

**VILLAGE OF ACME  
MUNICIPAL DEVELOPMENT PLAN BYLAW  
BYLAW # 2021-03**

**BEING A BYLAW OF THE VILLAGE OF ACME, IN THE PROVINCE OF ALBERTA, TO  
ADOPT A MUNICIPAL DEVELOPMENT PLAN**

**WHEREAS**, pursuant to the provisions of Section 632(1) of the Municipal Government Act, as amended, the Council of the Village of Acme must, by Bylaw passed in accordance with Section 692 of the Municipal Government Act, adopt a plan to be known as:

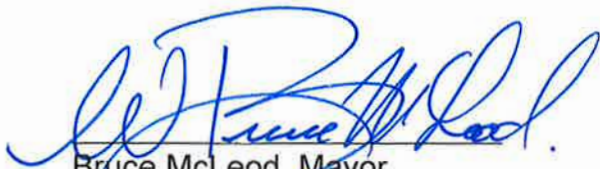
**“THE VILLAGE OF ACME MUNICIPAL DEVELOPMENT PLAN”**


**AND WHEREAS**, a Public Hearing was held on July 5<sup>th</sup>, 2021 as required by Section 230 of the Municipal Government Act.

**NOW THEREFORE**, the Council of the Village of Acme in the province of Alberta, duly assembled. Enacts as follows:

1. This Bylaw may be cited as “The Village of Acme Municipal Development Plan”
2. Council adopts as the Municipal Development Plan for those lands contained within its civic boundaries, “The Village of Acme Municipal Development Plan.”
3. This Bylaw takes effect on the date of the third and final reading.


**READ** a first time this 25 day of May, 2021.

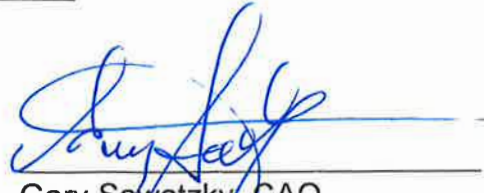
  
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Bruce McLeod, Mayor  
Village of Acme

  
\_\_\_\_\_  
Gary Sawatzky, CAO  
Village of Acme

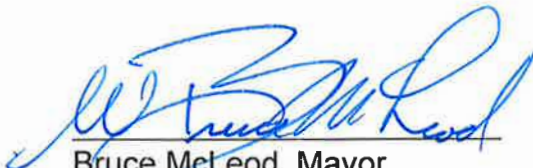
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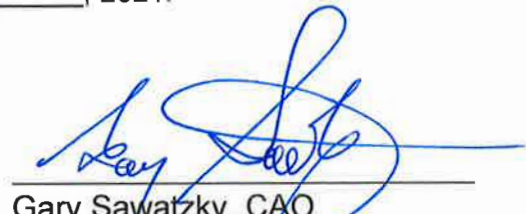
READ a second time this 5<sup>th</sup> day of July, 2021.

  
Bruce McLeod, Mayor  
Village of Acme

  
Gary Sawatzky, CAO  
Village of Acme

READ a third and final time this 5<sup>th</sup> day of July, 2021.

  
Bruce McLeod, Mayor  
Village of Acme

  
Gary Sawatzky, CAO  
Village of Acme

Date By-law Signed July 5<sup>th</sup> / 2021



# Municipal Development Plan

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Village of Acme

May 25, 2021

Bylaw # 2021 – 03



# Acknowledgements

- Created by Palliser Regional Municipal Services in partnership with the Village of Acme.





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## HOW TO USE THIS PLAN

A Municipal Development Plan (MDP) is intended to guide long-range planning and land use in a municipality. As a statutory plan, all subdivision and development applications within the Plan Area must comply with this MDP. This MDP has been prepared in accordance with the MGA and is intended to be read jointly with other statutory plans and bylaws within the Village. The policies contained in this document are created to offer guidance while allowing for flexibility for subsequent applications. **The application of all policies must be to the satisfaction of the Village and/or the applicable Approving Authority.**

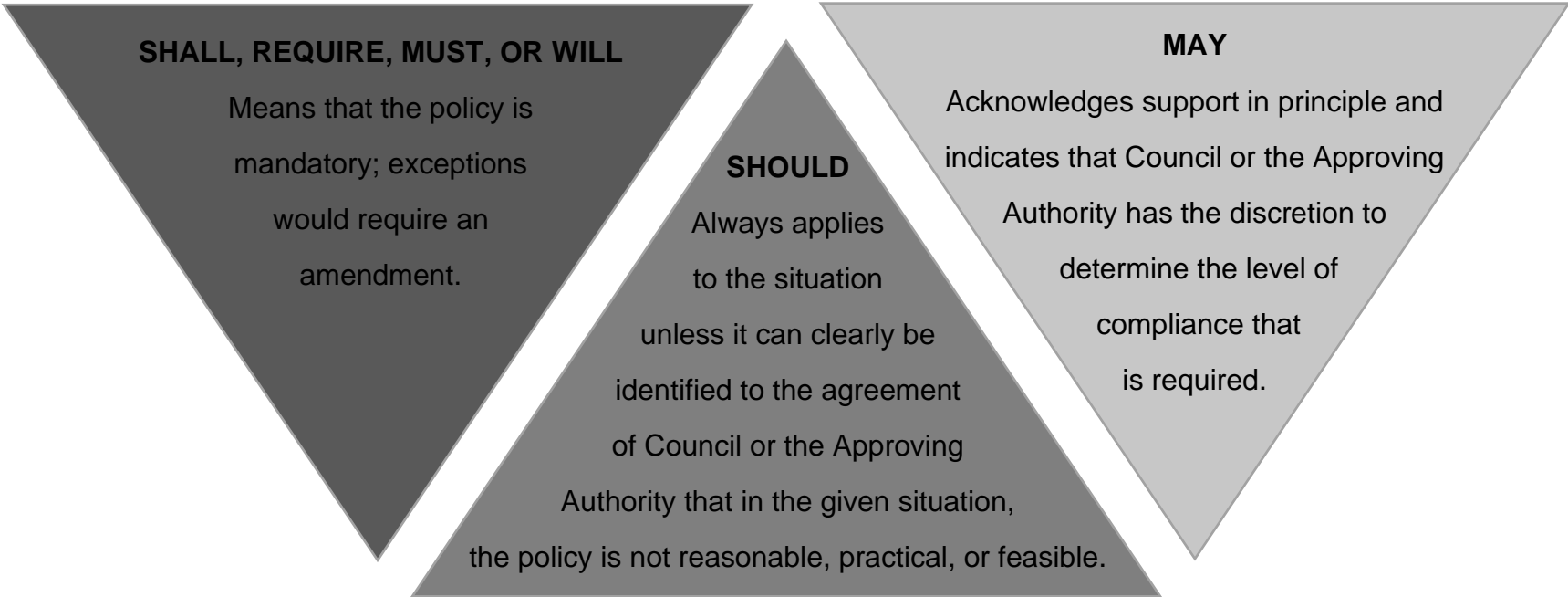
The Village of Acme MDP has an overall vision and two overarching goals, outlined in **Section 3**, which will provide guidance for the entire document. Each policy section has a related description to that specific topic. The policies are specific to each section and will directly guide long-range planning within the Village.



