

WELCOME

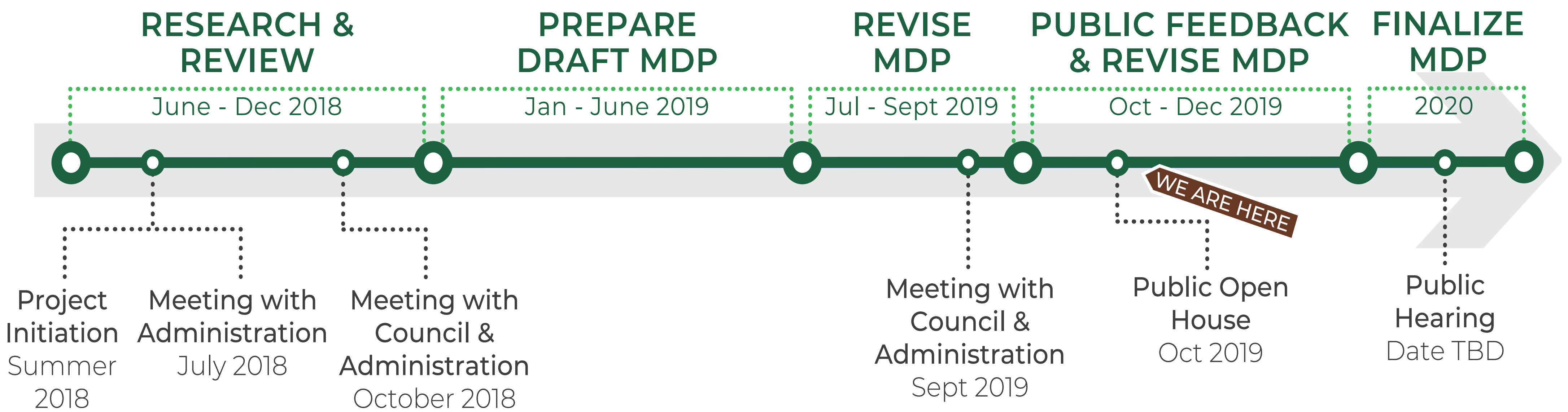
HELLO!

Thank you for coming to the Open House for the Village of Amisk Municipal Development Plan!

We recognize that your time is important and we appreciate you coming today.



PROJECT TIMELINE



WHAT IS A MUNICIPAL DEVELOPMENT PLAN?

A Municipal Development Plan (MDP) is a statutory plan required for all municipalities in Alberta that **identifies the future land uses** within the municipality and **guides future development**.

