

Village of Milo

Municipal
Development
Plan

Bylaw No. 420-21

February 2021





VILLAGE OF
MILO
ALBERTA



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Prepared for the Village of Milo

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**VILLAGE OF MILO
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 420-21

BEING A BYLAW OF THE VILLAGE OF MILO, 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.420-21 is to provide a comprehensive, long- range land use plan pursuant to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended;

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

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

1. Bylaw No.420-21 being the Municipal Development Plan is hereby adopted.
2. This Bylaw comes into effect upon the third and final reading.

READ a first time this 12th day of January, 2021.



Mayor – Scott Schroeder



Chief Administrative Officer – Wendy Hingley

READ a second time this 9th day of February, 2021.



Mayor – Scott Schroeder



Chief Administrative Officer – Wendy Hingley

READ a third time and finally PASSED this 9th day of February, 2021.



Mayor – Scott Schroeder



Chief Administrative Officer – Wendy Hingley

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INTRODUCTION

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

Therefore, an 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. 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.

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

- Stabilize the population and enhance the livability of the community through improved community services and facilities
- Maintain an attractive, high-quality community environment, ensure sustainability, and continue to improve the quality of life for our citizens
- Retain the current range of retail sales and service outlets available
- Maintain a balanced assessment base by promoting commercial and industrial growth

This MDP will offer informed policies to guide Village Council and staff concerning development constraints and opportunities.

PLANNING CONTEXT

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

PROVINCIAL REALM

The *Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26 (MGA)* sets out the legislative framework for planning in Alberta and specifically Part 17 places the authority for land use decision making at the local level. Through the legislation, a municipal Council is empowered with the authority to create and adopt statutory plans, establish approval committees, enforce conditions of planning approvals, and ensure that the public is involved with planning at a local level.

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

An MDP does not exist or function in isolation at the local level. Over the years, numerous statutory and non-statutory plans and related studies have been completed to guide the growth and development of the Village, including the Land Use Bylaw, Economic Development Community Profile, as well as the Village of Milo Annexation Report (June 2012).

Specifically, section 632(3) of the MGA states that an MDP must address:

- the future land use within the municipality;
- the manner of and the proposals for future development within the municipality;
- the coordination of land use, future growth patterns and other infrastructure with adjacent municipalities if there is no intermunicipal development plan with respect to those matters in those municipalities;
- the provision of the required transportation systems, either generally or specifically, within the municipality and in relation to adjacent municipalities;
- the provision of municipal services and facilities either generally or specifically;
- policies compatible with the Subdivision and Development Regulation to provide guidance on the type and location of land uses adjacent to sour gas facilities;
- policies respecting the provision of municipal, school or municipal and school reserves, including but not limited to the need for, amount of and allocation of those reserves and the identification of school requirements in consultation with affected school authorities; and
- policies respecting the protection of agricultural operations.

In addition, the plan may address:

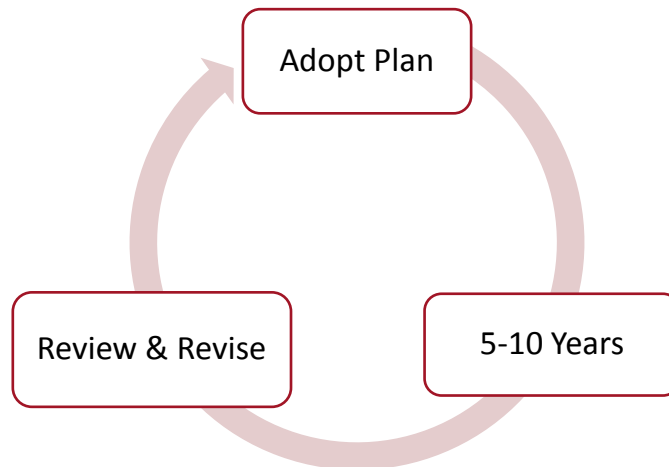
- proposals for the financing and programming of municipal infrastructure;
- the coordination of municipal programs relating to the physical, social, and economic development of the municipality;
- environmental matters within the municipality;
- the financial resources of the municipality;
- the economic development of the municipality;

- the municipality's development constraints, including the results of any development studies and impact;
- analysis, goals, objectives, targets, planning policies and corporate strategies; and
- any other matter relating to the physical, social or economic development of the municipality.

MONITORING AND AMENDMENT

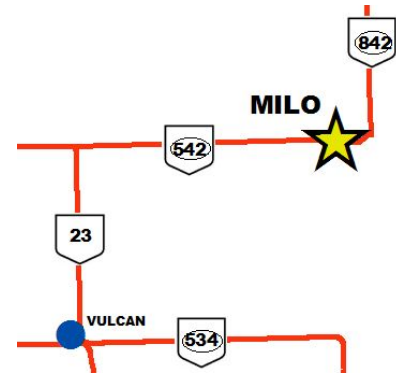
The planning process is an ongoing one. Therefore, should issues with the MDP arise, and changes need to be made, the plan is flexible and adaptable. Details concerning the application, amendment and revision of the plan are highlighted in the Policy section of this document.