# 1.0 INTRODUCTION

## 1.1 Interpretation

The Village of Acme Municipal Development Plan (MDP) is a high-level document and uses specific language to guide decision-making regarding the development of the Village. The following terms are to be interpreted as follows:





## 1.2 Plan Purpose

The purpose of this document establishes a framework that helps the Village achieve long-term goals and policy objectives. The policies contained in this document promote the Village's plan for future growth. The goals and policies will set standards for the evaluation of all development proposals to ensure longevity, stability, and progress for the Village.

The MDP is a statutory plan that must be formally adopted by the Village of Acme Council. The Alberta Municipal Government Act (MGA) R.S.A.2000 CH M-26 632(3) states that an MDP must address such issues as:

- future land use in the municipality,
- the manner of and proposals for future development, and
- the provision of municipal services and facilities.

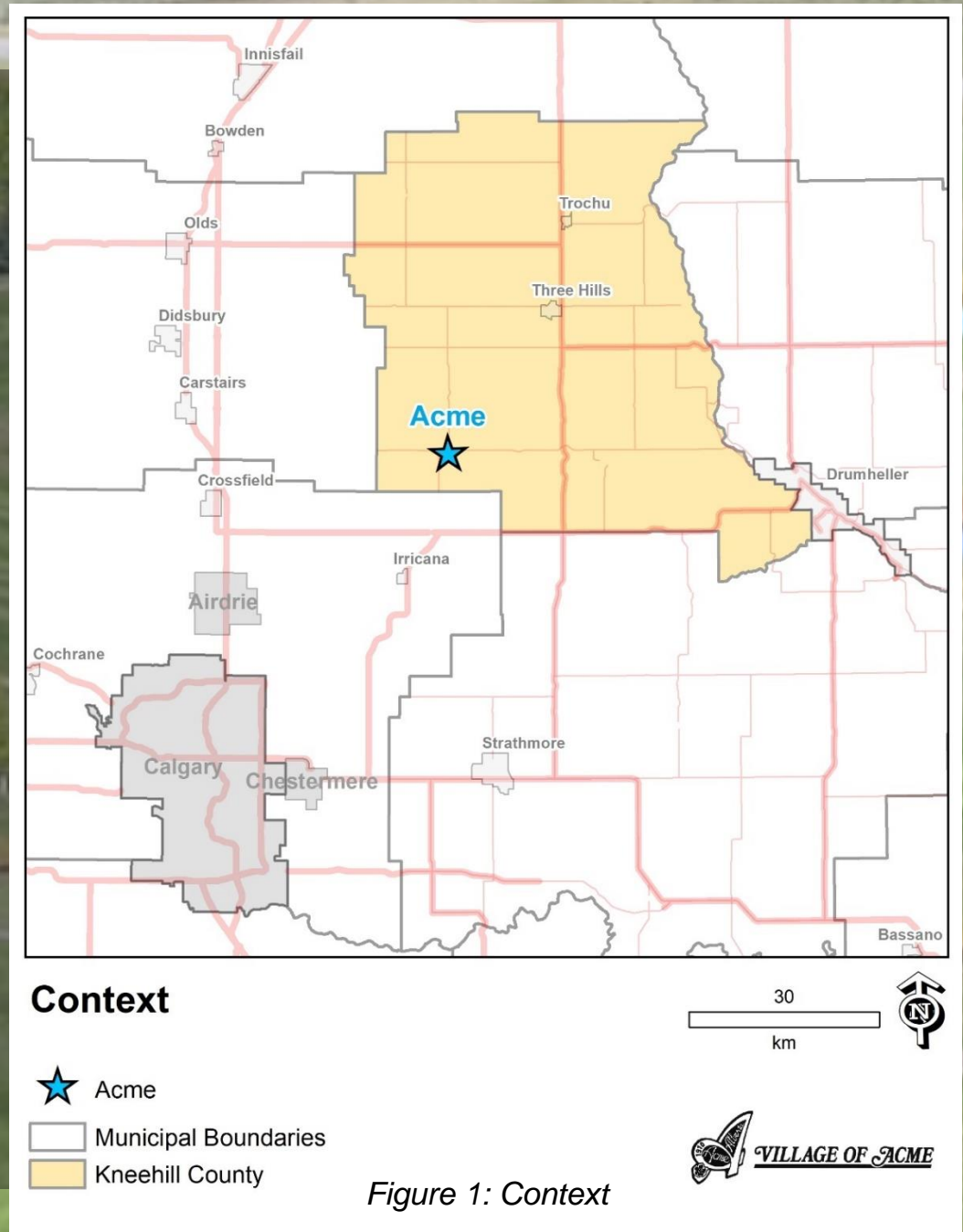
### 1.3 Community Context

The Village of Acme is a small community in South-Central Alberta located 75 kilometers Northeast of Calgary. Resting within the municipal district of Kneehill County, Acme boasts all the benefits of rural life with access to urban amenities.

Agriculture and the buying and shipping of grain have been of vital importance to the Village of Acme. The growth and evolution of the Village has closely reflected the fortunes of the farming sector, although new investments in commercial and industrial businesses within the community and the upgrading of existing residential structures have been indicators of economic stability within the area.

Acme is served directly by Secondary Highways 575 and 806, and is approximately 12 km north of Highway 9, a major East/West transportation corridor for the region and province.

As per the 2016 Census, Acme had 653 residents living in 281 of its 301 total private dwellings.





# 2.0 CURRENT STATE

The Village of Acme has a mixture of residential, commercial, light industrial, and various community spaces as seen in *Figure 2*.