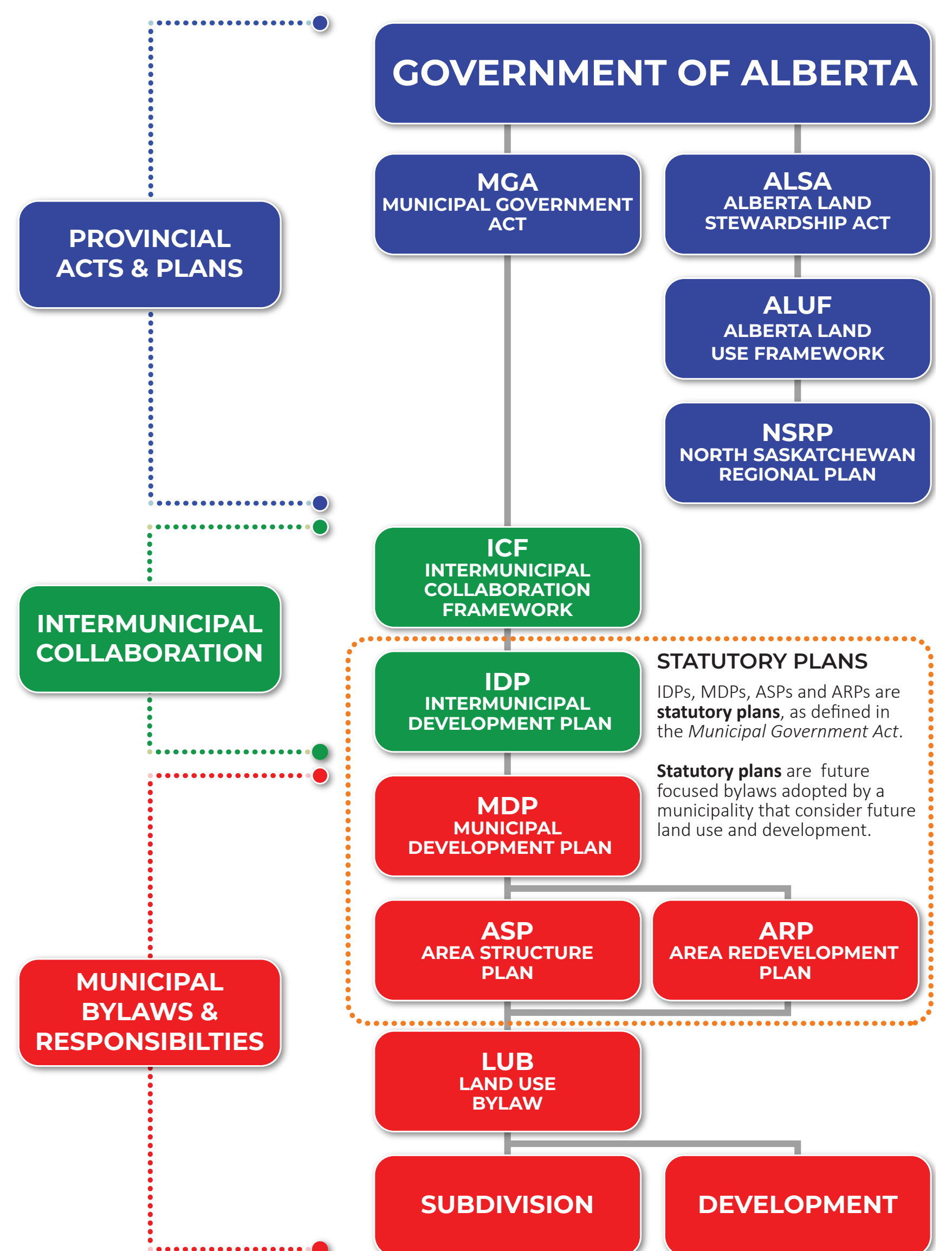
The **MDP** is also a comprehensive strategic document that provides municipalities with direction and guidelines on matters of social, economic, and environmental importance.

The Village of Amisk and the project team are preparing a **MDP** to achieve Amisk's vision of a vibrant community with a proud agricultural heritage.

How does the MDP relate to other plans and legislation?

Municipal Development Plans **must be consistent** with approved Intermunicipal Development Plans.

A MDP must address:



MDP STRUCTURE

The MDP has eight sections. Sections 1 to 3 provide background information about the document and the community. Sections 4 to 6 contain the objectives and policies to achieve the Goals of the MDP. Sections 7 and 8 provide administrative policy and maps.

1. Introduction
2. Authority
3. Community Profile
4. Cooperation
5. Future Land Use
6. Infrastructure
7. Plan Administration
8. Maps

VILLAGE OF AMISK

WHAT WE LOOKED AT

- Existing land use and development patterns
 - ◊ Residential areas
 - ◊ Commercial areas
 - ◊ Industrial areas
 - ◊ Subdivision patterns
- Development considerations
 - ◊ Wetlands and low areas
 - ◊ Drainage patterns
 - ◊ Location of landfills, lagoons, transfer stations
- Municipal reserves
- Land Use Bylaw (LUB) regulations
- Infrastructure and servicing
 - ◊ Transportation network (roads, rail, etc.)
 - ◊ Wastewater servicing
 - ◊ Potable water servicing
 - ◊ Stormwater management
- Community amenities and features
- Demographics and population information
- Community history

KEY FINDINGS

- 1 The Village is an important local destination for educational and recreational amenities
- 2 There is only a small area of undeveloped land in the Village to meet anticipated residential development needs
- 3 Lands in the southwest portion of the Village are most suitable for future commercial and industrial development
- 4 The Village does not have a master stormwater management plan, however municipal water & wastewater services are available to residents
- 5 There are unique home-based businesses in the residential areas of the Village
- 6 The Village's proximity to Highway 13, Highway 884, and the Hardisty Terminal may offer future development opportunities
- 7 Existing infrastructure developments north and south of the Village limit opportunities for future urban expansion in these directions
- 8 There are environmental features and site specific constraints such as high water table, wetlands, etc. that required consideration during development and redevelopment

MDP PRINCIPLES

The principles of the MDP are derived from the Village's planning obligations outlined in the *Municipal Government Act* and the provincial Land Use Policies. The subsequent policies in the MDP align with the MDP principles.