FIGURE 1. *Planning Cycle*



COMMUNITY CONTEXT

The Village of Milo is situated approximately 48 kilometres northeast of Vulcan, and 105 kilometres southeast of Calgary within Vulcan County. Residents of the Village enjoy ease of access to McGregor Lake located just 1.5 kilometres south of the community. The major transportation route for residents in the Village is Highway 542, located just to the north, and is accessible via Railway Avenue.

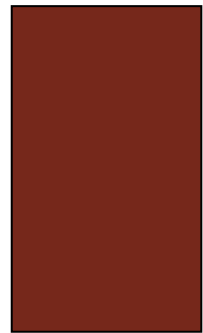


The land uses surrounding Milo can be primarily characterized as agricultural land, with some oil and gas related activity in the area. Grain production and raising cattle were the original industries in the area, however the introduction of irrigation has allowed for the expansion of agricultural uses throughout the years. Historically, the Village of Milo has taken a proactive approach to community planning and growth to ensure adequate developable land for future residential and non-residential purposes. More recently, the Village has expressed interest in expanding the industrial park in the eastern portion of the Village.

HISTORY

In 1907, Milo Munroe—the Village's namesake—came to the area and established a post office in his farmhouse. As more and more settlers immigrated to the area in search of fertile farmland, a community began to form. By 1924, the Canadian Pacific Railway was built, and the community began to formally establish itself. Throughout the 1920s, the population of the community increased substantially and by 1931, Milo was incorporated as a Village.

The drought, the war and the Great Depression in the 1930s saw many small communities including Milo decrease in population. The post-war boom that saw the return of soldiers and increased economic activity brought a significant increase to the population of the Village from the 1940s into the 1960s. Since the late 1960s, local and provincial fluctuations in the economy have resulted in sometimes volatile changes in the population of Milo. Despite these dramatic shifts in population, the Village of Milo is home to a number of long-standing businesses, and continues to show great enthusiasm in providing a high quality of life for all residents.



POPULATION AND DEMOGRAPHICS

The historical growth of a population can provide a basis for population projections and the way in which a population has changed may reveal important trends. The Village of Milo over the past 35 years has faced significant changes and thus, the population has fluctuated between a low of 91 and a high of 122 people. The maximum was reached in 2011 and the low was recorded in the last census period in 2016. The Village has shown significant fluctuations in the population with the most drastic changes occurring in the past ten years.

CHART 1. *Historic Population (1981-2016)*
Village of Milo

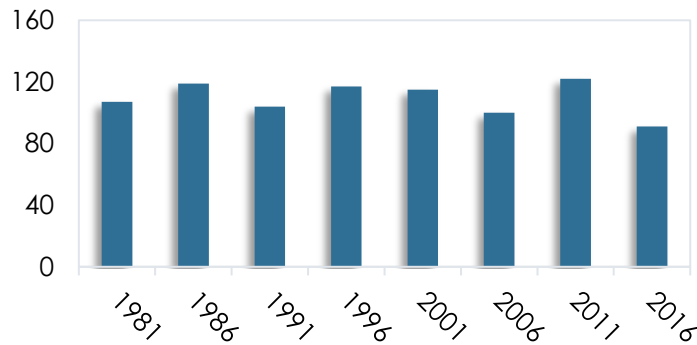
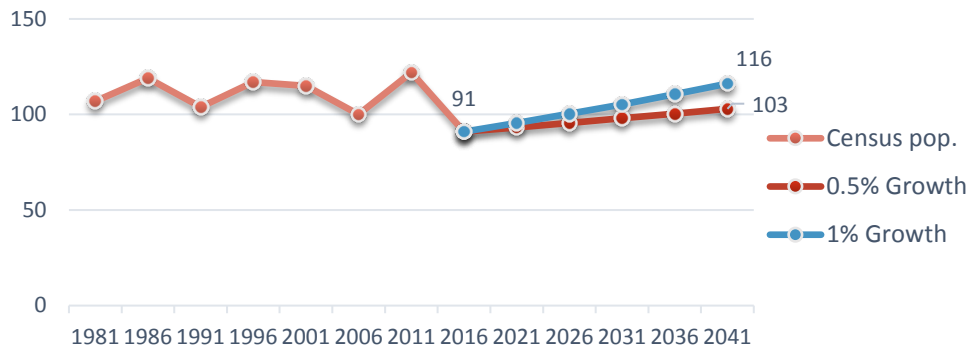


TABLE 1. *Historic Population*
Village of Milo

Year	Population	% Change
1981	107	-
1986	119	11.2
1991	104	-12.6
1996	117	12.5
2001	115	-1.7
2006	100	-13.0
2011	122	22.0
2016	91	-25.4

Population projections were calculated using the straight linear method for two different positive growth rates: slow (0.5%) and moderate (1%). Based on these projections, by the year 2041, the population could range from 103 to 116 people. This information will be used in the subsequent sections in order to evaluate land use demands associated with these potential growth scenarios.

