

VILLAGE OF ACME

MUNICIPAL DEVELOPMENT PLAN

Bylaw 2026-10

Adopted October 13, 2026



Acknowledgements



The Village of Acme

in cooperation with:



Palliser Regional Municipal Services

BYLAW No. 2026-10

**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, RSA, Chapter M-26 as amended, the Council of a Municipality must, by Bylaw, adopt a municipal development plan;

AND WHEREAS Council has undertaken a major review of the Municipal Development Plan Bylaw 2021-03;

AND WHEREAS Council, having considered at a public hearing the concerns of persons claiming to be affected by the municipal development plan, believes that a new municipal development plan should be enacted to achieve the orderly, economical and beneficial use of land in the municipality;

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

1. This Bylaw shall be known as "The Village of Acme Municipal Development Plan".
2. The Village of Acme Municipal Development Plan being Schedule "A" as attached to and forming part of this Bylaw is hereby adopted.
3. Bylaw 2021-03 and all amendments are hereby repealed.
4. This Bylaw takes effect after the third and final reading and upon signing of this Bylaw.

READ A FIRST TIME THIS 24th DAY OF AUGUST, 2026.

READ A SECOND TIME THIS 13th DAY OF OCTOBER, 2026.

READ A THIRD AND FINAL TIME THIS 13th DAY OF OCTOBER, 2026.

X 

Mayor

X 

Deputy Chief Administrative Officer

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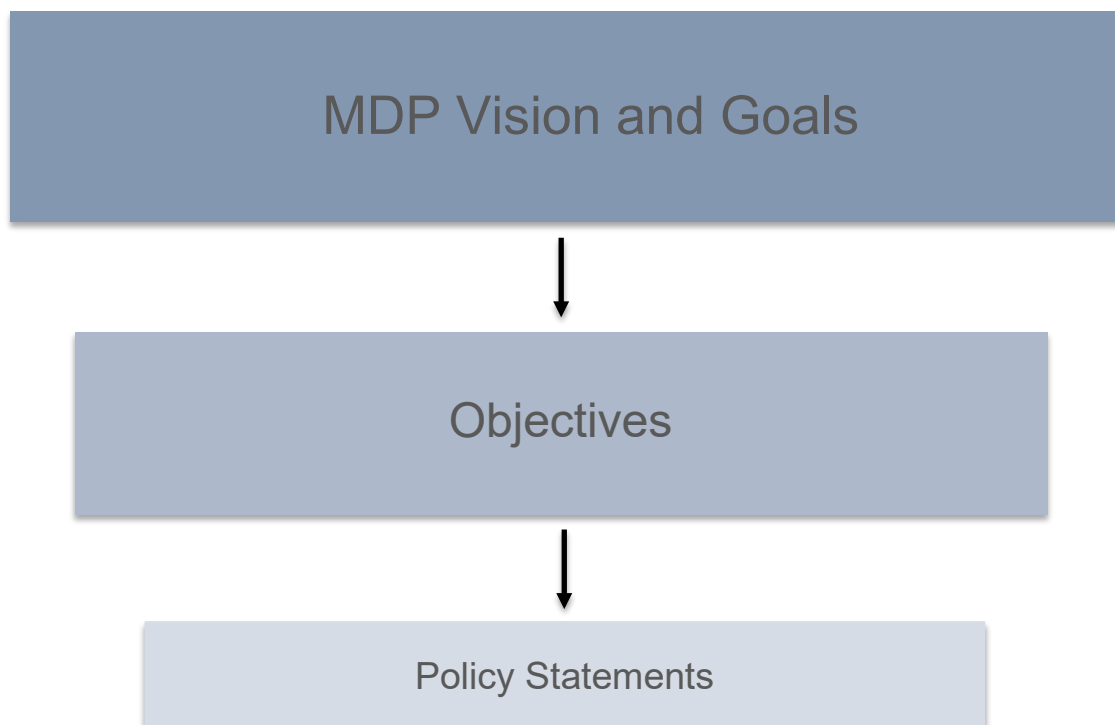
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HOW TO USE THIS PLAN

A Municipal Development Plan (MDP) guides long-range planning and land use in a municipality. The MDP establishes goals and objectives for development in the Village of Acme and includes policy statements for achieving them. It is intended to provide the framework within which the orderly, economical, and beneficial development and use of land can take place. The policy statements contained in this MDP are created to offer guidance to decision makers; however, tensions naturally exist between these policy statements. The MDP is therefore designed and intended to be read in a comprehensive manner. Sections and policy statements are closely connected to each other and need to be read in context and not in isolation from each other.