Land use & development will respect and maintain the local heritage of the community

In fulfilling planning responsibilities, the Village will assess impacts on regional partners, residents, the environment, and the economic viability of the municipality

Planning decisions ensure the efficient use of land, infrastructure, public services & public facilities

The Village will conduct planning activities in a fair, open, consistent, and equitable manner

Supports successful regional collaboration, and communication between urban and rural municipalities in the MD of Provost Region

VILLAGE OF AMISK

OVERVIEW OF PROPOSED MDP CONTENT

The MDP establishes the future land use areas as shown on the **Future Land Use Concept Map**. The MDP outlines the policies applicable to lands in each Land Use Area and policies that are applicable to all lands within the Plan Area.

FUTURE LAND USE

GOAL

New development is designed to mitigate risk, promote orderly patterns of growth, and maintain the small town character of the community

GENERAL DEVELOPMENT

OBJECTIVE

Minimize conflicts between large-scale agricultural activities and natural resource developments that are incompatible with urban development and urban expansion

POLICIES

- Prohibits confined feeding operations in the Village
- Does not permit aggregate resource extraction
- Ensures that oil and gas infrastructure does not fragment important natural features or infrastructure corridors

COOPERATION

GOAL

Collaboration with neighbouring municipalities promotes compatible, cost effective and complimentary land use patterns, infrastructure, and service delivery systems

OBJECTIVE

To work with neighbouring municipalities to pursue economic development initiatives within the region

POLICIES

- Identify new areas for collaboration in economic development and opportunities
- Work with neighbouring municipalities to ensure compatible land uses
- Strengthen commercial, institutional, and non-profit partnerships to support the regional labour force

OBJECTIVE

To collaborate with regional partners to improve communication and organizational efficiency in service delivery

POLICIES

- Support new seniors housing and affordable housing initiatives within the community through municipal and agency partnerships
- Supports regional community and economic development through cost sharing agreements
- Commitment to collaborating with the MD of Provost in planning lands adjacent to the Village
- Commitment to sharing information relating to land development and land management with regional municipal partners

MUNICIPAL DEVELOPMENT PLAN

INFRASTRUCTURE

GOAL

Efficient and well maintained municipal infrastructure and roads meet present and future needs

OBJECTIVE

To ensure roadways are safe, convenient, and efficient

POLICIES

- Discourages truck traffic in residential areas
- Establishes criteria for the design and construction of roads in new development areas

OBJECTIVE

To provide for the orderly and economic extension of existing services into new areas

POLICIES

- Requires infrastructure to be designed with engineered water, wastewater and stormwater management facilities, and franchise utilities
- Utility system expansion will align with the Village's long term utility servicing plans
- Subdivisions shall be designed so future development is set back from utility right-of-ways

OBJECTIVE

To ensure adequate servicing capabilities for current and future developments

POLICIES

- Developers will provide infrastructure and utility services to the satisfaction of the Village
- The Village will monitor the need to upgrade infrastructure
- New developments must obtain licensing, as required from Alberta Environment for diverting water
- Requirements for development agreement as a condition of subdivision or development approval

NATURAL ENVIRONMENT

GOAL

New developments are protected from hazardous areas, and preserve important and provincially protected ecological features

OBJECTIVE

To protect natural landforms and environmentally sensitive areas

POLICIES

- Preserves natural features
- Where possible, wetlands shall be avoided and protected within environmental reserve
- Discourages developing on land with slope greater than 10%; prohibited with slope greater than 15%
- Water table testing may be required, and if found to be high, an alternative site should be chosen



VILLAGE OF AMISK

OVERVIEW OF PROPOSED MDP CONTENT

RESIDENTIAL AREA

GOAL

High quality and diverse housing types meet the lifestyle and demographic needs of current and future residents

