



VILLAGE OF RYCROFT MUNICIPAL DEVELOPMENT PLAN

DRAFT



August 2019



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1.0 Introduction

1.1 Preamble

The Municipal Development Plan (Plan) is the primary planning policy document for use at the municipal level. It is intended to provide a framework for the ongoing development of the Village of Rycroft (Village). The preparation of this Plan has been motivated by a number of factors:

- The *Municipal Government Act* (MGA) requires every municipality to prepare a Municipal Development Plan, and this Plan has been prepared in accordance with s. 632 of the MGA;
- The Village has experienced a slight population decline, decreasing from a population of 638 to 612 (-4.1%) between 2006 and 2016. A desire to attract and retain residents and employment opportunities form a major theme of this Plan;
- New development trends and current best practices in land use planning and engineering have emerged, along with recent changes to provincial regulations, and direction from Council, Administration, and ratepayers; and
- Consistency with the new Intermunicipal Development Plan between the Village, Municipal District of Spirit River No. 133 (MD), and the Town of Spirit River (Town), which promotes regional partnership, intermunicipal agreement, and coordination in land use planning.

1.2 Plan Purpose

The purpose of this Plan, in addition to applicable Provincial legislation, is to inform residents and developers of the Village's future land use strategy and provide clear direction to Council, the Development and Subdivision Authority, and the Subdivision and Development Appeal Board in making land use decisions. The Plan is intended to guide the future growth and development of the Village by:

- Identifying policies respecting future land use, transportation, and servicing; and
- Providing support and direction for the administration of the Land Use Bylaw (LUB), and the review of subdivision and development applications.

1.3 Interpretation

For the purpose of interpreting this Plan:

1. All words or expressions shall have the meanings respectively assigned to them in the MGA, the *Subdivision and Development Regulation*, and the Village's Land Use Bylaw.
2. The land use boundaries identified in this Plan are considered approximate and not absolute. Any minor adjustments or variances that may be necessary to land use policy areas shall not require an amendment to this Plan.
3. The policies of this Plan contain "shall", "must", "will", "should", and "may" statements. All instances of the words "shall", "must" or "will" in policy are mandatory requirements to implement this Plan and achieve a desired result. All instances of the word "should" is a directive term encouraging a strongly preferred action in a policy. "May" is a discretionary term indicating that interpretation is dependent on the particular circumstances where it is not practical or reasonable to apply the policy.

1.4 Context

1. *Location*

The Village is located within the Municipal District of Spirit River No. 133 in the northwest part of the Province of Alberta, as shown on Map 1. Rycroft is at the intersection of Highway 49 and Highway 2, approximately 68 km north of Grande Prairie, and 8 km southeast of its neighbouring community, the Town of Spirit River. The Spirit River forms the north boundary of the Village.