CHART 2: *Straight Linear Population Projections*



ECONOMIC ACTIVITY AND EMPLOYMENT

According to the 2016 Statistics Canada census data, the top employers in the Village in 2016 were “Trades, transport, equipment operators” and “Business, finance, administration” (33% each). “Education, law, social, government” occupations employed approximately 22% in the Village, while “Sales, services” employed around 11%.

EQUALIZED ASSESSMENT

According to the 2017 Equalized Tax Assessment report published by Alberta Municipal Affairs, the majority of the assessment, 82%, consists of residential property. This compares with approximately 16% of non-residential assessment, which includes both commercial and industrial property. The portion of the assessment classified as machinery, equipment, railway, farmland and linear assessment constitutes the remaining 2% of the total.

CHART 3. Equalized Tax Assessment, 2017
Village of Milo



LAND USE ANALYSIS

The Village of Milo encompasses approximately 0.33 square miles (0.85 km²). The community located south of Highway 542 and development to the north is limited due to the municipality's sewage lagoon and waste transfer site, which are both located further north of the community. Future development could potentially expand south and west with no immediate constraints. New residential lots are available in the west of the community along 1st Street North. Small amounts of industrial and commercial land are also available in the mature areas of the Village.

There are a number of unsuitable areas for development within the existing Village boundary due to the undulating nature of the landscape and the presence of several existing wetlands. These restrictions inhibit growth in certain areas and will be addressed in greater detail in the following sections.

RESIDENTIAL LAND USE

Residential development makes up 8% of the total land in the Village. Currently, the majority of residential land uses in the Village are located west of 1st Avenue North, and north of Centre Street. A new subdivision which contains 25 lots is located in the most westerly portion of the community, along 1st Street North. All lots are currently fully serviced and ready for development.

COMMERCIAL LAND USE

Commercial activity is an important element for the economy of Milo, both in terms of providing a source of tax revenue for the municipality and in offering employment opportunities to local residents. The majority of commercial activity in Milo is located along Centre Street and Railway Avenue, east of 1st Avenue North. There are also a number of home-based businesses located throughout the community, including cleaning services, music lessons, and cosmetic retail.

INDUSTRIAL LAND USE

Developed industrial land accounts for approximately 4.81 hectares (11.0 acres) of Milo's developed land. The industrial sector in the Village is mainly reliant on agriculture and the oil and gas industries. Several agri-businesses are located in the industrial area, primarily along Railway Avenue to the east of the community, with one large parcel containing the Co-Op, located in the north-west corner of the Village boundary adjacent to Highway 542.

OPEN SPACE LAND USE

The Village and volunteers have done a lot to ensure that open space amenities and programming is regularly available to residents. The Milo Lions Park and a walking trail are found near the entrance to the community, just off of 1st Avenue North. This park is located in proximity to residential development and is at the core of the Village. Some of the recreation facilities in Milo include the curling club, community hall, arena, school yards, a fitness centre, two baseball diamonds, and a tennis court. Connected by a paved walkway, residents are able to access McGregor Lake, which provides a campground, swimming area, dock, and year-round fishing. Within a short driving distance, residents are also able to access a wider variety of recreation amenities in the Town of Vulcan.

PUBLIC AND INSTITUTIONAL LAND USE

Constituting 15% of the total land area in Milo, institutional/public uses within the Village are dispersed throughout the community and include public utility facilities and infrastructure. Some public facilities in Milo include the public library, the Milo and District Agricultural Society building, the Village office, and the Milo Community School.

VACANT LANDS

Approximately 18% of the total land area in the Village of Milo is vacant and the residential and commercial areas both provide opportunities for infill and redevelopment of lands as required. Presently, vacant land is available in the periphery of the existing Village footprint, however, as discussed in the introduction, there are significant constraints that limit the amount of developable vacant land in Milo.

UTILITIES AND ROADS

The road network within the Village of Milo is a combination of both grid pattern and cul-de-sacs. The integration of these types of road systems allows for ease of traffic flow through the centre of the Village, and encourages slower and more destination-oriented vehicular traffic through the newer residential growth areas in the west.

Water, sewer and electrical utilities are provided throughout the core of the Village. Currently, Milo's potable water is piped from Lake McGregor to a reservoir located southwest of the Village, and can serve a maximum capacity of 250 people. The water reservoir system was upgraded in 2008 and has sufficient capacity to supply the Village for the next 20 years.

The sewage treatment lagoon for Milo is located north of the community in Vulcan County, near the waste transfer site and the mandated development setback does not affect lands within the Village. The sewage treatment lagoon does not require immediate upgrades. Curbside pick-up of solid waste is offered once a week and taken north of Highway 542 to the waste transfer station. The County provides a number of other waste transfer stations that provide multiple times for waste drop-off. A recycling facility is located in the Town of Vulcan.



