

Municipal Development Plan

Bylaw # 711



Village of
DONALDA



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Part One: Background and Purpose

Section 1: Background

- 1.1 The Municipal Government Act, Statutes of Alberta, 2000 (as amended) requires that every council of a municipality must prepare and adopt a municipal development plan (MDP). The Act states that an MDP must address such issues as future land use and development in the municipality, the provision of municipal services and facilities, and inter-municipal issues such as future growth areas and the co-ordination of transportation systems and infrastructure.
- 1.2 The overall purpose of the Donalda Municipal Development Plan (MDP) is to guide future growth and development to ensure that it is sustainable, orderly, appropriate, complementary, efficient, and that it enhances the quality of life for the citizens of Donalda.
- 1.3 The MDP is primarily a policy document that can be utilized as a framework within which both public and private sector decision making can occur. As a policy document it is, for the most part, general in nature and long range in its outlook. The MDP provides the means whereby Council can evaluate immediate situations or proposals in the context of a long range plan for Donalda.

Section 2: Goals and Policies

- 2.1 The goals and policies of the MDP apply to land within the Village boundary, and are intended to:
 - 2.1.1 Protect and enhance past physical characteristics and traditions;
 - 2.1.2 Guide the orderly and systematic physical growth of the community;
 - 2.1.3 Establish the desirable qualitative and quantitative direction for future community development;
 - 2.1.4 Define strategies for achieving the Village's aspirations and set priorities for the near and long term future.
 - 2.1.5 Establish policies and recommendations that will delineate how the Village can move towards achieving its goals.

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Part Two: Physical Environment

Section 3: Maps

- 3.1 Map 1 identifies all subdivided parcels, roads and other features that exist in the Village.
- 3.1 Map 2 identifies zoning in the Village and include future land uses as envisioned by the MDP.
- 3.2 Map 3 identifies transportation routes in the village.

Section 4: Population







- 4.1 In the 2016 Census of Population conducted by Statistics Canada, the Village of Donalda recorded a population of 219 living in 115 of its 131 total private dwellings
- 4.2 In the 2011 Census conducted by Statistics Canada, the Village of Donalda had a population of 259 living in 119 of its 140 total dwellings.