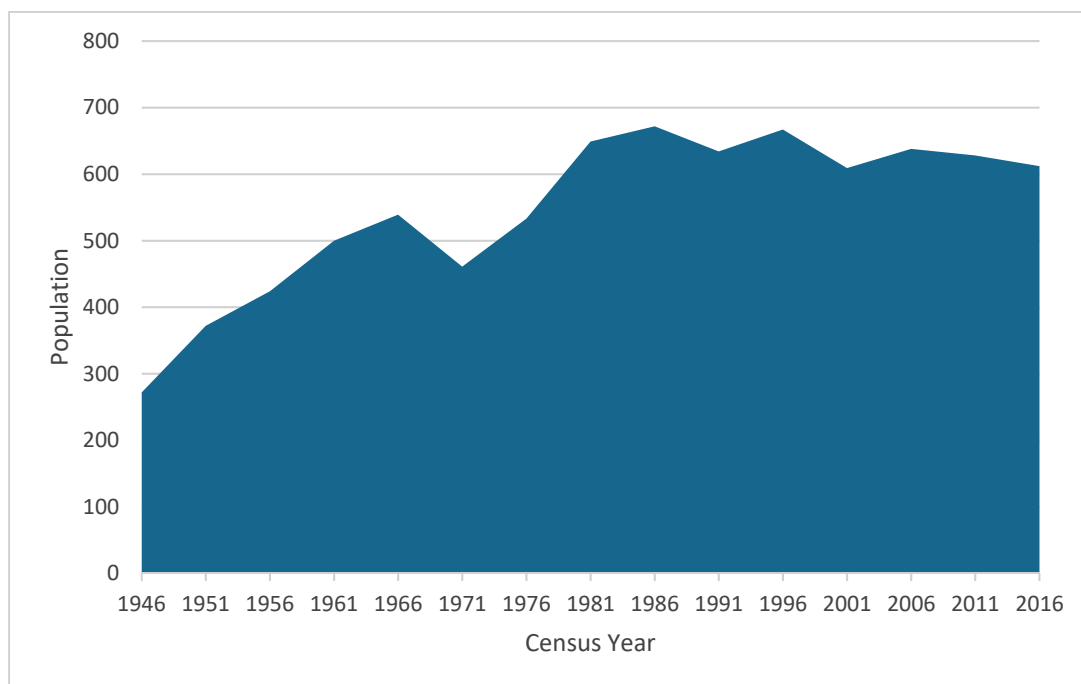
2. *Municipal History*

Rycroft was incorporated through Ministerial Order as a village in 1944. Growth of the Village has been accommodated through four annexations, the most recent of which occurred in 1988. A referendum on the Village's future status was conducted in May 2018, through which a majority of residents voted against dissolution.

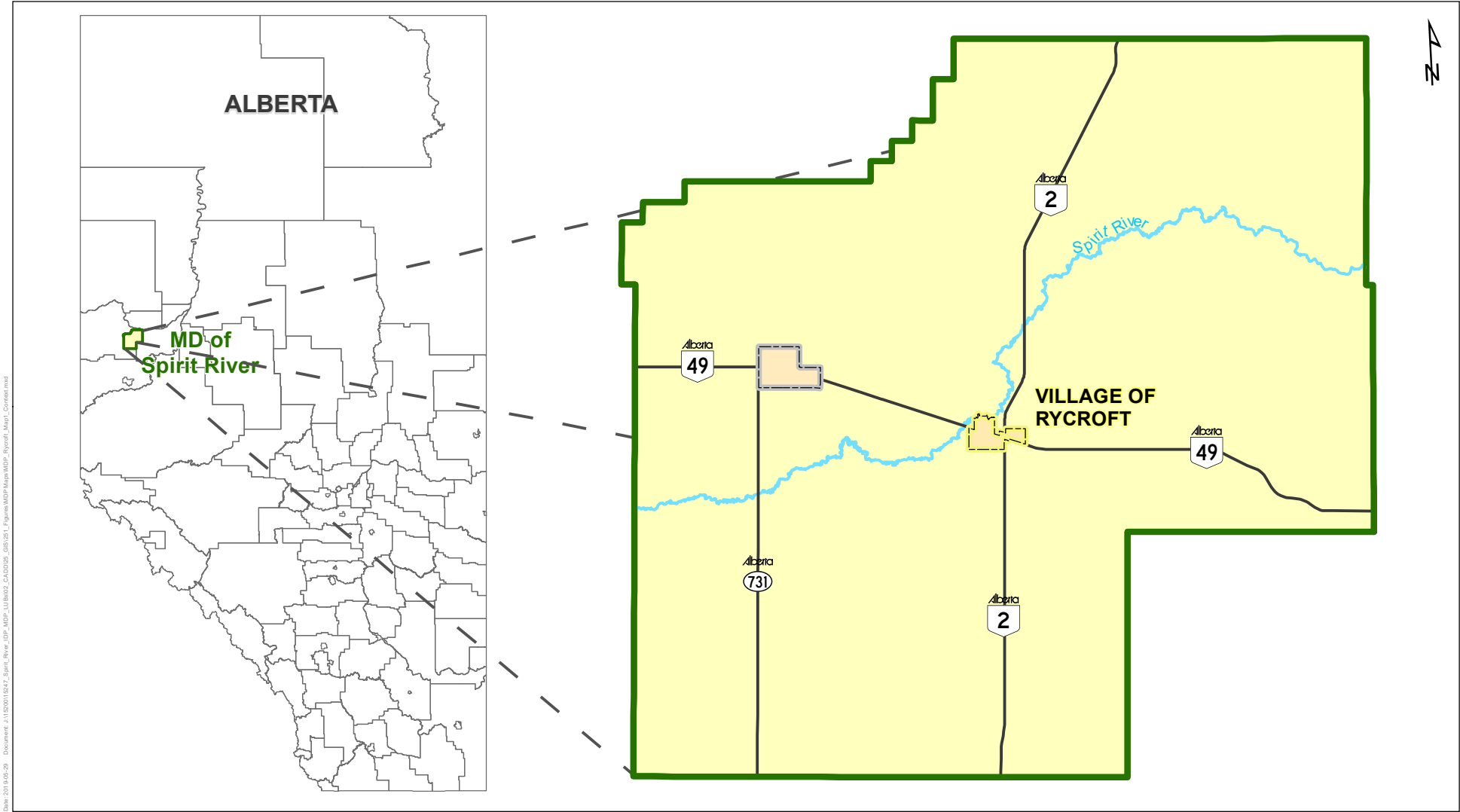
3. *Historical Population Change*

The 2016 Federal census indicated a Village population of 612. As shown in Figure 1.1, this represents a minor decline from the 2006 and 2011 censuses. Overall the Village's population has fluctuated since 1971.

