consider, based on available information including information from the Government of Alberta, the values of significant water resources and other water features, such as ravines, valleys, riparian lands, stream corridors, lakeshores, wetlands, and unique environmentally significant landscapes within their boundaries. (SSRP Strategy 8.26)
5. Determine appropriate land-use patterns in the vicinity of these significant water resources and other water features. (SSRP Strategy 8.27)
6. Consider local impacts as well as impacts on the entire watershed. (SSRP Strategy 8.28)

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

HISTORIC RESOURCES

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

TRANSPORTATION

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