GROWTH STRATEGY

APPROACH TO GROWTH

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

Principles for Milo's Growth Management Strategy:

- promote efficient and rational development,
- build on and support existing strengths and assets,
- provide quality municipal and community services for residents and businesses,
- minimize land use conflicts and environmental impacts, and
- provide adequate park and open space and recreational opportunities for Village residents.

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

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

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

Maps 1 and 2 illustrate the long-term land use patterns for the Village and formulates a long-term transportation strategy for future roads and intersections. Over time, Council has directed growth within the Village boundary in a contiguous manner using up available parcels of land within the

Village. Working with Vulcan County, the Village of Milo may choose to acquire additional land for future residential and non-residential development through the formal annexation process.

The general identification of development and growth directions will assist decision makers in both jurisdictions when dealing with discretionary situations. The Village has identified land to the east of Railway Avenue for potential annexation to accommodate an expanding industrial park. At some point, when the planning for annexation by the Village needs to occur, it must be planned for in consultation with the County. The annexation procedure needs to be clearly defined for both parties to successfully guide the process. This will be explored in greater detail in the Intermunicipal Plan between the Village of Milo and Vulcan County.

FUTURE LAND REQUIREMENTS

The land consumption analysis was completed which was based on two positive growth rates. Drawing on statistics provided from the 2016 Statistics Canada Census, the analysis was based on the following criteria:

- *0.5% to 1% growth rate;*
- *1.8 persons per average household (based on historic housing density);*
- *The standard number of units/acre assuming single family (4.7 units per acre).*











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

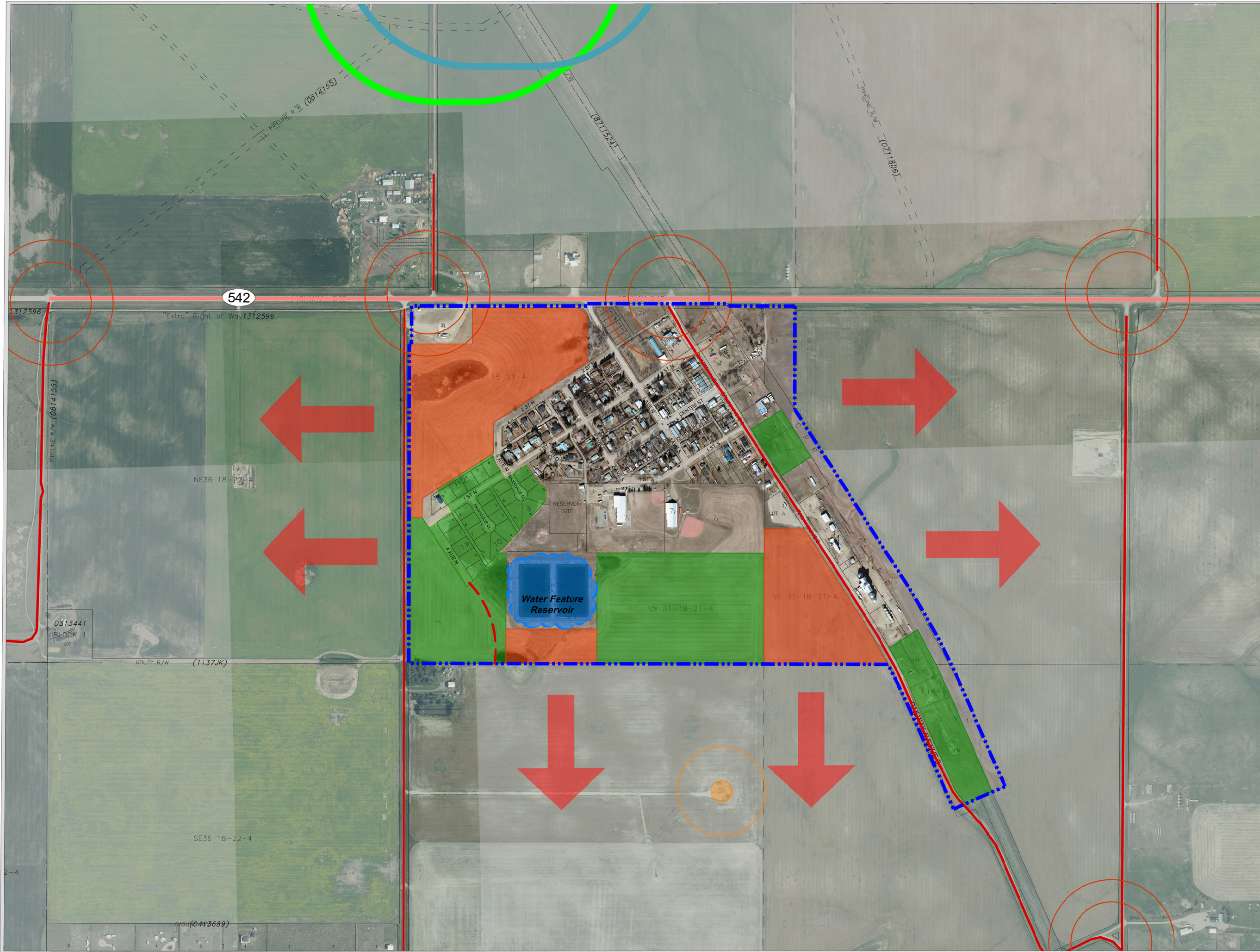
- Milo could develop an additional 2.0 acres (0.8 ha) of residential land to accommodate a population projection of 116 people by the year 2041. However, it must be noted that this acreage refers to only bare, undeveloped land, and does not take into consideration existing vacant land or lots that could be developed.
- Additional land for residential use will most likely not be needed in the near future as shown in the Land Consumption Analysis by the negative figures projected for new dwelling units required in the next 10 years for low rate of population growth. The abundance of existing dwelling units indicates that new dwelling units will not be needed in the immediate future if population growth remains stable.