MAP 1

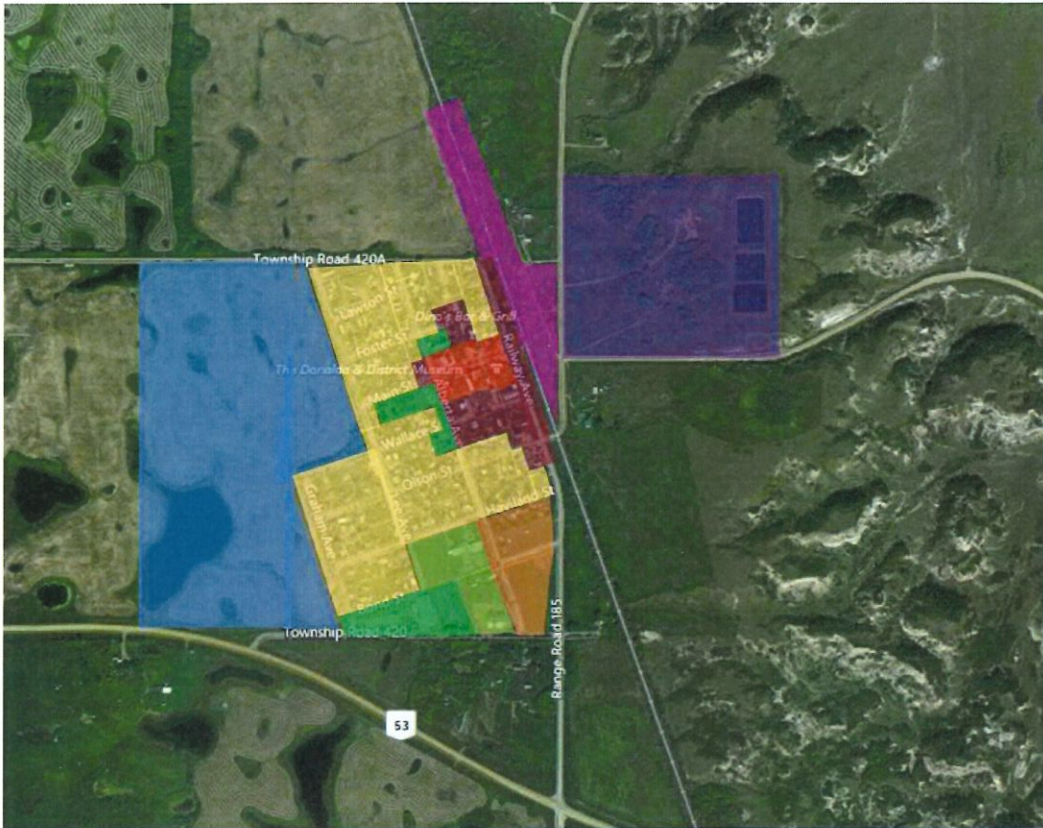


MAP 2



Legend	
	R – General Residential
	R1 – Low Density Residential
	C – Central Commercial
	CR – Commercial Retail
	I – Industrial
	DC – Direct Control
	PR – Parks and Recreation
	PU – Public Use
	UR – Urban Reserve

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Part Three: Setting the Stage for Growth

Section 6: Goals

- 6.1 To ensure the orderly, complementary, contiguous, and efficient development of the physical environment within Donalda.
- 6.2 To encourage the orderly and complementary use and development of the physical environment in the plan area identified in the Inter-municipal Development Plan.
- 6.3 To identify future growth needs and directions for Donalda and endeavour to ensure an adequate supply of developable land.

Section 7: Policies

- 7.1 All development and subdivision of land shall, whenever possible, adhere to the goals and policies of this plan and follow the land use concepts as shown on Map 2.
- 7.2 Development and subdivision proposals that do not comply with the goals and policies of this plan will be evaluated on their merits. The Village may consider amending this plan to accommodate proposals it deems acceptable.
- 7.3 A high level of quality and aesthetic appeal will be encouraged in all development and redevelopment.
- 7.4 The Village shall require the preparation of an area structure plan (ASP) or other non-statutory plan, acceptable to Council, before subdivision and/or development of any parcel which will be subdivided into three or more lots and consist of greater than 2.0 hectares of land is permitted to proceed.
- 7.5 The Village shall require the preparation of an area redevelopment plan (ARP) or other non-statutory plan, acceptable to Council, before the subdivision and/or redevelopment of any parcel which will be subdivided into three or more lots and consist of greater than 2.0 hectares of land is permitted to proceed.
- 7.6 All adopted statutory plans shall adhere to this plan.
- 7.7 The Land Use Bylaw and all non-statutory plans and policies adopted by Council should be consistent with this plan.

- 7.8 The Village should give consideration to the following matters when reviewing proposed developments and/or amendments to the Land Use Bylaw.
- 7.8.1 The goals and policies of this and other applicable statutory and non-statutory plans and/or policies adopted by Council;
 - 7.8.2 The views of the public;
 - 7.8.3 The physical characteristics of the subject and adjacent land;
 - 7.8.4 The use of other land in the vicinity;
 - 7.8.5 The availability of and possible impact on public and private utilities;
 - 7.8.6 Access to and possible impact on transportation systems;
 - 7.8.7 The overall design; and
 - 7.8.8 Any other matters which, in the opinion of Council, are relevant.
- 7.9 In compliance with the *Subdivision and Development Regulation*, pursuant to the *Municipal Government Act*, no applications for subdivisions and/or development of schools, hospitals, food establishments, or residences will be approved within 300 metres of the working areas of the disposal area of the solid waste transfer station (Plan 7922731 Block 1 Lot 1) without the written consent of the Deputy Minister of the Department of Environmental Protection.
- 7.10 In compliance with the *Subdivision and Development Regulation*, pursuant to the *Municipal Government Act*, no applications for subdivisions and/or development of schools, hospitals, food establishments, or residences will be approved within 300 metres of the working areas of a waste water treatment plant (Plan 1437NY) without the written consent of the Deputy Minister of the Department of Environmental Protection
- 7.11 Pursuant to the Municipal Government Act, the Village shall require that development and subdivision applications in close proximity to sour gas facilities meet the standards of the Subdivision and Development Regulation and Energy Resources Conservation Board guidelines, with respect to minimum separation distances, between sour gas facilities and other uses.
- 7.12 Higher utilization of existing infrastructure is encouraged through the appropriate infill development.
- 7.13 The Village may assume a role in land development, including acquisition, servicing and subdivision, in order to ensure an adequate supply of land.
- 7.14 Upon the subdivision of land, the Village will require the provision of reserves; in the form of land, money, or a combination thereof; to the maximum amount provided for in the Municipal Government Act.