The Introduction and Community Context sections of the MDP are background information only and are not meant to be interpreted as policy statements. The MDP then includes an overall vision and overarching goals for the community which will provide guidance for the entire document. Each section thereafter is topic based (e.g. residential, commercial, etc.) followed by objectives and policy statements. The policy statements are specific to each section and will directly guide long-range planning within the Village of Acme.

The application of all policy statements must be to the satisfaction of the Village of Acme and/or the applicable approving authority.



1 INTRODUCTION

1.1 PLAN PURPOSE AND REQUIREMENTS

The purpose of this document is to establish a framework for the growth of the Village of Acme over the next 20 to 30 years and to integrate its community vision into its planning and decision-making. The goals and policy statements contained in this MDP promote the Village of Acme's plan for future growth and development and set standards for the evaluation of all development proposals to ensure longevity, stability, and progress.

The MDP is a statutory plan that is adopted by bylaw by the Village of Acme Council pursuant to Section 632 of the *Municipal Government Act R.S.A. 2000 Chapter M-26* (the 'Act').

The MDP addresses:

- future land use in the municipality;
- the manner of and proposals for future development;
- the provision and financing of municipal services, infrastructure, and utilities;
- the protection of agriculture;
- the provision of reserve lands; and
- identified constraints to development.

1.2 PREPARATION OF THE PLAN AND PUBLIC INPUT

The MDP process was undertaken in a number of phases, which included:



1.3 RELATIONSHIP TO SENIOR LEGISLATION

This MDP has been prepared in consideration of the Province of Alberta Land Use Policies and the *Alberta Land Stewardship Act*.

Policy statements in this MDP are statutory policy statements of the Village of Acme and will be implemented with due respect for the requirements of senior legislation, including Provincial and Federal requirements. In the case where a specific Federal or Provincial legislation, department, or authority is referenced in this MDP, and that legislation, department, or authority is amended or replaced; it is hereby recognized that the amended legislation, department, or authority shall be considered to be in effect.

In addition to the policy statements of this MDP, users are responsible to ensure that all applicable Federal or Provincial legislation is referenced and adhered to in all planning, land use, and development activities.

1.4 PLANNING HIERARCHY

The following diagram shows the legislative framework of the planning hierarchy and development process in Alberta (Figure 1 – Planning Hierarchy in Alberta).

Pursuant to the *Act*, the Village of Acme is responsible for ensuring the safety and well-being of all residents, as well as creating and implementing the rules and regulations that help to develop meaningful and highly valued spaces in our community. The Village is required to adopt a Municipal Development Plan (MDP) as the visionary guiding document that provides the framework for all local planning within the Village of Acme.

This MDP fits within a hierarchy of plans, aligning with the direction and policy statements within the Village of Acme and Kneehill County Intermunicipal Development Plan (IDP), while guiding the content of lower-level plans and bylaws, including the following:

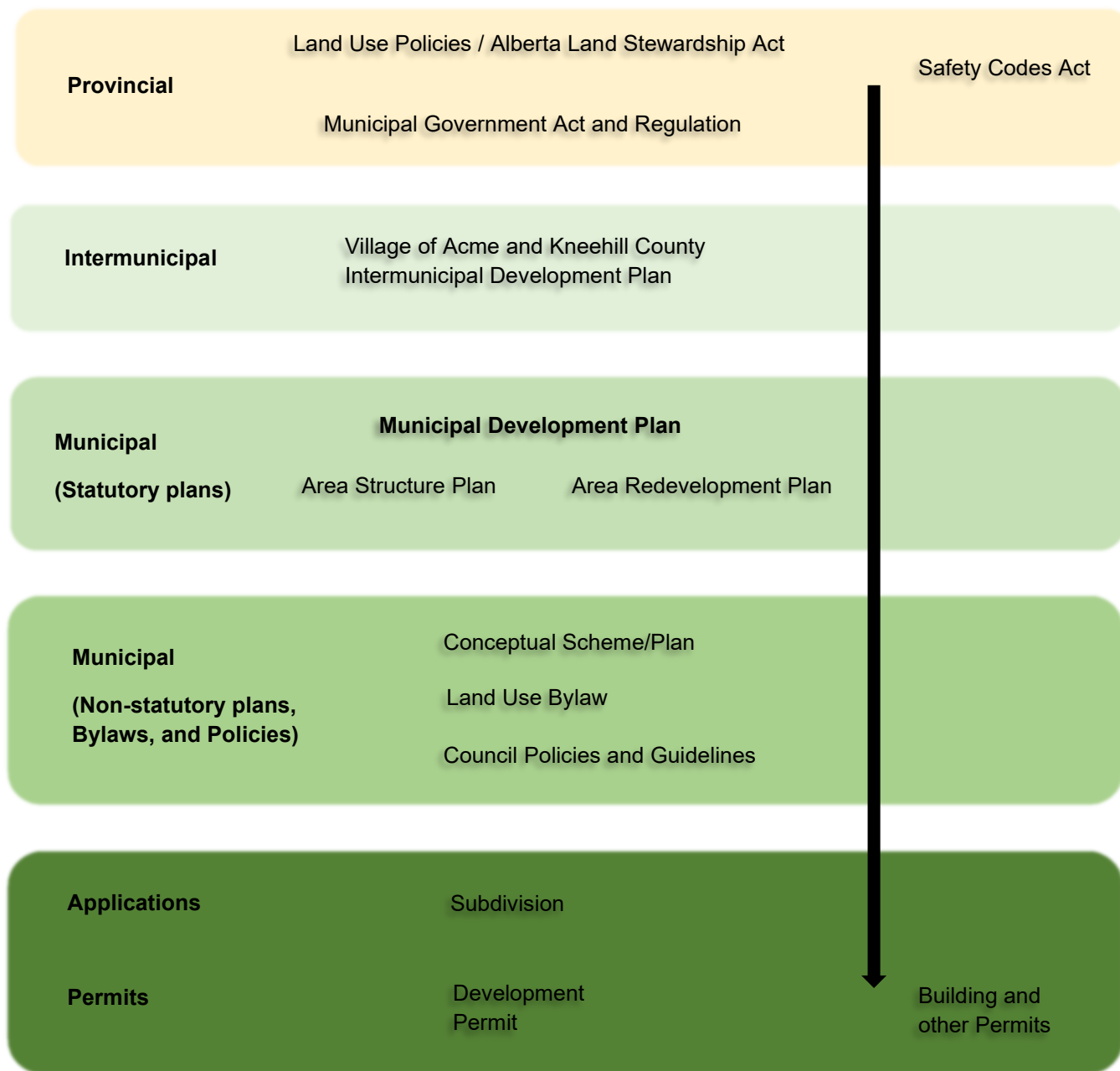
- Area Structure Plans (ASP) or Area Redevelopment Plans (ARP),
- Conceptual Schemes,
- the Land Use Bylaw (LUB), and
- any other relevant Policies¹ established by the Village of Acme Council.

These plans and policies are further described in **1.5 Municipal Planning Process**.



¹ Council adopted Policies must be published on the Village of Acme's website. Check acme.ca/village-policies to view active Council Policies.

Figure 1 – Planning Hierarchy in Alberta



1.5 MUNICIPAL PLANNING PROCESS

Municipalities may use a number of plans and other tools when planning for future growth and development in accordance with this MDP.

An Area Structure Plan (ASP) is an intermediate planning document that guides growth and development of a defined area of undeveloped lands. An ASP considers land use, transportation, utility servicing, parks, and natural areas on a large area of land, typically for several neighbourhoods. The ASP estimates how many people will live in the area and outlines the steps for the community to be built over time.

An Area Redevelopment Plan (ARP) is another intermediate planning document that provides a framework for future development of an already developed area of a municipality. It also considers the establishment or improvement of roads and utility services.