Village of Milo

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Map 1 Growth Strategy

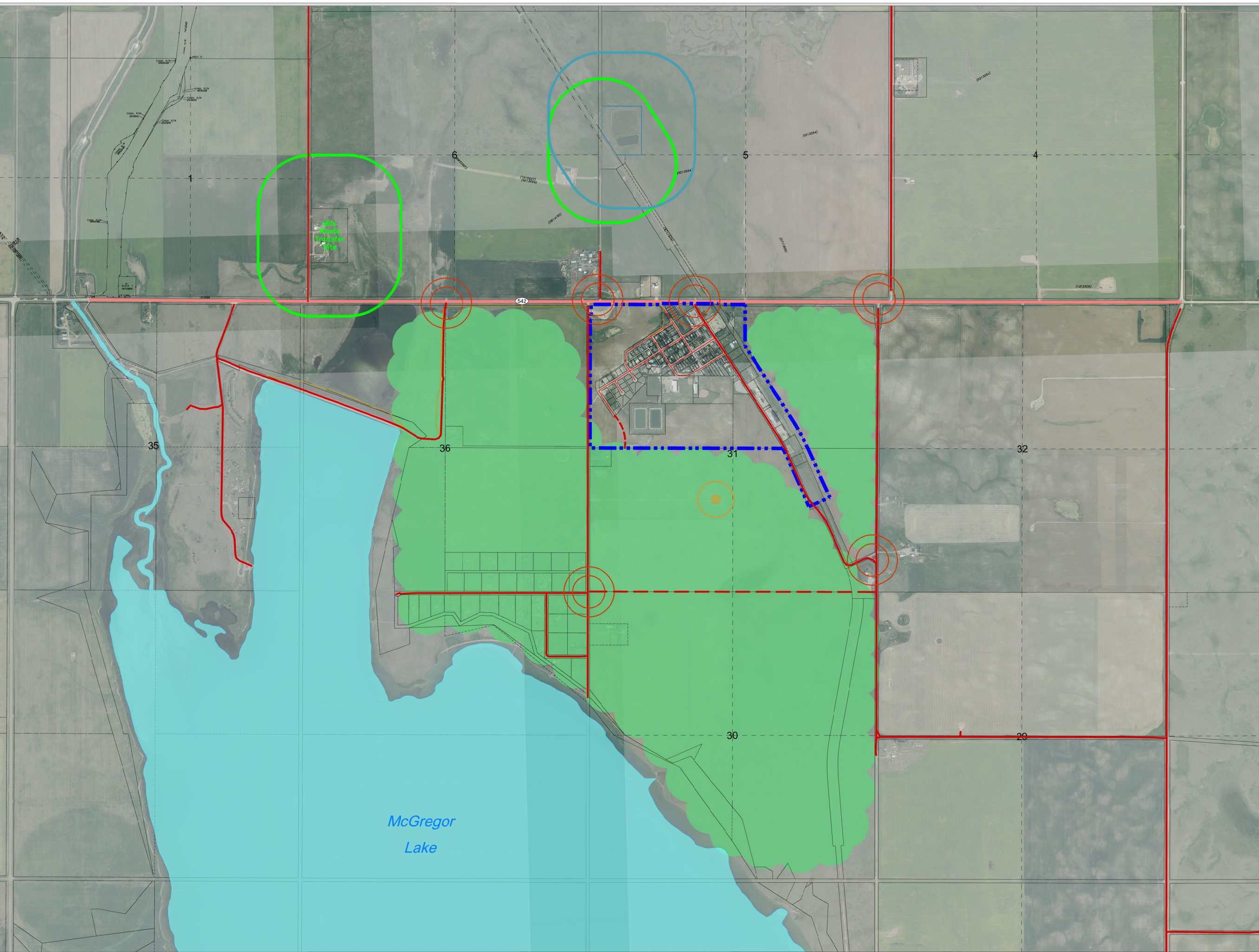
-  Developable Areas
-  Existing Development Constraints
-  Municipal Boundary
-  Road Network
-  Proposed Roadways
-  Regional Landfill Buffer
-  Sewage Lagoon Buffer
-  Major Intersection
-  Well Site (100m buffer)
-  Future Direction of Growth



Village of Milo

Municipal Development Plan
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Map 2 Potential Growth Directions