Part Four: Residential Development

Section 8: Goals

- 8.1 A mixture of residential densities and tenure will be encouraged in all neighbourhoods so that a variety of housing is available.
- 8.2 High quality housing design, layout, site amenities and development will be promoted for all new residential housing projects.
- 8.3 Provide for separation and buffering of residential neighbourhoods from incompatible land uses.

Section 9: Policies

- 9.1 Map 2 identifies existing and future residential areas.
- 9.2 In residential areas, upon subdivision, the Village will require the provision of reserves be in the form of land in order to provide adequate buffering and open spaces.
- 9.3 Although detached housing will be the dominant housing type, the Village supports the provision of a range of housing types in order to meet all of its housing needs.
- 9.4 Innovative residential designs are encouraged. The external design and finish of all residential buildings should be of high quality and reflect or complement existing development in the vicinity.
- 9.5 Home based businesses may be allowed as discretionary uses in residential districts provided they are secondary to the residential use and do not detract from the amenities of the surrounding residential neighbourhood. Specific standards and requirements shall be governed by the Land Use Bylaw.

Part Five: Commercial Development

Section 10: Goals

- 10.1 To promote and encourage the provision of a full range of goods and services for the citizens of Donalda.
- 10.2 To minimize potential conflicts between commercial and non-commercial land uses.
- 10.3 To encourage aesthetically pleasing commercial development.

Section 11: Policies

- 11.1 Map 2 identifies existing and future commercial areas.
- 11.2 The Village supports the concept of commercial development, serving the needs of the immediate community.
- 11.3 The external design and finish of all commercial development should be of high quality and reflect or complement existing development in the vicinity.
- 11.4 The Village will strive to implement an overall Village streetscape plan to ensure the Village commercial area is pedestrian friendly while providing adequate vehicular access and parking.
- 11.5 Home based businesses will be allowed as discretionary uses in residential districts provided they are secondary to the residential use and do not detract from the amenities of the surrounding residential neighbourhood. Specific standards and requirements will be governed by the Land Use Bylaw.
- 11.6 In commercial areas, upon subdivision, the Village will require that the provision of reserves be in the form of money, except in cases where the site borders on a non-commercial use in which case the Village may consider the dedication of land to provide adequate buffering.

Part Six: Industrial Development

Section 12: Goals

- 12.1 To accommodate a broad range of industrial development.
- 12.2 To minimize potential conflicts between industrial and non-industrial land uses.

Section 13: Policies

- 13.1 Map 2 identifies existing and future industrial areas.
- 13.2 The Village will seek to minimize potential negative externalities associated with industrial developments.
- 13.3 In industrial areas, upon subdivision, the Village will require that the provision of reserves be in the form of money, except in cases where the site borders on a non-industrial use in which case land may be dedicated to provide adequate buffering.
- 13.4 The Village may require an independent environmental impact assessment (EIA) to be completed before permitting an industrial use that may potentially cause environmental or health problems.

Part Seven: Transportation

Section 14: Goals

- 14.1 To identify short and long term transportation needs of both the Village and the surrounding region and strive to ensure that these needs are adequately met in a manner that is compatible with existing and future development.