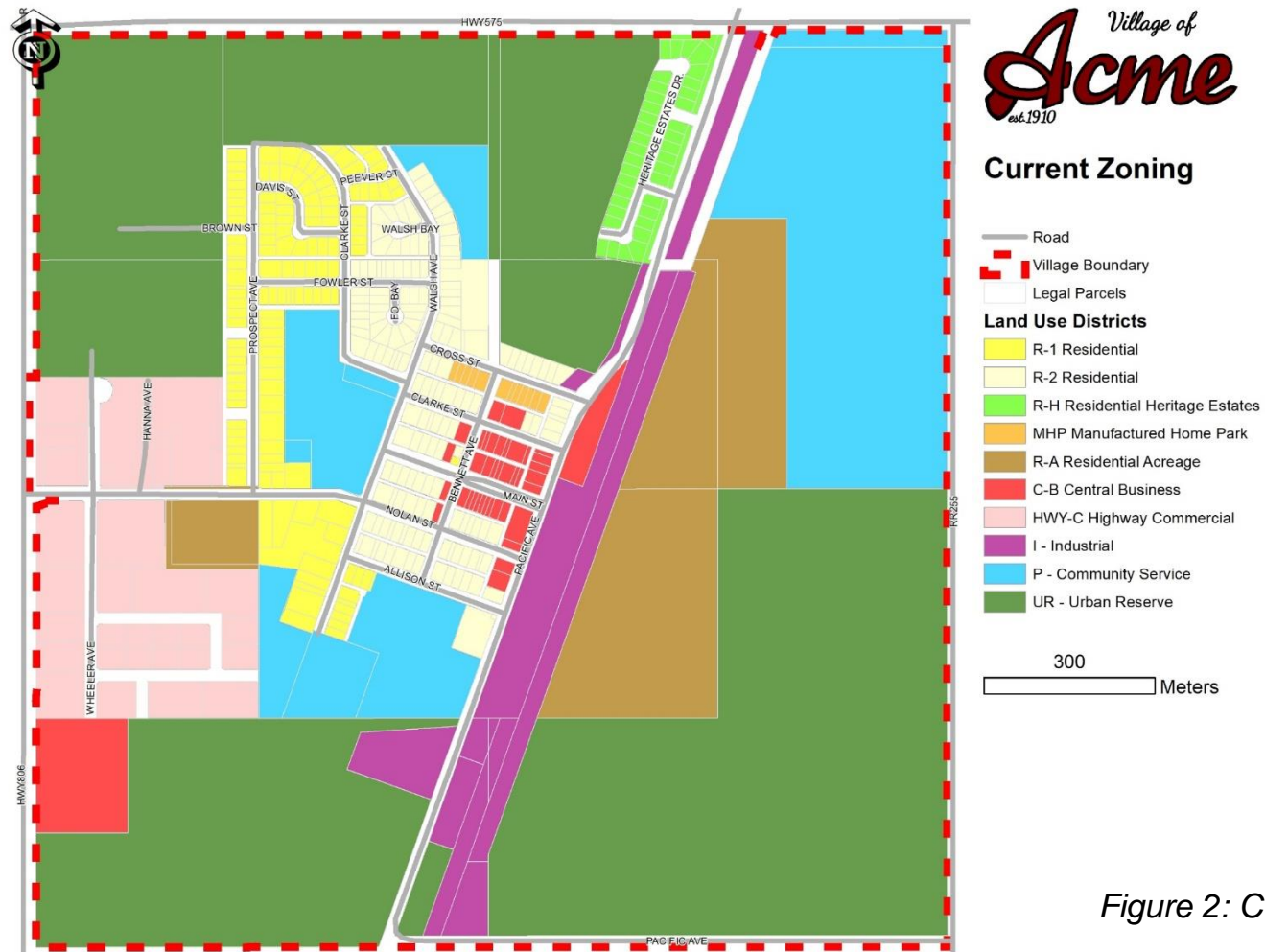
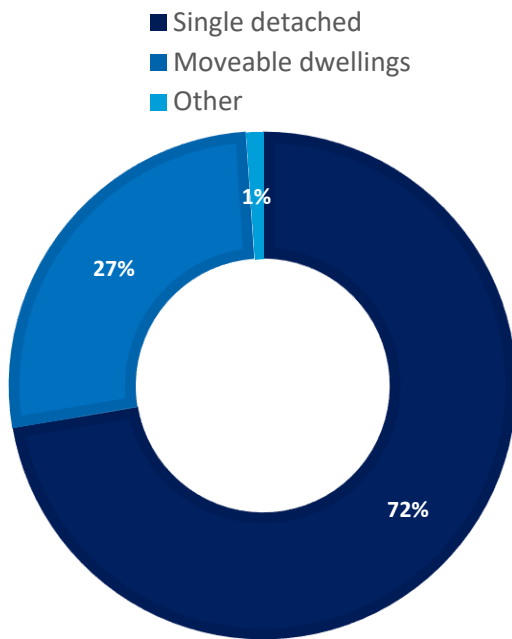


Figure 2: Current Zoning

## 2.1 Residential

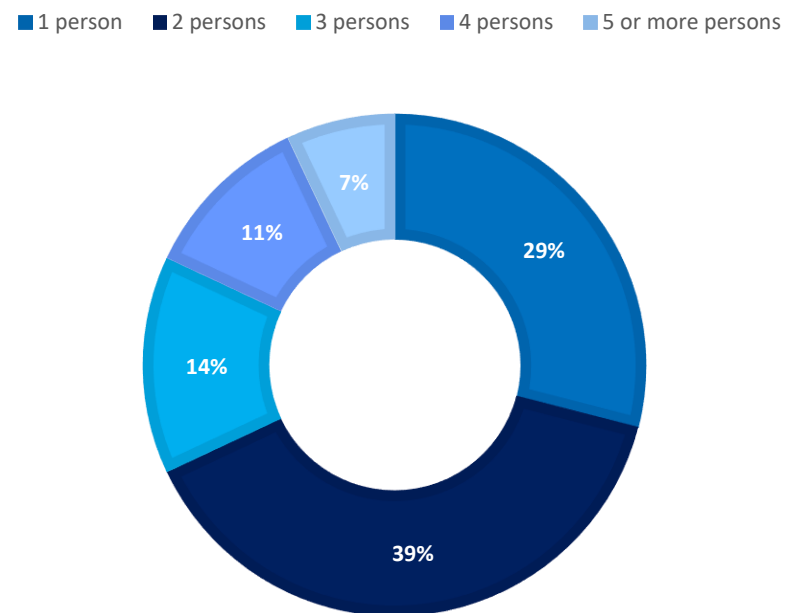
The Village's existing residential neighbourhoods are comprised of single family detached homes, modular homes, and manufactured homes. Through public engagement and a workshop with Council it was determined that more diverse housing options are needed for the future growth of Acme.

**EXISTING HOUSEHOLD STOCK**



*Figure 3: Existing Housing Stock*

**HOUSEHOLD SIZE IN ACME (2016 CENSUS)**



*Figure 4: Household Size*

## 2.2 Industrial

Industrial development within the Village is predominately light industrial and is located primarily on the west side of the Village. This area is home to businesses such as farm supply, oilfield services, fuel station and trucking supplies and services. The former rail right-of-way is currently zoned as Industrial Land (**Figure 2**), however, limited industrial development has occurred in this area.

## 2.3 Commercial

Commercial businesses are located on the west side of the Village and downtown core. Public engagement and Council workshops identified the need for additional commercial development, focusing on revitalization and new investment. It was also determined that there may be need to offer incentives for businesses to locate and develop in the downtown district.

## 2.4 Parks & Open Space

The Village has an existing walking trail system and park spaces that has the ability to grow and adapt to the ever-changing needs of the residents of Acme. As the walking trail system develops further, it should incorporate active transportation.



# 3.0 VISION & GOALS



## 3.1 Vision

***To create a vibrant community by attracting investment and promoting development, establishing the downtown corridor as a lively business hub of the community, and providing a variety of housing opportunities with the focus on preserving the small town feel and high quality of life residents value.***

The Village of Acme MDP envisions a thriving economy built upon a strong community foundation. The goal of the MDP is to provide a framework through which Acme residents can build a future without forsaking the Village's unique character and small-village identity.