Figure 1.1 Village of Rycroft Population History, 1946-2016¹






¹ Source: Statistics Canada (1946-2016)



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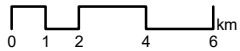


-  Village of Rycroft
-  Town of Spirit River
-  MD of Spirit River



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MD Map Scale 1:225,000



NAD83 UTM 115 Longitude Meter Province of Alberta Canada

RYCROFT MDP
MAP 1:
LOCATION AND CONTEXT

2.0 Process, Current Policy and Conditions

2.1 Planning Process

The Village initiated the preparation of this Plan, along with an update to its Land Use Bylaw and the preparation of an Intermunicipal Development Plan (with the Town and the MD) in July, 2018. The following opportunities for the public and other stakeholders to make suggestions and provide feedback took place over the ensuing months:

- A project initiation meeting was held on August 21, 2018 with members of Village Council and Administration to provide an overview of the project phasing and delivery, and to discuss issues and concerns on a preliminary basis;
- A public open house was held at the Rycroft Community Memorial Hall on October 23, 2018, to introduce the project to the public and to provide them with an opportunity to express their ideas on future development in the community. A total of 6 residents attended, along with representatives of Village Administration and Council. The input received related to the following themes:
 - Pathway between Rycroft and Spirit River;
 - Attract more retail business;
 - Work on municipal waste facility with the G5;
 - Day care centre;
 - CN tracks into Town should be less bumpy – flatter;
 - More walking trails; exercise machines;
 - Continue cooperation with fellow municipalities, eg. water treatment work; on water from Peace River;
 - Encourage more businesses within Village and MD which helps all to prosper;
 - Attract social spots for families, family restaurant, deli, etc.;
 - Have community gardens;
 - Fix drainage issue;
 - More youth/family events;
 - Should have control over beekeepers in R-1, R-2 zone;
 - New housing complexes;
 - Attract “big box” retail shops;
 - Sidewalks – all of them need to be good - pedestrian should not have to walk on roads;
 - Update local parks

In addition, local elementary school children were asked to provide input on their favourite things about their community, and what they would like it to be like in the future. Some of the common responses included:

- Like the school park;
- Like my neighbourhood;
- More places to go, e.g. library, stores, restaurants, skate/bike park;
- More parks, trails.

• [SUMMARY OF SECOND ROUND OF PUBLIC ENGAGEMENT TO BE ADDED WHEN COMPLETE]

2.2 Current Policy Context

1. *Municipal Government Act*

The MGA requires all municipalities to adopt a Municipal Development Plan, that:

- Must address:
 - Future land use;
 - The manner of and the proposals for future development;

- Co-ordination of land use, future growth patterns and other infrastructure with adjacent municipalities;
 - The provision of required transportation systems; and
 - The provision of municipal services and facilities.
- Must contain policies for:
 - Land uses adjacent to sour gas facilities;
 - The provision of municipal and school reserves; and
 - The protection of agricultural operations;
 - May address:
 - Financing and programming of municipal infrastructure;
 - Physical, social, and economic development;
 - Environmental matters; and
 - The financial resources of the municipality.

Beyond this mandated content, the Plan is intended to be a living document representing the desire of the residents in the Village to achieve a future vision for Rycroft. It is intended to provide information for all stakeholders to help realize this vision.

2. *Planning Framework in Alberta*

Figure 2.1 provides an overview of the Alberta Planning Framework, where the Municipal Development Plan is located within the Framework, and how it is integrated with other statutory plans, land use regulations, and the approval process.

Figure 2.1. Alberta's Land Use Planning Framework



All together, these plans and policies provide a consistent structure and framework to guide land use and development in the Village.