Section 15: Policies

- 15.1 Map 3 identifies the Village's transportation network
- 15.2 The Village will endeavour to protect Highways 53 from uses and development that may be detrimental to the flow and safety of traffic.
- 15.3 The Village has established suitable truck routes.
- 15.4 The Village has established suitable dangerous goods routes.
- 15.5 The Village may work with the private sector to secure the provision of adequate parking in the central business area.
- 15.6 The Village may require that developers subdividing lands adjacent to highways and collector roads provide lands for future road widening. Additional development setbacks and dedications for future roads may be established in the Land Use Bylaw.
- 15.7 The Village may restrict driveway access to developments along major transportation routes in accordance with the Land Use Bylaw

Part Eight: Municipal Utilities, Servicing and Improvements

Section 16: Goals

- 16.1 To support the adequate, safe, and efficient provision of municipal and private utilities.
- 16.2 To ensure municipal services are provided in a timely and efficient manner.

Section 17: Policies

- 17.1 Development in new areas must be preceded by the provision of utilities and services, or satisfactory arrangements made for their provision.
- 17.2 The Village may require that developers install certain municipal improvements in excess of the requirement for their particular development; if such a requirement is needed the Village will endeavour to collect monies from the owners of benefiting lands with respect to new construction which will utilize the municipal improvements.
- 17.3 The Village supports, whenever possible, the protection of regionally and locally significant utilities from incompatible development.
- 17.4 The Village supports the development, whenever possible, of partnerships with the County of Stettler No. 6 for the provision of municipal services.
- 17.5 The citizens of Donalda should, whenever possible, be provided with adequate, timely, and efficient common services. This includes but is not limited to infrastructure development and maintenance, snow removal, and garbage removal.

Part Nine: Environment

Section 18: Goals

- 18.1 To protect and preserve, whenever possible, existing natural areas.
- 18.2 To ensure that development does not unduly impact the natural environment.
- 18.3 To ensure that the natural environment does not jeopardize the health, safety, and quality of life of the citizens of Donalda.

Section 19: Policies

- 19.1 The Village may require an environmental assessment/audit to be carried out on a site that is the subject of a development proposal.
- 19.2 The Village will work with developers to ensure that developments do not have a significant negative environmental impact on the Village.
- 19.3 The Village will utilize environmental reserve and environmental conservation easements as mechanisms to protect environmentally significant areas.
- 19.4 Through the subdivision process, the Village shall require that lands considered unsuitable for development area dedicated as environmental reserve with the provisions of the MGA.
- 19.5 When lands adjacent to water bodies or water courses are subdivided, a strip of land shall be dedicated as environmental reserve to provide a buffer and provide public access. The width of the required dedication shall be established by the Subdivision Authority.
- 19.6 Lands dedicated as environmental reserve shall remain in their natural state.

Part Ten: Community Development

Section 20: Goals

- 20.1 To strive to provide community facilities that will enhance the provision of community services associated with the social, cultural, educational, and recreational needs of the citizens of Donalda to protect and preserve, whenever possible, existing natural areas.

Section 21: Policies

- 21.1 The Village supports the provision of linear green spaces which may be developed as walkways to act as linkages between residential areas, schools, open spaces and community facilities.
- 21.2 Local playgrounds and tot-lots should be provided in residential developments as part of the municipal reserve dedication resulting from subdivision.
- 21.3 The Village supports the preservation of natural areas and natural vegetation within open spaces whenever possible.
- 21.4 Public and quasi-public uses, such as churches, and community centres, will be permitted in residential and commercial areas.
- 21.5 The Village encourages cooperation between the Village, the County of Stettler, Clearview Public Schools and other community groups on the sharing of facilities and resources.
- 21.6 The Village will endeavour to work with Alberta Health to ensure the adequate provision of health and medical care services and facilities.

Part Eleven: Economic Development

Section 22: Goals

- 22.1 To further the economic vitality and sustainability of the local and area economy.
- 22.2 To develop a strong tourism sector in the local and area economy.