- Municipal Boundary
- Urban Expansion
- Road Network
- Proposed Roadways
- Regional Landfill Buffer
- Sewage Lagoon Buffer
- Major Intersection
- Well Site (100m buffer)



MUNICIPAL DEVELOPMENT PLAN POLICY

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

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

GOALS

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

1.0 GENERAL POLICIES

- 1.1 The Municipal Development Plan, for the most part, is general in nature and long-range in its outlook. The MDP provides the means whereby Council and administration can evaluate proposals in the context of a long-range plan for the Village of Milo. In this respect, the boundary between the land uses shown on the Guide Map is not rigidly interpreted and the specific boundaries shall be determined through the redesignation and amendment of the Land Use Bylaw.
- 1.2 Subject to Council's approval, minor variation from the policies of the Municipal Development Plan will not require an amendment to the plan. More substantive changes will require an amendment to the MDP and any other affected plan.
- 1.3 The Municipal Development Plan contains "shall", "should", and "may" policies which are interpreted as follows:

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

MUNICIPAL, ENVIRONMENTAL, COMMUNITY AND SCHOOL RESERVES

- 1.12 Municipal and/or school reserve will be provided in accordance with section 666 of the *Municipal Government Act*.
- 1.13 Where the reserve requirement is to be satisfied as money in place of land, it shall be done so in accordance with the provisions of section 667 of the *Municipal Government Act*.
- 1.14 Where the provision of land for municipal, school or environmental reserve has been required, such lands shall be designated on a final instrument and registered for those purposes at Land Titles Office in accordance with section 665 of the *Municipal Government Act*.

- 1.15 Where the municipality is of the opinion that certain lands may be resubdivided in the future, the Subdivision and Development Authority may require that municipal or school reserves be deferred by caveat pursuant to section 669 of the *Municipal Government Act*.
- 1.16 The Village of Milo will receive all municipal reserve funds paid and, should a school authority in the future require land for a school, an agreement for possible municipal assistance will be discussed at that time.
- 1.17 In the opinion of the Municipal Planning Commission, environmental reserve may be provided at the time of subdivision, in accordance with section 664(3) of the *Municipal Government Act*, but environmental easements may also be considered.

SUSTAINABILITY POLICIES

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

AGRICULTURAL POLICIES

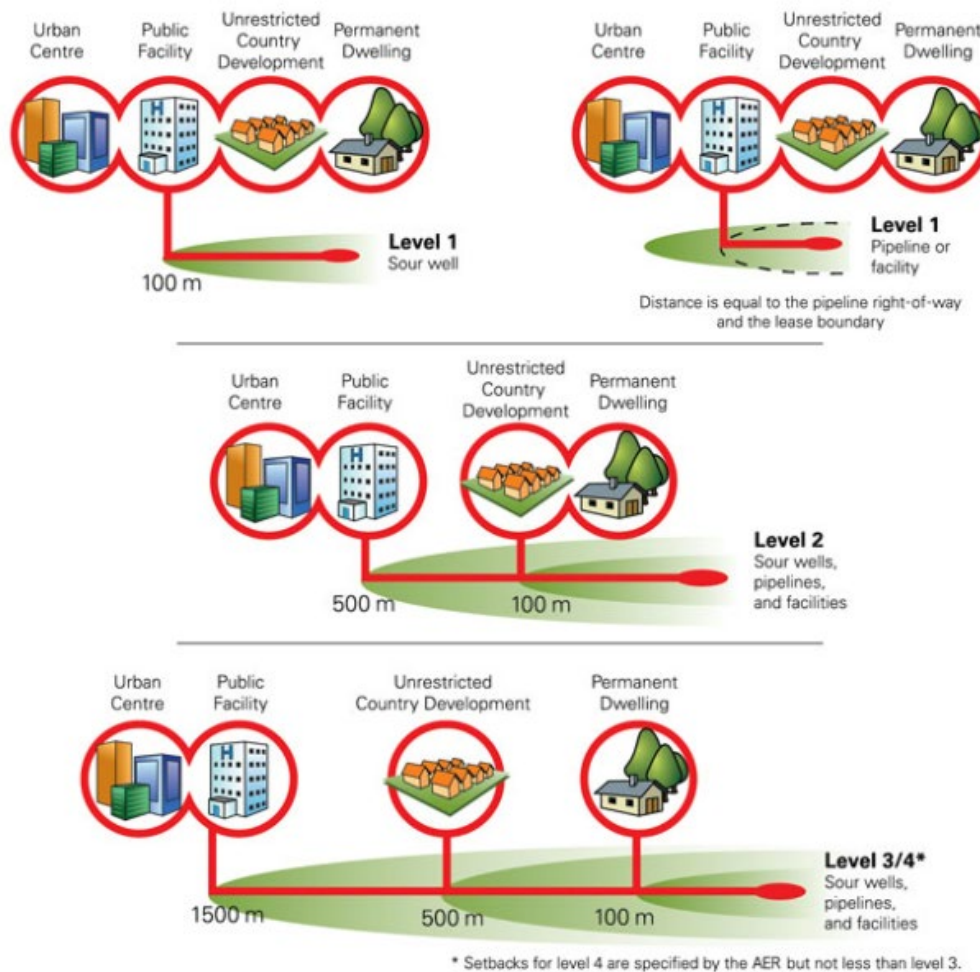
- 1.23 Agricultural land and existing farming operations within the Village shall be protected for as long as possible until required for future urban development.
- 1.24 The Village shall ensure an orderly progression and staging of development in order to prevent premature land development and to minimize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

designations in intermunicipal development plans, referral responses on development applications, and general communication with Vulcan County.