OBJECTIVE

To encourage the development of diverse and complete neighbourhoods

POLICIES

- Supports the development of complete neighbourhoods
- Encourage the intensification and infill of existing neighbourhoods to provide housing options
- Requires new residential neighbourhoods to be contiguous with existing serviced areas and meet the Village design standards

OBJECTIVE

To ensure the coordination of residential development with infrastructure, services, and amenities

POLICIES

- New development shall protect the function of existing roadways
- Multi-family developments are encouraged to locate near community amenity areas, provide adequate parking, and be designed to match the character of surrounding areas

OBJECTIVE

To allow for the development of live-work properties in the Village

POLICIES

- Residential development shall be the primary land use in Residential Areas however live/work developments shall continue to be allowed
- Commercial developments that would generate negative offsite impacts (dust, noise, light) will not be allowed in the Residential Areas

COMMUNITY AREA

GOAL

A safe, vibrant community with programs and facilities that respond to the current and anticipated needs of residents

OBJECTIVE

To ensure land, facilities & programs meet social, cultural, educational, safety, and spiritual needs of the community

POLICIES

- The Village will work to provide community facilities and a regional level of health, educational, social and cultural services that meet community needs
- Encourages the development of new community facilities, as required, that are conveniently located, accommodate multiple areas, and are designed to allow cost effective expansion
- Encourages cooperation and planning with the school division and other social service providers

COMMERCIAL/INDUSTRIAL AREAS

GOAL

A diversified and robust local business community supports local and regional markets

OBJECTIVE

To encourage the diversification of commercial and industrial business sectors

POLICIES

- Promote economic development incentives that assist commercial and industrial development by attracting a diversified workforce, and promoting the region as a good place to live and do business
- Encourage commercial and industrial expansion and diversification

OBJECTIVE

Provide for the development of high quality commercial and industrial areas within the Village

POLICIES

- Preferred locations for future commercial and industrial development in the Village are identified on the Future Land Use Concept Map
- Locate activities that produce emissions or waste away from residential development. Prohibit development that may produce hazardous pollutants
- Encourage highway commercial businesses to locate near highway corridors
- Require preparation of a development concept plan for major commercial and industrial developments
- Apply site design requirements to minimize off site impacts from new commercial and industrial developments