Section 23: Policies

- 23.1 The Village supports, in principle, private economic development initiatives.
- 23.2 The Village may support economic development initiatives, whether on its own or in partnership with the private sector.
- 23.3 The Village supports, whenever possible, joint economic development initiatives with the County of Stettler No. 6 and other municipalities in the region.
- 23.4 The Village encourages the development of the tourism industry in and around Donalda. Such development should not have adverse social, economic, or environmental impacts.
- 23.5 Tourism oriented development should benefit the citizens of Donalda and area by providing greater economic, recreational, and cultural opportunities.
- 23.6 The Village should consider the development of a tourism marketing plan to coordinate marketing efforts, both public and private, and to attract more tourists and increase the length of their stay.
- 23.7 The Village and/or related agency should develop and maintain a registry of local businesses and services in order to identify and then actively seek to fill gaps.

Part Twelve: Education

Section 24: Goals

- 24.1 To encourage the provision of the broadest and fullest range of educational opportunities for the citizens of Donalda.

Section 25: Policies

- 25.1 The Village will endeavour to cooperate with Clearview Public Schools concerning the provision of educational resources and opportunities to the citizens of Donalda.
- 25.2 The Village will strive to achieve an agreement with Clearview Public Schools concerning the need for and subsequent allocation of school reserve lands resulting from subdivisions.
- 25.3 The Village supports entering into joint use agreements with Clearview Public Schools respecting sharing of recreational facilities.

Part Thirteen: Inter-municipal Cooperation

Section 26: Goals

- 26.1 To undertake cooperative planning with the County of Stettler No. 6.
- 26.2 To coordinate land use policies for the Inter-Municipal Development Plan Area which are mutually beneficial to both the Village and the County.
- 26.3 To coordinate the provision of roads, facilities, and other services that serve residents of both municipalities.

Section 27: Policies

- 27.1 The Village will continue to support the Village/County Inter-municipal Development Plan to address issues of mutual concern and to ensure that development in either municipality complements the existing and future land uses of the other municipality.
- 27.2 The Village will discourage, whenever possible, development or uses that may have a negative impact on adjacent uses in the County of Stettler No. 6.
- 27.3 The Village will endeavour and collaborate with the County to Stettler to establish suitable "agriculture equipment" routes.
- 27.4 The Village will endeavour and collaborate with the County to Stettler to minimize conflicts between development in the Village and development and agricultural operations in the County along the municipal boundary.

Part Fourteen: Administrative Matters

Section 28: Interpretation

- 28.1 The MDP is, for the most part, general in nature and long range in its outlook. The MDP provides the means whereby Council and Village staff can evaluate immediate situations or proposals in the context of a long range plan for Donaldda.
- 28.2 Subject to Council's approval, minor variations from the policies of the MDP will not require an amendment to the MDP. More substantive changes will require an amendment to the MDP and any other affected plan.
- 28.3 The MDP contains "shall", "should", and "may" policies which are interpreted as follows:
- 28.3.1 "Shall" policies must be complied with,
 - 28.3.2 "Should" policies mean compliance in principle, but is subject to the discretion of the applicable authority on a case by case basis, and
 - 28.3.3 "May" policies indicate that the applicable authority determines the level of compliance that is required.

Section 29: Implementation

- 29.1 The goals and policies of the MDP will be further refined and implemented through the development, adoption, and day to day application of the Village/County Inter-municipal Development Plan, statutory plans (area structure plans and area redevelopment plans), non statutory plans (outline plans, design schemes, etc.) and the Land Use Bylaw.

Section 30: Amendment

- 30.1 Amendment of the MDP must follow the appropriate procedures as outlined in the *Municipal Government Act*.
- 30.2 All statutory and non-statutory plans shall be consistent with the MDP and may require amendment to ensure their compliance with the MDP.

Section 31: Review

- 31.1 In order to ensure that the MDP is current, the entire plan should be reviewed periodically.