SOUR GAS FACILITIES POLICIES

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

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



2.0 LAND USE AND FUTURE DEVELOPMENT

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

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

GOALS

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

POLICIES

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

- 2.4 All future subdivision and development shall be evaluated by Council and the Municipal Planning Commission as to its compliance with the objectives and policies of this plan, the current Land Use Bylaw, and any other statutory plan.
- 2.5 When evaluating applications for the subdivision of land, the Municipal Planning Commission should consider the impact of the proposals on existing residential, commercial and industrial activities in the area.
- 2.6 Proposed subdivisions should be evaluated with respect to the following considerations:
- (a) compatibility with possible future development of residual and/or adjacent lands;
 - (b) appropriate connections to existing roadway and utility infrastructure as deemed necessary; and
 - (c) the suitability of the land to accommodate the proposed use.
- 2.7 Before initiating the formal rezoning process, developers may be requested to undertake a public consultation process to work with community groups, local residents and neighbours and to report the results of that public consultation process to Council.
- 2.8 The municipality, at its sole discretion, may undertake any or all of the following municipal prerogatives:
- (a) adopt a duly prepared area structure plan by municipal bylaw or conceptual scheme by resolution which will govern subsequent subdivision and development of the specific area;
 - (b) request that a design concept plan be prepared and submitted for review by the Municipal Planning Commission;
 - (c) may waive the requirements to provide any of the information requested to typically be provided;
 - (d) may require the developer to provide any additional information not addressed or contemplated in this plan or other guidelines, at the time of application review.
- 2.9 That the Village's "Unsightly Premises Bylaw" is involved wherever necessary as a legal measure of Council's intent to maintain a visually attractive community.

3.0 RESIDENTIAL DEVELOPMENT

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

GOALS

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

POLICIES

- 3.1 All future residential development:
- (a) shall comply with the objectives of this plan and the current Land Use Bylaw;
 - (b) should be directed to the areas of the municipality identified on the Municipal Development Plan Guide Map;
 - (c) shall be evaluated as to its suitability by Council and/or the Municipal Planning Commission.
- 3.2 Residential development programs and decisions should ensure:
- (a) a choice of different housing types to cater to housing needs and income levels of the public;
 - (b) safe, attractive residential environments secure from incompatible land uses and in conformity with the existing quality of residential development;
 - (c) rational and economical extensions of existing municipal services.
- 3.3 The municipality should commence a strategy to identify potential residential areas that may benefit from the development of area structure plans, area redevelopment plans or an infill housing guideline to direct infill housing and development.
- 3.4 The Village shall continue to encourage the private sector to develop residential land in Milo.

4.0 COMMERCIAL / INDUSTRIAL DEVELOPMENT

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

GOALS

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

POLICIES

- 4.1 Council and the municipality should continue to encourage and support local business and encourage the private sector to develop non-residential land in Milo.
- 4.2 When Land Use Bylaw amendments are proposed to accommodate new commercial uses, consideration shall be made to existing and adjacent land use patterns in the area.
- 4.3 All commercial development shall be required to connect to municipal sewer and water system services, unless it is demonstrated to the Municipal Planning Commission that circumstances exist that services are not required.
- 4.4 All unsightly materials or objects being stored outdoors in the commercial districts should be properly screened and enforced by an appropriate municipal bylaw.
- 4.5 Council shall continue to consider highway related commercial development as discretionary uses under the Land Use Bylaw's commercial district, with decisions based on the merits of individual applications and proposed sites.
- 4.6 All commercial subdivision and development shall be referred to Alberta Transportation for comments and/or approvals if adjacent to Highway 542.
- 4.7 The municipality should ensure that modern and adequate infrastructure of other utilities (fiber-optic) is available to enable new technology-based industries and high-tech business to operate. A plan should be formulated that may enable this infrastructure to be programmed to coincide with existing infrastructure upgrades.

5.0 RECREATION, PARKS AND OPEN SPACE

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

GOALS

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

POLICIES

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

6.0 TRANSPORTATION

The road pattern within Milo is characterized by the traditional grid system, laid out west of the railway and south of Highway 542. Milo has two main accesses from Highway 542 at Railway Avenue and 1 Avenue North. Many roads in Milo have been paved and are maintained by the Village.