2.3 Existing Conditions

1. Location

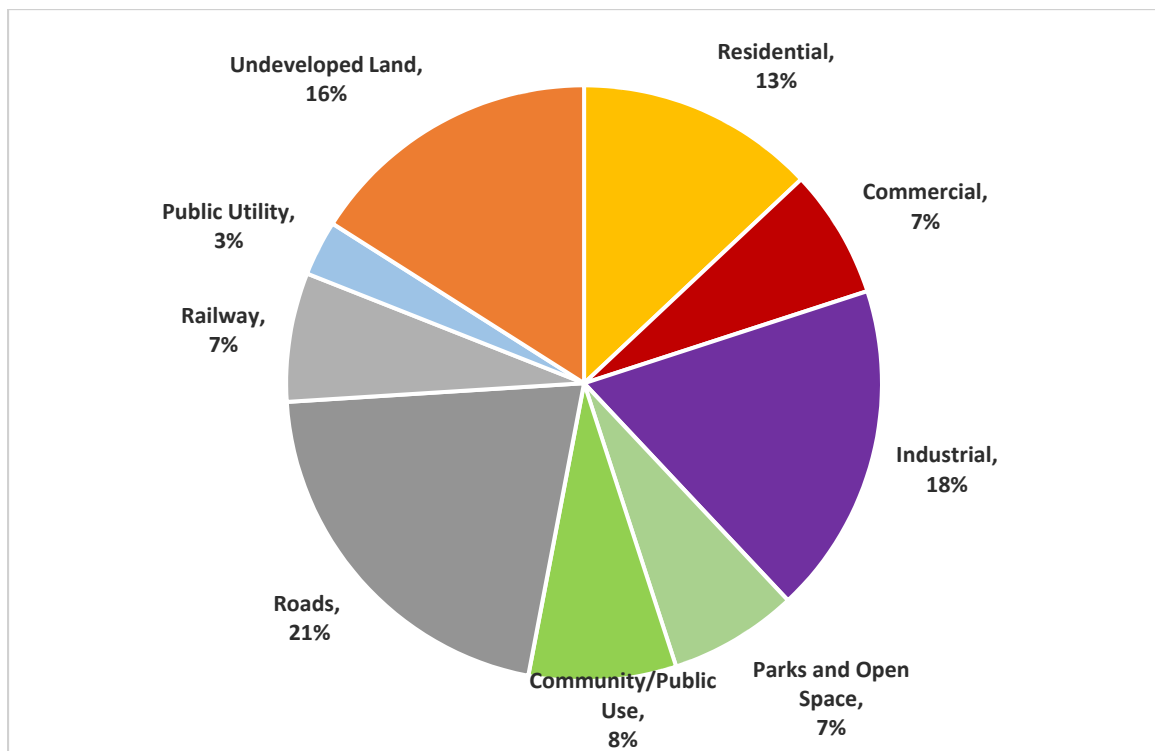
The Village is located in the fertile, picturesque Peace River Country region, along the south bank of the Spirit River, 4 km northeast of where the original settlement of Spirit River was located. Known as the “Hub of the Peace,” Rycroft benefitted from a highly accessible location in the region, with early rail service provided by the Northern Alberta Railroad, later complemented by access to two major provincial highways, Highway 2 and Highway 49.

2. Existing Land Use

The Village consists of a mix of residential, commercial, industrial and public service land uses. The majority of the built-up area of the community, located south of Highway 49 and west of Highway 2 is primarily composed of single-family residential development and the Village’s commercial core. Large park areas and a school site are located at the west and southerly portions of the Village. Commercial and industrial areas are located to the north of Highway 49 and east of Highway 2. The Village’s exhibition grounds and water treatment facilities are located north of Highway 49. Railway station grounds, containing fertilizer plants and related facilities are located north of the downtown area adjacent to Highway 49.

Figure 2.2 provides a breakdown of existing land use within the Village.

Figure 2.2 Existing Land Supply for the Village of Rycroft



3. Transportation

Highway 2 and Highway 49 provide the primary access to the Village. CN Rail provides connections for freight service to Grande Prairie and points south.

4. Servicing

The Village is serviced with municipal water that is sourced from the Spirit River and treated at facilities at the north end of the Village. Municipal sewer services are also provided, with treatment lagoons located immediately north of the Village in the MD. Storm drainage is accommodated by overland drainage swales, culverts and ditches. The central commercial area is served by underground storm pipe.

5. Projected Growth

In order to inform the preparation of the Intermunicipal Development Plan, population forecasts were undertaken for the Village to anticipate future land needs. Three 30- and 50-year growth scenarios were prepared for planning purposes, based on 0.5%, 1.0% and 1.5% annual growth. The Village determined that a medium growth scenario (1.0%) was reasonable based on long term patterns and also for consistency with forecasts previously undertaken for a regional water servicing study.

Table 2.1. Population Estimates for the Village of Rycroft

Year	Low (0.5%)	Medium (1.0%)	High (1.5%)
2018	618	624	630
2048	718	841	986
2068	793	1027	1327

6. Growth Management

The Village has a current land base that totals 186 ha, of which 86% (159 ha) is developed. As a result, approximately 27 ha of undeveloped land remains to accommodate future growth, consisting of approximately 13 ha of residential (including community/park land), 3 ha of commercial, and 11 ha of industrial land within current Village boundaries. **With the exception of a single residence located in the industrial area**, the residential supply is entirely in the area south of Highway 43 and west of the railroad tracks. The industrial and commercial is entirely in the area north of Highway 43.