## 3.2 Goals

The Village of Acme will refer to the following overarching goals to guide decision-making and measure success:

- 1) To foster responsible growth and diversification by:
  - a) Welcoming a variety of economic ventures and development opportunities
  - b) Building on the success of local business & promoting the downtown corridor
  - c) Encouraging community and stakeholder engagement in development decisions

- 2) To preserve and enhance rural lifestyle:
  - a) Ensuring the Village-feel is maintained with a network of walking trails and active transportation systems and green space throughout the community
  - b) Identifying opportunities for diversifying housing (multi-family/mixed-use housing)

# 4.0 DEVELOPMENT PROCESS

The Village of Acme is responsible for ensuring the safety and well-being of all residents, as well as determining and implementing the rules and regulations that help to create meaningful and highly valued spaces in our community. The MDP is a broad, guiding document that provides the framework for all local planning within the Village. The MDP fits within a hierarchy of plans, aligning with the direction and regulations of higher-level policies such as provincial legislation and intermunicipal development plans, while guiding the content of lower-level plans, including the following:

- ✓ Area Structure Plans
- ✓ Land Use Bylaw
- ✓ Any other statutory or non-statutory plans adopted or supported by the Village of Acme Council.

The Land Use Bylaw (LUB) is the predominate tool used to implement the MDP policies through the designation of land use districts (zoning) for different areas of the Village and allowable uses and development standards for each district. Overall, the LUB provides a basic framework for decision-making that balances both certainty and choice. The text of the LUB contains operational and procedural rules for processing development applications, and site-specific rules for reviewing and evaluating development applications. The current land use districts in the Village are outlined in **Figure 2**.



## 4.1 Development Permit Process

The Village's development process focuses on making certain that new developments align with the Village's statutory documents, as well as the rules and regulations set out in both the LUB and the Alberta Building Code. A development permit is a legal document that gives permission for use or development of or on a parcel of land. Unless specifically exempt, all development in the Village requires a development permit. To obtain a permit, a landowner must submit a development application. Below is a general outline of the process for receiving a development permit:



1. **Initial Review:**

**Application Submission:** Development permit application submitted and reviewed by the Village for completeness. Notice of Completeness sent to the applicant. An application is deemed complete when all the information required by the Approving Authority is submitted MGA 683.1 (2)

2. **Under Review:**

- **Notice Posting/Circulation:** The Village collects public input. Feedback and technical input is shared with the applicant.

**Detailed Review:** Applicant submits additional information if required by the Approving Authority.

3. **Decision Outcome:**

- **Decision:** A decision is made by the Approving Authority (The Village of Acme or Municipal Planning Commission).
- **Advertising and Appeal Period:** The public and the applicant have 21 days from the date the decision is made to appeal the decision with the Subdivision and Development Appeal Board (SDAB) or the Land and Property Rights Tribunal (LPRT)

# 5.0 GENERAL DEVELOPMENT

Acme is a thriving community that has seen a surge in development in and around the municipal boundaries. Through the public engagement process, development was seen as a necessary driver for creating a vibrant community life for residents. Development within the Village will be supported as the needs for the community demands it. The purpose of this section is to establish policies that guide future growth and achieve the vision and overarching goals of the Village.

## 5.1 General

The following general policies apply to all subdivision and development within the Village:

5.1.1 At the discretion of the Approving Authority, developers may be required to complete necessary studies prior to application approval. These studies must be completed to the satisfaction of the Village, and may include, but are not limited to:

- a) Biophysical Impact Assessments
- b) Environmental Site Assessments
- c) Geotechnical Studies
- d) Historical Site Assessments
- e) Transportation Impact Assessments
- f) Servicing Studies/Plans
- g) Stormwater Drainage Plans

5.1.2 All subdivision and development proposals should be designed to:

- a) Maintain the overall aesthetics and character of the community
- b) Improve the quality of life within the Village
- c) Ensure the safety of residents



## 5.2 Residential

Residential development within Acme is primarily low-density single detached housing. The Village would like to see a diversification of residential housing types to meet the needs of an aging population and to attract young people. While one and two person households may want a single-detached dwelling, additional choices of housing would likely better align with the needs of the Village residents, especially as the Village's population grows.

The MDP enables the continued development of single detached housing. However, the Village intends to promote increasing the diversity of housing options throughout the Village while maintaining the quality and small town feel that its residents' value. The goal of residential development within the Village is to provide a variety of housing opportunities that meet the needs and preferences of all household types as well as income levels. Additionally, the MDP promotes home based businesses and services within residential areas.

The following policies will direct where and how residential areas will be developed and maintained within the Village:

- 5.2.1 Through the Land Use Bylaw, the Village shall provide for the provision of a variety of lots sizes and housing types such as infill, secondary and backyard suites and multi-unit dwelling types that are scaled to fit within the Village’s traditional residential areas.
- 5.2.2 The Village should ensure development or redevelopment within existing neighbourhoods is compatible with existing development, including consideration for:
  - a) Compatibility in height and scale;
  - b) Existing lot patterns, laneways, and streetscapes;
  - c) Preserving existing trees to the extent possible; and
  - d) Capacity of municipal utilities and infrastructure.
- 5.2.3 The Village will actively work with residents and developers to ensure a sufficient supply of serviced residential lots.
- 5.2.4 The Village shall enforce its Community Standards Bylaw to ensure residents are safe, welcoming, and comfortable neighbourhoods within the Village.
- 5.2.5 Residential development shall be buffered from incompatible land uses that may pose negative impacts such as noise, smells, vibrations, and visual impacts. Buffering components may include trees, berms, setbacks, and placement of buildings.
- 5.2.6 Through the Land Use Bylaw, the Village shall enable and encourage “live-work” home-based businesses and services in residential neighbourhoods.

## 5.3 Downtown Corridor

Commercial retail is essential to a thriving community. The Village of Acme's MDP has a focus on the Downtown Corridor and revitalizing Main Street as a hub for commercial business exchange as seen in **Figure 5** on the following page. The following policies will guide development in the Downtown Corridor to provide a more diverse, vibrant, and thriving downtown feel in the heart of the Village:

- 5.3.1 The Land Use Bylaw shall provide guidelines for uses focused on commercial retail businesses.
- 5.3.2 The Main Street Corridor, outlined in **Figure 5**, shall be the primary location for the concentration of commercial retail within the Village, which will promote walkability to amenities from surrounding neighbourhoods.
- 5.3.3 The Main Street Corridor shall be designed as pedestrian focused, integrating the public realm and streetscape.
  - 5.3.3.1 *via large sidewalks, patios, bike racks, and landscaping which will complement businesses within the corridor*
- 5.3.4 The Village shall support mixed-use developments and larger home-based businesses. The residential houses on the west end of Main Street provide an opportunity for the expansion of mixed use developments.
- 5.3.5 Commercial development along the Main Street Corridor shall develop in a scale and intensity that support current and future resident's needs while including mixed-use developments which will help increase employment and the economic viability of the areas.