COMMUNITY SERVICES

OBJECTIVE

To encourage community involvement and inspire civic pride within the Village

POLICIES

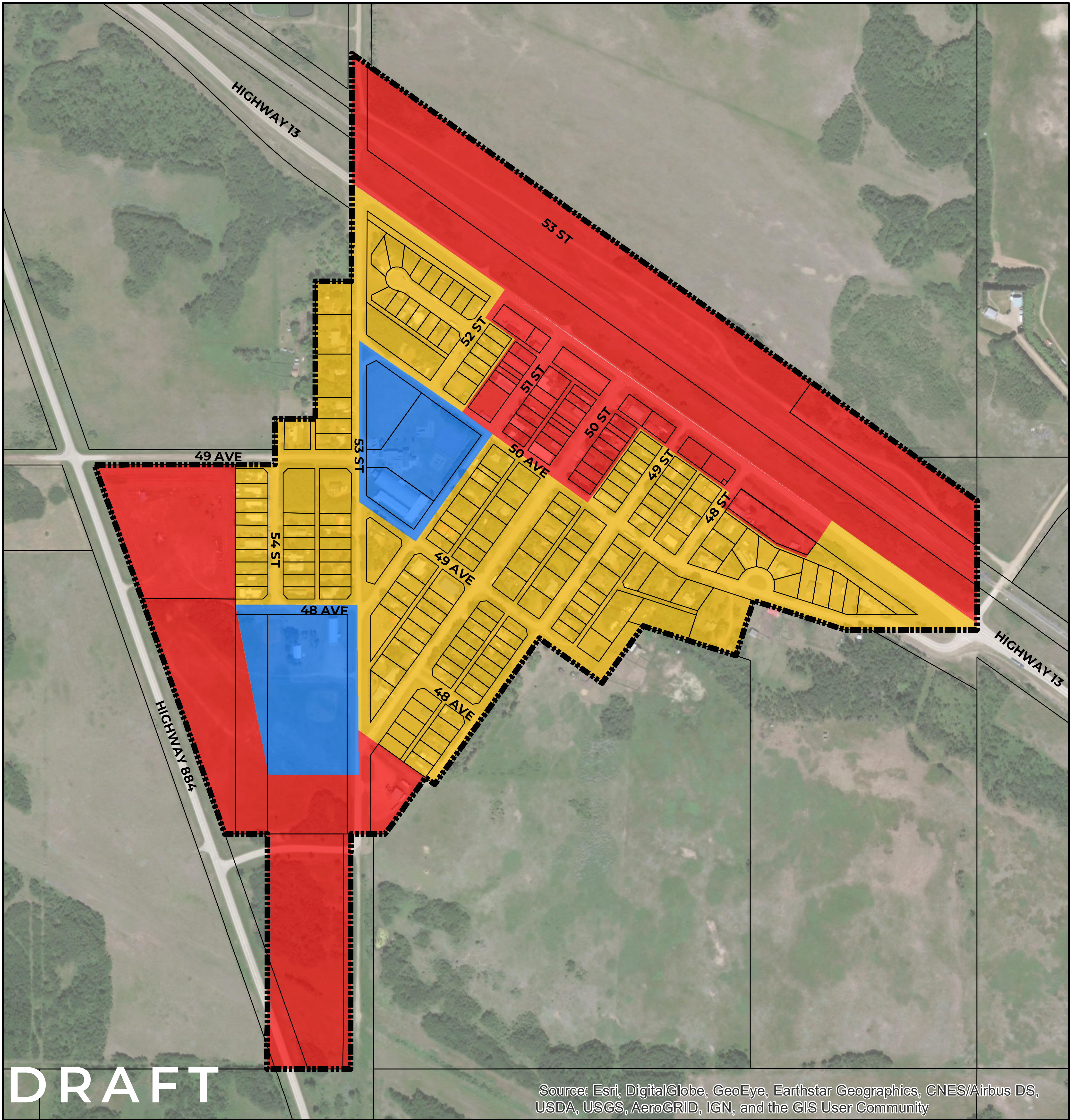
- Encourages the communication with local residents to support community events and provide information about local services
- Recognizes and supports the continued effort of volunteers and service clubs to the high quality of life within the Village

OBJECTIVE

To ensure that civic and emergency services are provided to the community at consistency high levels


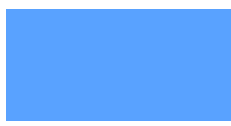
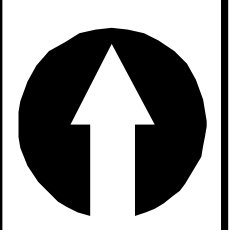

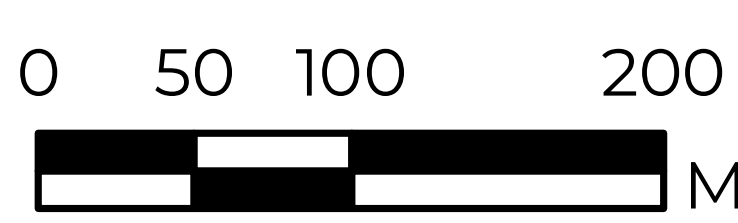
POLICIES

- Continue to provide supported emergency services
- Shall ensure new subdivisions are designed to provide adequate maneuvering room for emergency vehicles