On the basis of the preferred medium growth scenario, future land requirement estimates are presented in Table 2.2.

Table 2.2. Future Land Requirements for the Village of Rycroft

Land Supply/Requirement	Area (Gross Developable Hectares)*		
	Residential	Commercial	Industrial
In-Boundary Undeveloped Land Supply	12.9	2.7	11.3
10-Year Land Requirements	6.9	2.9	6.9
20-Year Land Requirements	13.4	5.7	13.3
25-Year Land Requirements	16.9	7.1	16.7
30-Year Land Requirements	20.5	8.7	20.3
40-Year Land Requirements	28.4	12.0	28.1
50-Year Land Requirements	37.1	15.7	36.7

*Bolded figures indicate where land requirements meet or exceed undeveloped land supply.

At the 10-year mark, it is projected that the Village will have exhausted its current supply of undeveloped commercial land. At the 20-year mark, it will have also exhausted its residential and industrial land bases. To accommodate growth projections for 50 years in the future, the Village will require an additional 24 ha of residential land, 13 ha of commercial, and 25 ha of industrial land.

■ 3.0 Guiding Principles

During the Plan preparation and engagement activities the following major themes and guiding principles were identified.

1. *Core Principles*

If the Village is to succeed in providing new and improved recreational and social opportunities and attracting new businesses, then any decision made by Council, Administration or stakeholders about growth must recognize the following principles:

- Capitalize on location and access advantages: ensure land with rail access, highway access and necessary servicing is made available to attract interested businesses;
- Promote economic development and business retention;
- Encourage and enable a diversity of housing types; and
- Initiate the development of recreational and other public use space opportunities.

These principles are the core values that: reflect the character of the Village as identified in the planning process; will provide a consistent set of principles for every decision made by Council or Administration; and shall provide a foundation for the vision, objectives and policies of this Plan.

2. *Major Themes*

Participants in the planning process emphasized a desire to make new and improved recreational and social opportunities available, such as:

- A recreational trail between the Village and the Town;
- Youth and family events;
- Sidewalk improvements; and
- Upgraded local parks.

There was a recognition of a need to attract new businesses to the Village, to maintain its prosperity and provide opportunities for Villagers to shop and socialize. Opportunities were also seen for increased collaboration between municipalities — the Village, the Town and the MD — especially relating to infrastructure and service provision.

3. *Goals of the Plan*

The goals of this Plan are as follows:

- To enhance existing residential neighbourhoods;
- To build on the Village's location advantages to attract new commercial and industrial development;
- To maintain a variety of community recreational opportunities for residents;
- To provide opportunities for future Village growth; and
- To provide a framework for the upgrading and extension of municipal infrastructure where required.

■ 4.0 General Development Policies

The following are general policies that apply across the Village. Subsequent sections of this Plan will address policy content related to more specific land use areas.

1. *Conformity with Legislation*

The Village shall conform to the policies of the Province of Alberta, the Provincial Land Use Framework, the Alberta Land Stewardship Act and any subsequent Regional Plan when considering amendments to this Plan, the approval or amendment of other statutory plans, Land Use Bylaw amendments, and subdivision and development approvals.

2. *Future Land Use Concept*

Future development in the Village shall generally conform to the land use areas as shown on Map 2.

3. *Area Structure Plan (ASP)*

The Village may require that an ASP be prepared by the proponent/developer in accordance with Section 633 of the MGA, as a prerequisite to approval of rezoning or subdivision of a previously undeveloped area, and shall address the following:

- Conformity with this Plan, other statutory plans, and the Land Use Bylaw;
- The protection and integration of natural areas;
- Proposed land uses and population generation;
- The location of public parks and trails;
- Transportation networks and access;
- Provision of municipal infrastructure;
- Impacts on adjacent land uses and potential mitigation methods;
- Any other matters identified by the Village.

4. *Technical Reports*

The proponent of an ASP may be required to provide technical reports in support of the proposed development. Such reports may include an environmental site assessment, geotechnical assessment, servicing design brief(s), and traffic impact assessment.

5. *Development Agreement*

When land is subdivided, developed or redeveloped the Village may require developers to enter into a development agreement as a condition of approval to address the installation of infrastructure required to serve the development.

6. *Extension of Services*

The extension of urban development into new areas shall only occur if an approved ASP is in place, which demonstrates connections to services adjacent to the lands proposed for development, or development agreements are in place to provide services.

7. *Costs of Development*

The developer shall be responsible for the costs incurred for the construction of infrastructure required to serve or accommodate a proposed subdivision or development.

8. *Land Use Bylaw*

The Land Use Bylaw shall establish provisions and regulations for development and implement the policies of this Plan.