GOALS

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

POLICIES

- 6.1 The future major road system shall be in accordance with the future land use concepts contained in the Municipal Development Plan. More precise alignment of new arterial and collector roads shall be determined through the preparation of area structure plans, outline plans and plans of subdivision.
- 6.2 Municipal roads or transportation initiatives shall try to:
- (a) ensure proper access is available for the development;
 - (b) be planned and developed to enhance opportunities for local businesses to benefit from the circulation of traffic both through and within the community considering the proposed road connections as shown on Map 3;
 - (c) maintain a consistent standard of road design.
- 6.3 The Village shall enter into development agreements with potential developers to provide for construction or upgrading of such amenities as roads, light standards, sidewalks, and curb and gutter systems.
- 6.4 The Village will work with Vulcan County and Alberta Transportation to coordinate the provision and development of regional transportation networks and corridors. The Village should explore the development of highway vicinity agreements with Alberta Transportation to employ appropriate setbacks and mitigating measures relating to noise, air pollution and safety on lands that may impact Highway 542.

7.0 UTILITIES AND INFRASTRUCTURE

The municipal public works function is to efficiently maintain public parks, roads, sidewalks, storm water drainage, the water distribution system, sewage collection system and solid waste collection and disposal. It is important to analyze present services to ensure they are sufficient to manage future capacity loads. Currently, Milo's potable water is piped from Lake McGregor to a reservoir located southwest of the Village and can serve a maximum capacity of 250 people. The water reservoir system was upgraded in 2008 and has sufficient capacity to supply the Village for the next 20 years. The sewage treatment lagoon for Milo is located north of the community in Vulcan County and also have sufficient capacity for the future.

GOALS

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

POLICIES

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

8.0 COMMUNITY SERVICES

A number of other municipal or community types of services affect the quality of life of the residents of Milo, but the provision and management of these services are outside of the municipality's mandate and jurisdiction. Therefore, the municipality must act in cooperation, agreement and support with many of the organizations, agencies and other government departments that do provide these important services.

GOALS

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

POLICIES

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

9.0 INTERMUNICIPAL COOPERATION

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

GOALS

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

POLICIES

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

10.0 ECONOMIC DEVELOPMENT

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

GOALS

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

POLICIES

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

SOUTH SASKATCHEWAN REGIONAL PLAN

SOUTH SASKATCHEWAN REGIONAL PLAN CONFORMANCE

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

All statutory plans and relevant documents must comply with the SSRP by no later than September 1, 2019. Compliance can be achieved by updating relevant statutory and other relevant documents, and filing a statutory declaration with the province. The timing of the 2016 update of this Municipal Development Plan is convenient, providing an opportunity for Milo to align its highest level statutory planning document with the SSRP. However, ongoing consideration of what alignment means is recommended, as the implications of the SSRP continue to be determined and realized at all levels of government in Alberta.

SECTION 1: USE LAND EFFICIENTLY

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

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

Relevant MDP Policy: 1.10

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

Relevant MDP Policy: 3.2, 3.3

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

Relevant MDP Policy: 3.1, 3.3

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

Relevant MDP Policy: 3.2, 7.1

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

Relevant MDP Policy: 1.22

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

Relevant MDP Policy: 1.11

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

Relevant MDP Policy: 1.11, 1.22

SECTION 2: PLANNING COOPERATION AND INTEGRATION

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

Relevant MDP Policy: 9.1

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

Relevant MDP Policy: 5.1, 5.3

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

Relevant MDP Policy: 9.2

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

Relevant MDP Policy: 9.2, 9.3

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

Relevant MDP Policy: 1.11

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

Relevant MDP Policy: 9.4

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

Relevant MDP Policy: 9.2, 9.3

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

Relevant MDP Policy: 9.4

SECTION 3: BUILDING SUSTAINABLE COMMUNITIES

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

Relevant MDP Policy: 1.1, 3.3, 5.1

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

Relevant MDP Policy: 10.1, 10.2

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

Relevant MDP Policy: 1.1, 2.1

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

Relevant MDP Policy: 3.2

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

Relevant MDP Policy: 4.2, 4.4

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

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

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

Relevant MDP Policy: 1.9, 2.2, 2.3

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

Relevant MDP Policy: 1.15, 8.3

SECTION 4: AGRICULTURE

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

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

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

Relevant MDP Policy: 1.21

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

Relevant MDP Policy: 1.22

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

Relevant MDP Policy: 1.23

SECTION 5: WATER AND WATERSHEDS

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

Relevant MDP Policy: 1.19, 1.20

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

Relevant MDP Policy: 2.9, 7.5

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

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

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

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

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

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

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

Relevant MDP Policy: 1.18, 1.19, 1.20

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

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

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

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

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

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

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

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

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

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

SECTION 6: HISTORIC RESOURCES

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

Relevant MDP Policy: 8.5

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

Relevant MDP Policy: 8.5, 8.6

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

Relevant MDP Policy: 8.7

SECTION 7: TRANSPORTATION

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

Relevant MDP Policy: 6.1, 6.2

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

Relevant MDP Policy: 6.4

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

Relevant MDP Policy: 6.4