## Downtown Corridor

-  Mainstreet Corridor
-  Downtown Corridor
-  Tree
-  Sidewalk
-  Green Space

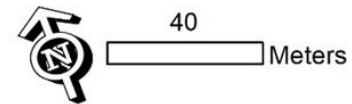


Figure 5: Downtown Corridor

## 5.4 Highway Business Area

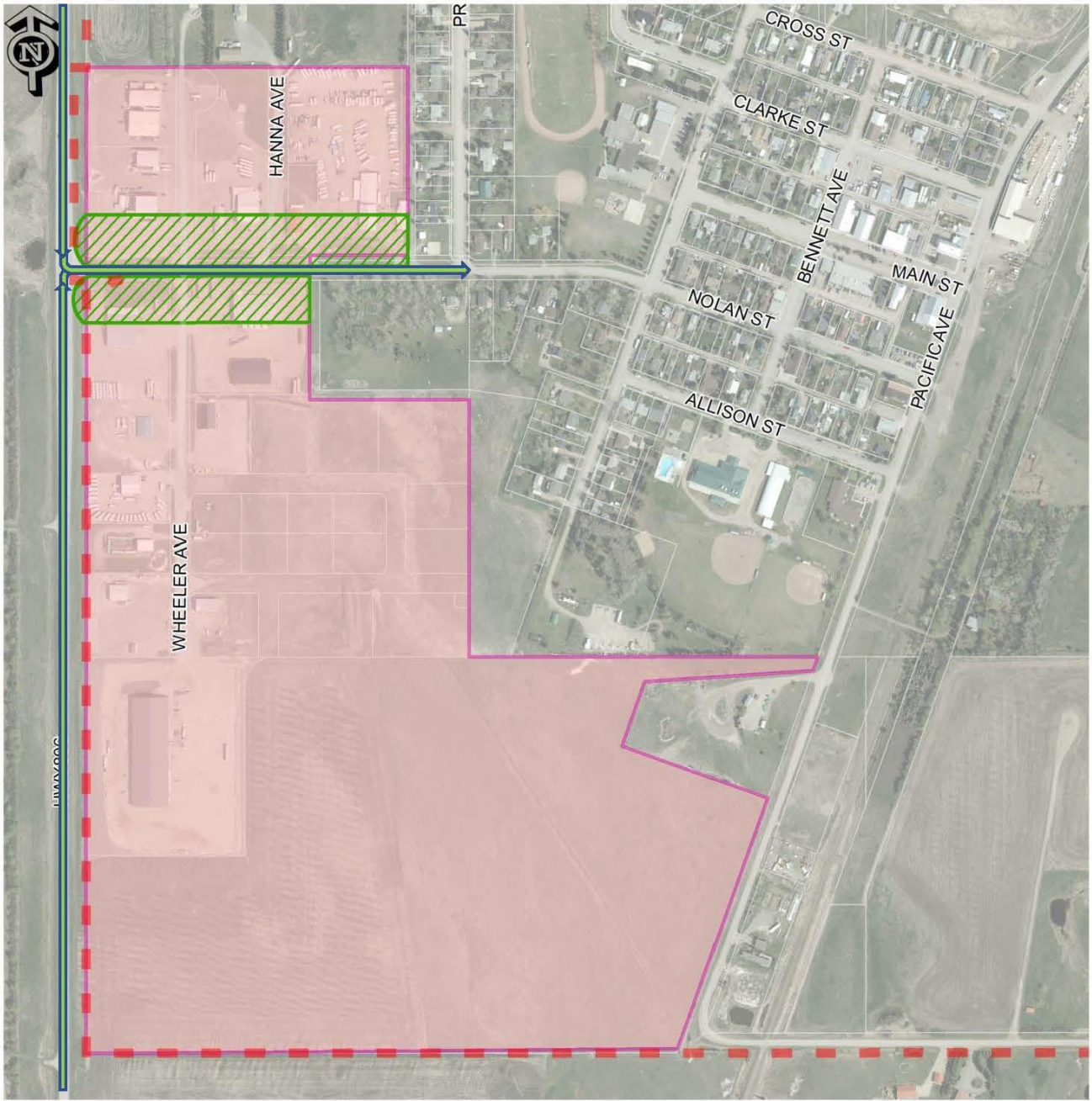
Industrial and commercial areas within the Village contribute to a strong and prosperous economy and should be maintained as a major economic driver. The Village strongly supports the continued development of the Highway Business Area. The Highway Business Area is designed for light industrial and commercial growth. The designated area that will support commercial and light industrial enterprises is outlined in **Figure 6**.

The following policies will direct where and how industrial and commercial areas will be developed and maintained within the Village:






- 5.4.1 The Land Use Bylaw provides guidelines for land uses focused on commercial and light industrial businesses.
- 5.4.2 The Village supports a variety of parcel sizes that encourage a wide range of commercial and light industrial uses.
- 5.4.3 Industrial development within the Village (**Figure 6**) shall be limited to light industrial land uses. Heavy or medium industrial developments that have offsite impacts or create significant traffic shall not be located within the Village but is encouraged to be developed in Kneehill County neighbouring the Village.
- 5.4.4 The Village may require developers to provide sufficient mitigation measures as well as address potential impacts on adjacent land uses. This may include, but is not limited to, the provision of landscaping, fences, berms and/or through the use of setbacks, buffers, placement of buildings and parking lots, and landscaping.
- 5.4.5 The Village shall encourage additional landscaping, in the form of a soft landscaped strip of land, for any yard area fronting onto Nolan Street as this is a Gateway Corridor into the Village. Trees, shrubs, grass, and other soft landscaping components should be incorporated into the landscaped strip.
- 5.4.6 The Village should ensure the location, design, and scale of development within the Highway Business Area is sensitively integrated with adjacent parks, open spaces, walking trails and active transportation systems in a comprehensive manner.



**Gateway Corridor & HWY Business Area**

-  Gateway Corridor
-  Highway Business Area
-  Legal Parcels
-  Village Boundary

200  
 Meters

*Figure 6:  
 Highway Business Area*

## 5.5 Parks & Open Space

An accessible, high quality, and healthy local environment contributes to the overall attractiveness of a community. The Village of Acme understands the importance public parks, open spaces, as well as walking trails and active transportation systems that are accessible by all neighbourhoods. The following policies will direct where and how public parks, open spaces, and walking trails and active transportation systems will be developed and maintained within the Village:

- 5.5.1 The Village should identify significant natural features to preserve and protect, and where possible, integrate into the community planning (e.g. Buttermilk Park)
- 5.5.2 The Village should consider incorporating parks, open spaces, and/or walking trails and active transportation systems throughout the Village for all residents to access. An example of how a trail system could be implemented is shown in **Figure 7**.
- 5.5.3 The Village should support the use of open space areas to accommodate as broad a range of activities and user groups as possible maximizing all seasons (e.g. dog park, skate park, sports, cross-country skiing, etc.)
- 5.5.4 Through the subdivision process, the Village will require the following lands to be dedicated as environmental reserve or placed under environmental reserve easements in accordance with the provisions of the Municipal Government Act:
  - a) lands considered unsuitable for development;
  - b) environmentally sensitive areas;
  - c) lands subject to flooding or consisting of a swamp, gully, ravine, coulee, or natural drainage course.