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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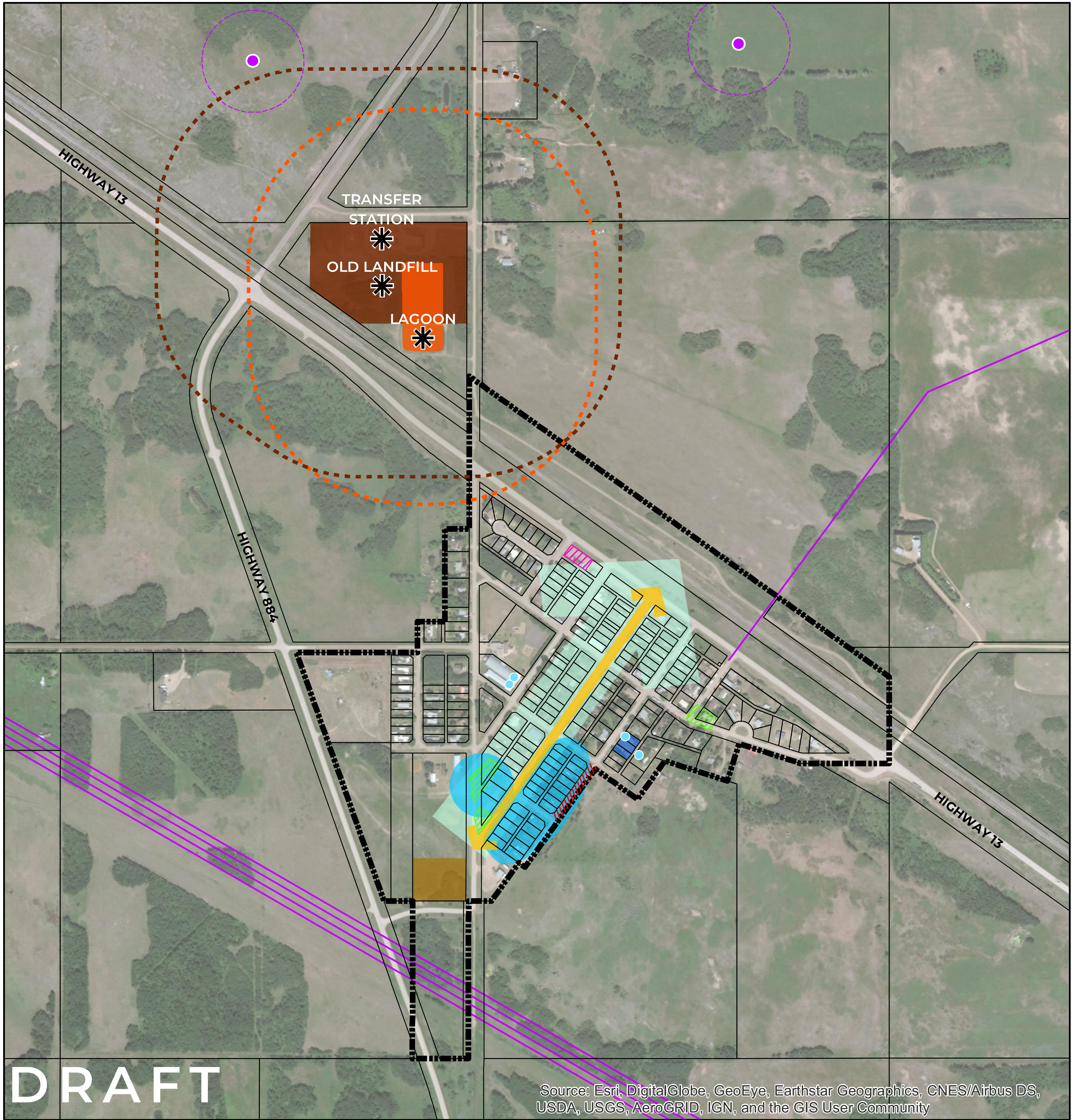
 Residential Area	 Community Area		October 2019
 Commercial/Industrial Area			

MAP 8.2
FUTURE LAND USE

VILLAGE of AMISK
MUNICIPAL DEVELOPMENT PLAN

Digital Information:
Geogratias, Geodiscover,
and Altalis
Projection:
UTM NAD 83 12N





Unbuilt Road	Sandy Soils	Water Well (approx. location)
Water Treatment Plant	Truck Traffic	Lagoon
Water Drainage Direction	Oil & Gas Wells	Lagoon 300m Setback
Old Gas Station	100 m Setback	Transfer Station & Old Landfill
Low Areas	Oil & Gas Pipelines	Transfer Station/Old Landfill 300m Setback
High Water Table		

October 2019

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MAP 8.3

CONSIDERATIONS

VILLAGE of AMISK

MUNICIPAL DEVELOPMENT PLAN

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Geogratias, Geodiscover,
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Projection:
UTM NAD 83 12N