A Conceptual Scheme is a planning document that may be used in lieu of an Area Structure Plan, which outlines a plan for how an application for subdivision relates to future subdivision applications. It may be used on smaller areas of land, typically on a single neighbourhood.

The Land Use Bylaw (LUB) is the predominate regulatory tool used to implement policy statements in this MDP or an adopted ASP or ARP. The LUB establishes a variety of land use districts (zoning) and regulates the types of uses allowed and the development standards in each district. The LUB provides a basic framework for day-to-day decision-making that balances both certainty and choice.

Council may also adopt other plans and Policies to guide future growth, such as engineering design and technical specifications, stormwater management master plans, and infrastructure master plans.

1.6 SUBDIVISION PROCESS AND DEVELOPMENT PERMITS

The subdivision process and the development permit process in Alberta is governed by the *Act* and the *Matters Related to Subdivision and Development Regulation AR 84/2022* (the '*Regulation*'), and the Village of Acme is responsible for its implementation. The subdivision process and the development permit process ensures that new developments comply with the Village of Acme's rules set out in the LUB, and the adopted plans and policies outlined in **1.5 Municipal Planning Process**. The subdivision and development permit application and decision processes also provide a means through which neighbours can provide feedback, or in some cases, appeal a decision of an approving authority.

Subdivision is the process of dividing a parcel of land into two or more lots, each of which is given a separate Title. Approval by the municipal Subdivision Authority is required before a plan of subdivision can be registered in an Alberta Land Titles Office.

A development permit is a document that gives permission for use or development of or on a parcel of land. A development permit ensures that the proposed development complies with the municipality's policy direction and LUB regulations such as the type of use allowed, the setbacks or height of a building, that adequate parking is provided, and the aesthetics of the development. A development permit may contain conditions of approval to limit any negative impacts on the environment or adjacent properties.

Other Required Permits

In Alberta, the *Safety Codes Act* regulates a range of safety disciplines to keep people safe in the places they live, work, and play. This includes disciplines such as building, gas, plumbing, electrical, and fire.²

A building permit is a document that gives permission to construct a building and ensures the building complies with the Code. The *National Building Code – 2023 Alberta Edition* sets out the technical provisions for the design and construction of new buildings, and for the alteration, change of use, and demolition of existing buildings.

Gas, plumbing, electrical, and fire permits are other typical permits issued under the *Safety Codes Act* and their respective codes.

² See alberta.ca/safety-codes.aspx for more information on the *Safety Codes Act* and the safety codes framework.

1.7 INTERPRETATION

The Village of Acme 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:

SHALL, REQUIRE, MUST, OR WILL

Compliance with the policy statement is mandatory; exceptions would require an amendment to this MDP.

SHOULD

The policy statement is strongly encouraged. Alternatives that can meet the intent of the policy statement may be proposed where the policy statement is not practical or reasonable in an unforeseen circumstance.

MAY

Acknowledges support in principle and indicates that Council or the approving authority has the discretion to determine the level of compliance that is required.



2 COMMUNITY CONTEXT

2.1 VILLAGE HISTORY

The Village of Acme is a small municipality (2.49 km²) in south-central Alberta located 80 kilometres northeast of Calgary. Acme is in the southeast portion of Kneehill County and was the first of the County's settlements to incorporate as a Village in 1910. The Canadian Pacific Railway (CPR) reached the area in 1909, and the Village station became the most northerly stop. The Village's name 'Acme', which means the 'highest point' in Greek was thus given to the community by the CPR surveyors, although the settlement had previously been known as 'Tapscot'. Acme was the end of the CPR railway until 1921 when it was extended east to Drumheller.