## Parks & Open Space

- Existing Walking Trail
- Concept Walking Trail
- Existing Park
- Existing Recreation Area
- Natural Feature
- Future Park/ Recreation Area
- Village Boundary

350

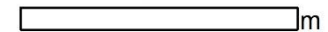


Figure 7:  
Parks & Open Space



# 6.0 GROWTH AREAS

Planning for new neighbourhoods within the Village of Acme allows for continued growth and expansion and provides opportunities for diverse new housing options and lifestyles. The policies in this section ensure that all new neighbourhoods are aligned with the goals and objectives of the MDP and are developed in a logical sequence to ensure continuity and connectivity to the rest of the Village.

Priority Growth Areas (PGA's) and Long-term Growth Areas (LGA's) within the Village of Acme are outlined in **Figure 8**. The PGA's represent the greatest opportunity for initial growth given their ability to be serviced and connected to existing development. The LGA's are intended as subsequent growth areas after PGA's are developed.





### Development Priority Areas

-  Development Priority Area 1
-  Development Priority Area 2
-  Development Priority Area 3
-  Long Term Growth Area
-  Legal Parcels
-  Village Boundary

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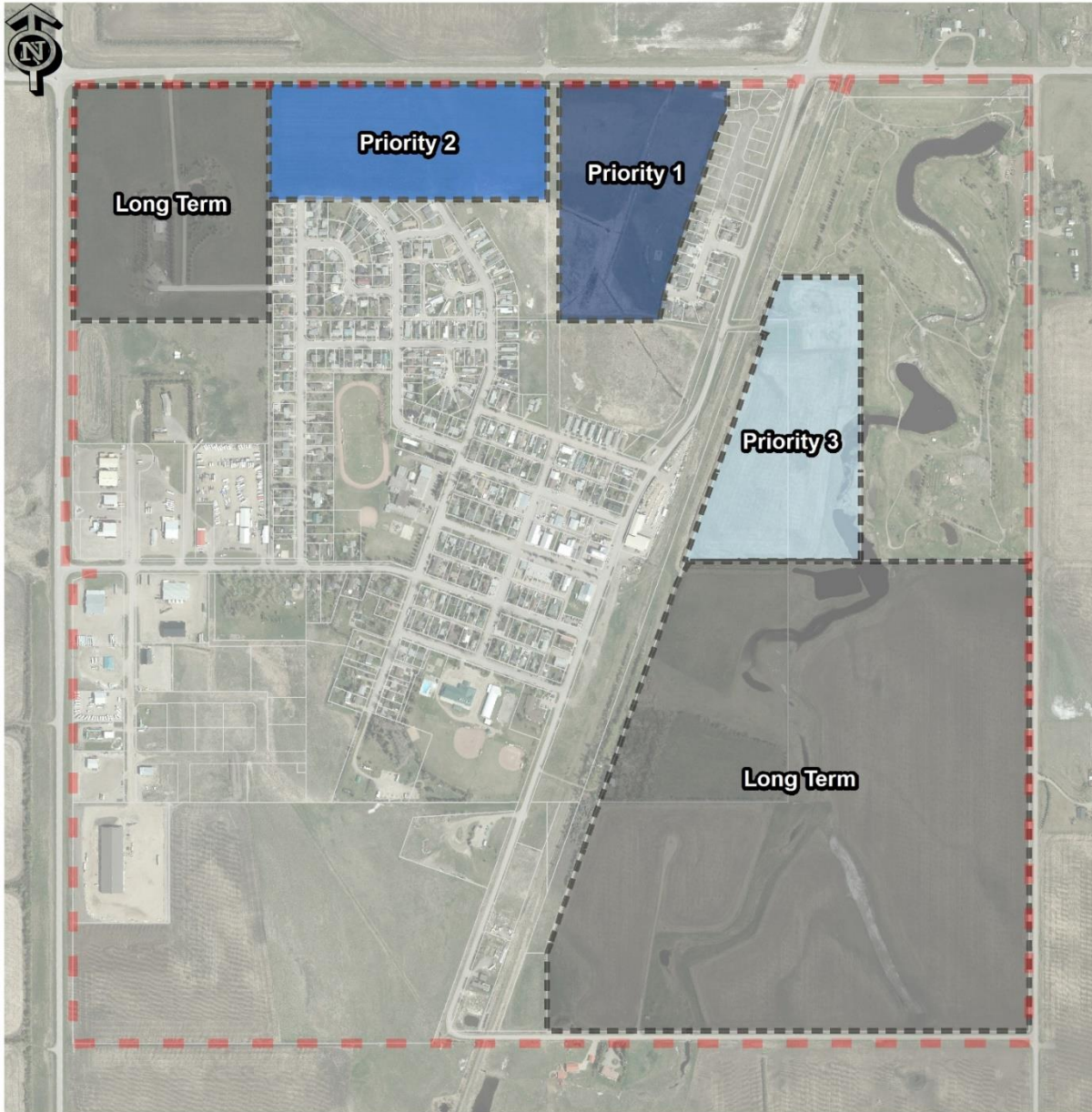
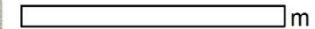


Figure 8:  
Development Priority Areas

## 6.1 Priority Growth Areas 1 & 2

Priority Growth Areas 1 & 2 (**Figure 8**) have been identified as prime areas suitable for opportunities for a variety of housing types including more options for multi-unit/attached housing and affordable housing that are currently limited in existing neighbourhoods. Additionally, as the need for multi-generational homes and home-based businesses increase, there is opportunity for these to be considered.

The following policies apply to future subdivision and development proposals within PGAs 1 & 2:

- 6.1.1 The Village shall require the completion of an Area Structure Plans (ASPs) prior to any subdivision and development. ASP development may be led by the developer or the Village. ASPs shall be consistent with the policies of the Municipal Development Plan and meet the requirements of the *MGA*.
- 6.1.2 Future ASPs shall incorporate a variety of housing types through a range of lot sizes, dwelling types, appearances, accessibility, and affordability. A minimum of 20% of housing shall be in the form of attached housing (e.g. duplexes, rowhouses, townhouses, or apartments). Encourage?
- 6.1.3 The Village should require a standard of subdivision design that promotes the efficient use of land, roads and utilities, compatibility between housing types and land uses, and aesthetically pleasing residential environments.
- 6.1.4 ASPs and subdivision design shall incorporate parks, open spaces, and walking trails and active transportation systems ensuring a high level of connectivity.
- 6.1.5 Through the subdivision process, the Village may require Municipal Reserves to be provided in accordance with the *MGA (Section 661)* for the purpose of future parks, public recreation areas, trails, and open spaces.
- 6.1.6 New residential neighbourhoods shall incorporate buffering from noises, smells, highways, and any other non-residential disturbances.