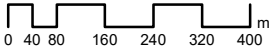


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- Village Boundary
- Future Growth Direction

- Land Use**
- Commercial
 - Industrial
 - Open Space/Community
 - Public Service/Utility
 - Urban Residential
 - Estate Residential



MUNICIPAL DEVELOPMENT PLAN

MAP 2:
FUTURE LAND USE CONCEPT

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5.0 Residential Development

The Village has a current (as of 2016 census) population of 612 accommodated in 295 homes, the vast majority of which are single family dwellings. The existing residential area of the Village is completely built-out, with no vacant land available for new urban residential development, but there are numerous vacant and underutilized lots present. The Village's undeveloped residential land base located west of the CN Rail line is constrained by road access limitations and a lack of municipal services.

It is the intent of this Plan to ensure the continued orderly development of residential areas to optimize maintenance and servicing costs, and to promote the infill of existing, vacant residential lots.

5.1 Objectives

- Accommodate a range of residential dwelling types.
- Promote estate (large lot) residential development at appropriate locations.
- Encourage infill development and redevelopment of underutilized lots.

5.2 Policies

1. *Applicability*

The policies contained in this section apply to those lands identified as Urban Residential and Estate Residential on Map 2. The Village shall direct future residential development to these areas.

2. *Residential Land Supply*

The Village should maintain a 20 year supply of residential lands. As of 2019, the Village has a 13 ha supply of undeveloped residential lands. By 2039, the Village will require an additional 13 ha of residential land that will require the annexation of additional lands from the MD. Map 2 indicates potential future residential growth directions.

3. *Infill*

Infill development on vacant lots or the redevelopment of underutilized lots in existing residential neighbourhoods is encouraged to optimize the use of existing roads, services, parks and other community services. Infill development should be of similar scale and design to the surrounding properties to integrate new development into the existing neighbourhood.

4. *Estate Residential*

Estate residential development, consisting of large acreage lots with on-site servicing, is proposed for the vacant lands west of the CN Rail line. This form of development is deemed appropriate due to constraints that do not allow for conventional residential densities, namely limitations on road access, and a lack of municipal services in the area.

5. *Multi-Unit Housing*

Low profile medium density residential development consisting of duplexes and row houses may be accommodated in existing neighbourhoods through the consolidation of abutting vacant or underutilized lots.

6. *Secondary Suites*

The Village encourages the development of secondary suites to provide an affordable and efficient housing option for residents.

7. *Seniors Housing*

The Village, in cooperation with the Grande Spirit Foundation and other providers, shall investigate the potential development of additional seniors' housing.

6.0 Commerce and Industry

Commercial development in the Village primarily consists of its central downtown core, and highway commercial development along Highway 49 and Highway 2. Industrial development is located on the railway station grounds, and in industrial areas adjacent to the Village's highway commercial lands. There is a good supply of serviced and highly visible industrial and commercial land available for immediate development.

Despite this commercial and industrial base (the Village has a reasonably good 68:32 residential-non residential assessment ratio), the Village has been challenged by the closure of numerous businesses in recent years, primarily in the central commercial area.

It is the intent of this Plan to provide guidance for future commercial and industrial development and expansion of the Village's non-residential assessment base.

6.1 Objectives

- Diversify the Village's economic tax base by attracting new commercial and industrial businesses.
- Accommodate a range of commercial development, including service, retail and office.
- To develop initiatives for local economic development and promotion of the community as a place to do business.

6.2 Policies

1. *Applicability*

The policies contained in this section apply to those lands identified as Commercial and Industrial on Map 2. The Village shall direct future commercial and industrial development to these areas.

2. *Commercial and Industrial Land Supply*

The Village should maintain a 20 year supply of commercial and industrial lands. As of 2019, the Village has a 3 ha supply of undeveloped commercial lands and 11 ha of undeveloped industrial lands. By 2039, the Village will require an additional 6 ha of commercial land and 13 ha of industrial land that will require the annexation of lands from the MD.

3. *Economic Growth*

The Village should actively promote its proximity to Highways 2 and 49 to attract businesses engaged in transportation and logistics, oilfield services, agricultural industries, manufacturing and fabrication, and services catering to the traveling public.

4. *Economic Development Strategy*

In cooperation with neighbouring municipalities and business partners, prepare an implementation strategy and capital plan to implement the recommendations of the **Village's recently completed *Economic Development Assessment***.

5. *Chamber of Commerce*

In cooperation with neighbouring municipalities and business partners, the Village supports and encourages the establishment of a Chamber of Commerce for the Central Peace area.