## 6.2 Priority Growth Area 3

Priority Growth Area 3 (**Figure 8**) has been identified as an area that may provide current opportunities for residential acreage development pending more detailed site planning.

The following policies apply to future subdivision and development proposals for PGA 3:

- 6.2.1 The Village may require the completion of an ASP prior to any subdivision and development. ASPs may be developed by the developer or the Village. ASPs shall be consistent with the policies of the Municipal Development Plan and meet the requirements of the *MGA*.
- 6.2.2 The Village should require a standard of subdivision design that promotes the efficient use of land, roads and utilities, compatibility between housing types and land uses, and aesthetically pleasing residential environments.
- 6.2.3 Any development must identify servicing options that will accommodate future proposals.
- 6.2.4 New development shall be required to be fully serviced with piped municipal water servicing.
- 6.2.5 Through the subdivision process, the Village may require Municipal Reserves to be provided in accordance with the MGA (Section 661) for the purpose of future parks, public recreation areas, trails, and open spaces.

## 6.3 Long-term Growth Areas

The Village of Acme has identified LGA's (**Figure 8**) to be developed as demand arises in the future. The Village is supportive of opportunities for development of LGA's and working with developers to identify suitable land uses and subdivision design. Future development of LGA's will be based on market demand and the Village's growth requirements at the time of a proposal.

The following policies apply to future subdivision and development proposals for LGA's:

- 6.3.1 The Village encourages the completion of ASPs prior to any subdivision and development. ASPs may be developed by the developer or the Village. ASPs shall be consistent with the policies of the Municipal Development Plan and meet the requirements of the *MGA*.
- 6.3.2 Multi-lot subdivision proposals shall be required to complete an ASP.
- 6.3.3 The Long-term Growth Areas may be suitable for residential and/or commercial development depending on the results from market studies and public consultations.
- 6.3.4 Through the subdivision process, the Village may require Municipal Reserves to be provided in accordance with the MGA (Section 661) for the purpose of future parks, public recreation areas, trails, and open spaces.

# 7.0 ECONOMIC DEVELOPMENT

The Village of Acme's main economic drivers have been in agriculture, commercial, and light industrial development. The Village would like to see these three drivers diversify more within the community and adapt to the needs of the community where appropriate.

The following policies apply to economic development:

- 7.1.1 The Village should create and maintain an Economic Development Strategy.
- 7.1.2 The Village should actively identify Priority Growth Areas to developers and seek opportunities to partner in development and servicing of the PGAs.
- 7.1.3 The Village should actively pursue new economic opportunities to diversify the local and regional economic base through marketing developable land to new and existing industries and businesses.
- 7.1.4 The Village should regularly review municipal processes to remove barriers and to encourage business development and expansion. This may include some form of development incentive.
- 7.1.5 The Village should pursue opportunities to establish Acme as a satellite of Calgary area, promote Acme's proximity to larger centres while maintaining small town lifestyle.

# 8.0 TRANSPORTATION, INFRASTRUCTURE & UTILITIES

There are two primary gateway corridors into the Village; one is Nolan Street and one is Pacific Avenue. Nolan Street access is on the west side of the Village, east off of Highway 806 and Pacific Avenue access is on the north side of the Village, south off of highway 575, south of highway 806.

The Village of Acme is actively engaged in keeping up with their infrastructure with upgrades on a regular basis. The Village further recognizes the importance of asset management in regard to transportation, infrastructure, and utilities. The Village has had a number of engineering studies completed which are important when looking at potential subdivision and development.

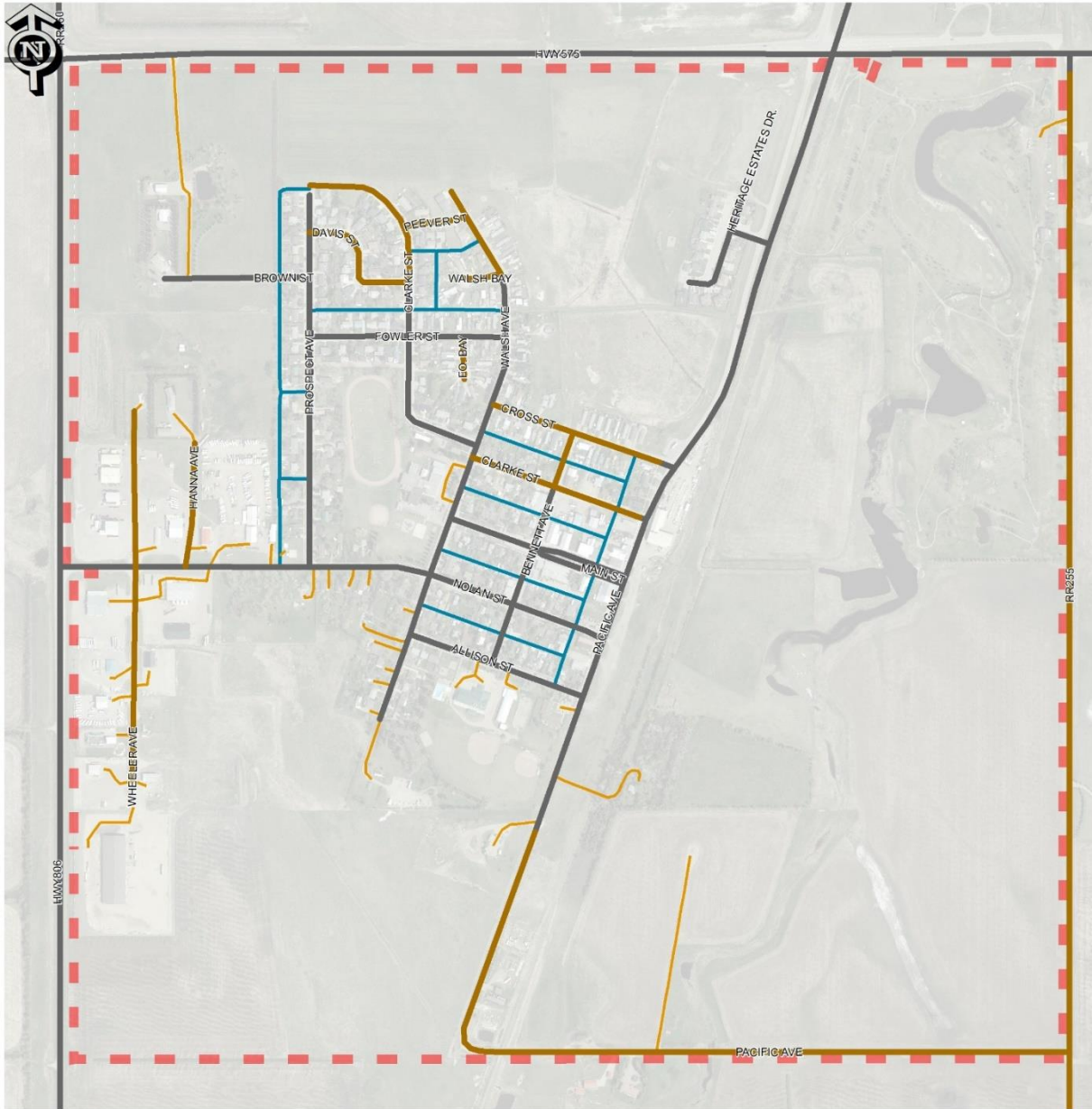
The following policies apply to transportation, infrastructure, and utilities:

8.1.1 At the time of subdivision and/or development permit application, a developer should identify potential impacts on the local and regional systems through:

- a) Biophysical Impact Assessments
- b) Environmental Site Assessments
- c) Geotechnical Studies
- d) Historical Site Assessments
- e) Transportation Impact Assessments
- f) Servicing Studies/Plans
- g) Stormwater Drainage Plan



- 8.1.2 The Village should collaborate with the County and the Province regarding regional road connections. The Village should ensure that Village roads are regularly maintained to the required standard.
- 8.1.3 The Village should require appropriate provision for pedestrians in all new developments, and in all redevelopments of existing properties.
- 8.1.4 The Village should ensure subdivision and/or development plans provide safe and efficient access for emergency service vehicles.
- 8.1.5 The Village may encourage the residents, businesses, and institutions of Acme to reduce their overall consumption of treated municipal water.
- 8.1.6 The Village and developers shall consider Village of Acme drainage studies for subdivision and/or development proposals to ensure any future development would not have an adverse effect on the Village's drainage system. Subdivision and/or development applications may be required to complete a stormwater drainage plan in line with any existing Village drainage studies to the satisfaction of the approving authority.
- 8.1.7 The Village may require the provision of easements and/or public utility lots to accommodate municipal services and utilities through the subdivision and development processes.
- 8.1.8 Where possible utilities will follow transportation corridors.
- 8.1.9 Where technically feasible, sanitary lift stations will be minimized to avoid additional maintenance costs.



### Road Network

- Asphalt Road
- Gravel Road
- Gravel, Alley
- Gravel, Driveway
- Village Boundary

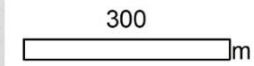


Figure 9: Road Network

# 9.0 AGRICULTURE & SOUR GAS

Agriculture is an important part of the regional and local economy. The MDP encourages innovative agriculture that employs sustainability techniques and technologies to enable a food system that is adaptive to a changing climate.

9.1.1 The Village will support the County and its producers in diversification of existing agricultural operations.

9.1.2 The Village should minimize conflict between agricultural lands and other uses by ensuring appropriate buffers and setbacks are provided.

The Municipal Government Act requires that MDPs contain policies to provide guidance on the type and location of land uses adjacent to sour gas facilities. Presently there are no sour gas facilities located within the Village or in the vicinity of the Village of Acme.

9.1.3 The Village will comply with all Provincial Regulations pertaining to the type and location of land uses adjacent to sour gas facilities.

9.1.4 The Village will continue to work with the County and agriculture producers in the area to minimize the impact on air quality.



# 10.0 IMPLEMENTATION

The MDP requires ongoing integration into decision-making. The MDP provides Council and Village staff with a framework to inform decision-making within the context of Acme's current and future plans. As a policy document, the MDP is, for the most part, general in nature and long range in its outlook and should be used by both the public and private sectors to inform their decision-making.

The Village's Land Use Bylaw is a complementary tool to assist in the implementation of the MDP. It establishes controls for the use and development of land and buildings within the municipality. Annual budgetary decisions should also reflect the contents and directions set out in the MDP.



- 10.1.1 All statutory and non-statutory plans shall be consistent with the Municipal Development Plan.
- 10.1.2 The goals and policies of the MDP shall be further refined and implemented through the development, adoption, amendments as required, and day-to-day application of the Land Use Bylaw.
- 10.1.3 In order to consider a Land Use Bylaw redesignation, subdivision, or development application, or to generally provide directions for land use change in an area, the Village may require the preparation of an Area Structure Plan or a Concept Plan to provide the details of intended land uses, provision of utility services, roads and open space pertaining to the subject lands and, where necessary, surrounding lands.
- 10.1.4 The Village Council or member of the public may initiate an amendment to this MDP. Where an amendment is initiated by a member of the public, the Village shall require the submission of such background information as is considered necessary to support the amendment prior to commencement of the bylaw amendment process. Amendment of the MDP shall follow the appropriate procedures as outlined in the Municipal Government Act.
- 10.1.5 The MDP is intended to be able to adapt to continue reflecting the priorities, goals, and aspirations of the community as the Village changes, and to meet changes in development commitments, budget constraints, and market conditions. Generally, in order to ensure that the MDP is current, the entire plan should be reviewed approximately every five years to ensure that direction and policies contained within the document are relevant to the Village's current context and vision.
- 10.1.6 To allow Council to track the status of the MDP after adoption, an annual report on progress should be prepared. This report should note any amendments which have been made or are forthcoming, any suggestions made for amendments, and any outside factors which may drive the need for MDP amendments.



# 11.0 Glossary

**Area Structure Plan (ASP):** A statutory plan adopted by a municipality in accordance with the *MGA* to provide a framework for the subsequent subdivision and development of a defined area of land.

**Development:** A change of use of land or a building; the construction of a building; an extraction or stockpile; or change in intensity of use, as per the definition in the *MGA*.

**Environmental Reserve:** As defined by the *Municipal Government Act*.

**Infill Areas:** Areas that follow future developments to capitalize upon the assets and amenities in Acme's existing neighbourhoods (e.g. backyard and secondary suites, multi-family, and single-family detached dwellings).

**Intermunicipal Development Plan (IDP):** A statutory plan adopted by two or more municipalities in accordance with the *MGA* that applies to lands of mutual interest to the participating municipalities, typically along their shared boundaries. An IDP includes procedures to resolve or attempt to resolve conflicts between the participating municipalities; procedures to amend or repeal the IDP; and provisions relating to administration of the IDP. It may also prescribe future land use and development as well as other matters considered necessary by the municipal councils.

**Municipal Development Plan (MDP):** A statutory plan adopted by a municipality in accordance with the *MGA* that: addresses future land use and development within the municipality; coordinates land use, growth patterns and infrastructure with adjacent municipalities (if there are no IDPs in place); and provides for transportation systems, municipal services and facilities (either generally or specifically).

**Municipal Government Act (MGA):** The *Municipal Government Act - Revised Statutes of Alberta 2000 Chapter M-26 and amendments thereto*. The *MGA* sets out the legislated roles and responsibilities of municipalities and elected officials.

**Municipal Reserve:** As defined by the *Municipal Government Act*.

**Statutory Plan:** An intermunicipal development plan, a municipal development plan, an area structure plan and an area redevelopment plan adopted by a municipality in accordance with the *Municipal Government Act*.