6. *Downtown Revitalization*

Commercial development on vacant lots or the redevelopment of underutilized lots in the central commercial area is encouraged. The Village should consider incentives to encourage revitalization of the area that may include waiving development fees and/or similar measures for businesses that carry out improvements to existing buildings, or pursue the adaptive reuse of under-utilized, vacant, or derelict commercial buildings.



7. *Derelict Buildings*

Through the *Unsightly Premises Bylaw (Bylaw 179-16)*, the Village shall actively encourage the cleanup of derelict properties in the central commercial area.

8. *Compatibility*

To address nuisances, such as noise or traffic, commercial developments located adjacent to residential land use districts shall:

- Maintain development setbacks or yards;
- Provide a landscaped or treed buffer and/or fencing along abutting site boundaries; and
- Strategically locate parking, loading, waste collection areas, outdoor storage, and signage.

9. *Home Based Business*

The Village, through the Land Use Bylaw, shall encourage and promote the development of home based businesses.

10. *Proximity to Oil and Gas*

Subdivision and development applications shall identify any oil and gas facilities in the vicinity and comply with required setbacks.

7.0 Parks and Recreation

Parks, recreation and cultural facilities are essential to a community's success as they are key contributors to the overall health and wellbeing of Village residents and therefore improve quality of life.

7.1 Objectives

- To create and maintain an integrated, accessible and well-planned system of open space, trails, parks and recreational/cultural facilities.
- To continue to provide recreation and cultural programming, and explore new opportunities.

7.2 Policies

1. *Applicability*

The policies contained in this section apply to those lands identified as Open Space/Community on Map 2.

2. *Park Spaces*

Park and recreation spaces will be planned or upgraded to provide a variety of opportunities for all residents for all seasons, and designed to consider ease of access, operation and maintenance.

3. *Joint Use Agreements*

The Village should pursue partnerships and joint facility opportunities with area school boards through joint use agreements.

4. *Recreation Programming*

The Village commits to continued support for organizations, volunteer groups and non-governmental organizations in the provision of recreational, social and cultural services. The Village shall collaborate with local volunteer boards, societies and neighbouring municipalities to monitor and identify opportunities for new recreational and cultural programming.

5. *Recreation and Culture Master Plan*

The Village, with neighbouring municipalities, **should** explore the preparation of a Recreation and Culture Master Plan for the communities.

6. *Municipal Reserve (MR)*

As a condition of subdivision, the Village may require that a maximum of ten percent (10%) of the developable lands be dedicated as municipal reserve (MR) in accordance with the MGA.

7. *MR Dedication*

In the event that MR is dedicated, it shall be acquired in parcel form for the development of neighborhood parks, school sites, trail corridors, or buffers between residential and non-residential uses, except:

- In the case of commercial, industrial or other non-residential subdivisions, when money in place shall be acquired in accordance with the Act; or
- Deferred to assemble larger school or recreation sites in accordance with an approved ASP.

8. *Money in Place of MR*

Money in place of MR shall be used to enhance and upgrade existing parks or acquire additional park areas.

9. *School Location*

During the planning process for new lands, the developer and Village shall work with local school boards to ensure a suitable location for a new school site if required.



10. *Flood Plains*

No permanent development shall be permitted on lands that are contained within the 1:100 year flood plain of the Spirit River. Development on such lands may only be considered after satisfactory site assessments are provided.

11. *Environmental Reserve (ER)*

Where applicable, the Village shall require the dedication of ER lands at the time of subdivision in accordance with the MGA. ER may be dedicated in parcel form or by way of Environmental Reserve Easements (ERE). ER and ERE lands shall remain in their natural state and/or be integrated within the parks and open space network.

8.0 Transportation and Utilities

The provision and maintenance of municipal infrastructure and utilities is a key factor in the planning and development of the Village.

This Plan includes infrastructure policies to ensure that all new developments are appropriately serviced and meet the needs of the Village.

8.1 Objectives

- To ensure that the Village provides an efficient and effective transportation network.
- To ensure that all development is municipally serviced or provides on-site water, wastewater servicing, and manages stormwater.
- To provide for the installation of alternative energy systems in the community.

8.2 Transportation Policies

1. *Road Standards*

All roads shall be developed and maintained in accordance with the Village's Design Standards.

2. *Access Required*

All proposed lots shall have direct access to a local roadway.

3. *Pedestrian Connectivity*

The Village shall endeavour to increase pedestrian connectivity in the community by improving or installing sidewalks where desired and developing a community trail system that connects residents to schools and recreation facilities, as well as along the river and to Nardam Lake.

4. *Trails Plan*

The Village should prepare, in cooperation with the Town and MD, a regional trails plan.

5. *Road Improvements*

The Village shall prepare a capital plan to address the required road improvements identified in the *Infrastructure Assessment 2016*.

6. *Alberta Transportation*

The Village shall refer all statutory plans and amendments, rezoning, and subdivision and development applications that include land located within 1.6 km of Highways 2 and 49 to Alberta Transportation for review and comment.

8.3 Utilities and Servicing Policies

1. *Water and Sanitary Sewer*

All subdivision and development proposed shall be required to connect to the Village's municipal water and sewer systems, unless development is exempted in accordance with other provisions of this Plan.

2. *Private Services*

The Village may allow developments to be serviced with on-site sewage disposal facilities and water systems in areas where municipal services are not available, provided such systems are constructed in accordance with Provincial requirements and maintained by the owner.



3. *Stormwater Servicing*

Developers shall be required to provide detailed stormwater management plans as part of the subdivision and development processes.

4. *Stormwater Management*

The Village may develop a stormwater management plan to manage stormwater run-off.

5. *Servicing System Improvements*

The Village shall prepare a capital plan to address the required water, sewer and storm drainage improvements identified in the *Infrastructure Assessment 2016*.

6. *Alternative Energy*

The Village may allow the development or installation of alternative energy systems, including solar collectors and wind energy conversion systems in accordance with the Land Use Bylaw provided that such facilities are compatible with adjacent land uses.

7. *Internet*

The Village, in cooperation with neighbouring municipalities, should support the expansion of high-speed telecommunication networks into under-served areas of the region as a means to encourage future business opportunities and improve connectivity for residents.

■ 9.0 Intermunicipal Collaboration

The Village has a long history of cooperation with its municipal neighbours through the G3 (with the Town and the MD) and G5 (the G3 partners plus Birch Hills and Saddle Hills Counties) partnerships, as well as the recent approval of its Intermunicipal Development Plan. The Village places great value on collaborative initiatives as it helps maintain its long term sustainability, as well as that of its municipal neighbours.

9.1 Objectives

- Maintain mutually beneficial relationships with adjacent municipalities or other stakeholders, as well as Provincial and Federal agencies to achieve the objective of regional cooperation and regional planning.
- To support, implement and review the Intermunicipal Development Plan.

9.2 Policies

1. *Regional Planning*

Once initiated by the Province, the Village shall participate in the preparation of the Upper Peace Regional Plan.

2. *Intermunicipal Plans and Agreements*

The Village shall support its Intermunicipal Development Plan and joint agreements with neighbouring municipalities. The Village will further participate in the monitoring and review of these plans and agreements to ensure they remain current and reflect the needs of the respective municipalities and area residents.

3. *Intermunicipal Development Plan*

The Village shall not approve any development proposal in contravention of the Intermunicipal Development Plan. If such development is proposed and deemed to have merit, then an amendment may be pursued in accordance with the provisions of the Intermunicipal Development Plan.

4. *Watershed Management*

In keeping with Alberta's "Water for Life" initiative, the Village shall work with provincial agencies and neighbouring municipalities to protect watersheds and maintain the water quality of surface and groundwater systems.

5. *Master Plans*

The Village and its municipal neighbours may prepare master plans to upgrade and expand existing utility servicing and transportation infrastructure.

■ 10.0 Monitoring and Review

This Plan will guide decisions about the future growth and development of the Village. More detailed planning is required through subsequent stages of the planning process, including the implementation of the Land Use Bylaw, and the subdivision and development approval process. Conformity between the Intermunicipal Development Plan, the Land Use Bylaw, and this Plan must be achieved.

This Plan must be reviewed on a regular basis to ensure that it adequately deals with new and evolving planning and development trends and demands on the land. The Village's Council and Administration must be prepared at any time to consider proposed amendments to this Plan in order to deal with unanticipated conditions, or proposals contrary to this Plan, but deemed desirable by Council. If amendments are required, they shall be carried out through a transparent public consultation process.

1. *Plan Review*

To ensure that this Plan continues to be current and relevant, it should be reviewed at 5 year intervals unless changing conditions warrant a review prior to that time. Plan reviews may reflect such factors as legislative change, changes to the local development climate, the impact of new major projects, or Council direction. In undertaking such a review, consideration should be given to:

- Reviewing annual land use changes and issues;
- Reviewing best practices and new development trends; and
- Communication and consultation with stakeholders.

2. *Plan Amendments*

If an amendment to this Plan or the Land Use Bylaw is required to accommodate a proposed subdivision, the amendment shall receive third reading from Council prior to subdivision approval taking place.

3. *Amendment Applications*

The Village or a landowner may initiate an amendment to this Plan. An application to amend this Plan shall include information respecting:

- The purpose of the amendment, proposed amendment text and/or mapping;
- An explanation of the rationale for the amendment; and
- A statement outlining the effect of the proposed amendment on adjacent land uses and municipal infrastructure and services.