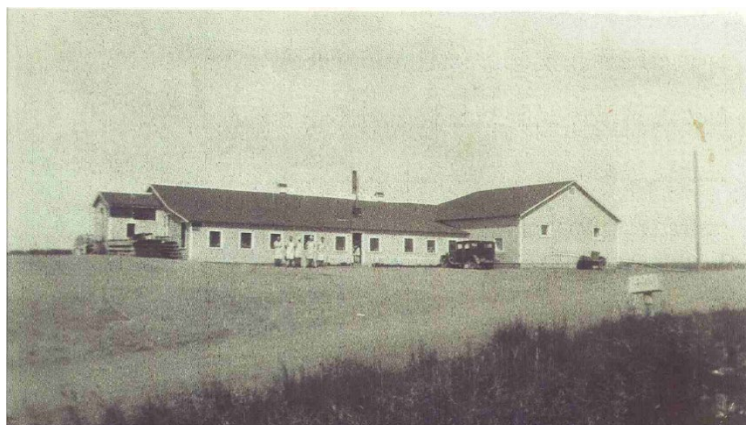
Acme is served directly by Secondary Highways 575 and 806, and is approximately 12 kilometres north of Highway 9, a major east/west transportation corridor for the region and province. Acme boasts all the benefits of rural life with access to urban amenities, with the drive to downtown Calgary taking about an hour, and to Airdrie approximately 40 minutes.

Acme is an agriculture-based community, focusing on livestock and grain operations. The growth and evolution of the Village have closely reflected the fortunes of the farming sector. New investment in commercial and industrial businesses, a new school, infrastructure upgrades, and the replacement of existing residential dwellings and new residential construction have been indicators of economic stability and growth of the Village.



Acme Livery, Feed and Sale Stable.

Photo credit: <https://prairie-towns.com/acme-images.html>



Acme cheese factory. Circa 1944. To survive the depression, the farmers created the Acme Co-operative Dairy Association. Its success led to the formation of the Acme Trading Co-operative Association.

Figure 2 – Regional Context



Regional Context

- ★ Acme
- Kneehill County
- Municipal Boundaries

- 1 Highway 1
- 2 Highway 2
- 9 Highway 9
- 21 Highway 21
- 27 Highway 27
- 56 Highway 56



2.2 POPULATION

At its incorporation in 1910, Acme's population was 190 persons. The population steadily increased thereafter until it entered a period of relative stability around the year 2000. In 2016 Acme had grown to 653 residents, after which it experienced a period of population decline. In 2021, the census population of Acme was 606 residents, but recent estimates in 2024 show that the population of Acme has recovered slightly at 652 persons³. The 2021 census age distribution of Acme's population is shown in Figure 3, and the household size by number of persons is shown in Figure 4.

Figure 3 – Age Distribution, Statistics Canada 2021 Census of Population

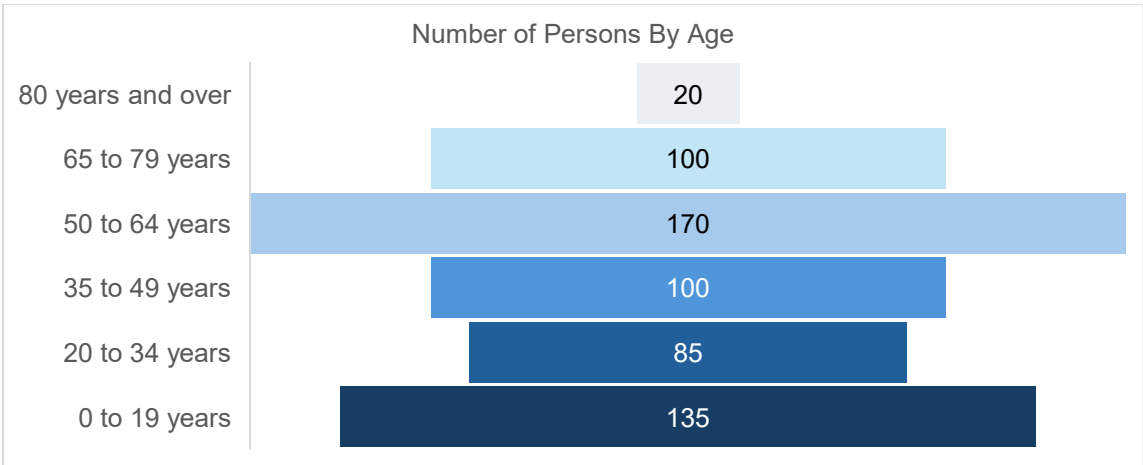
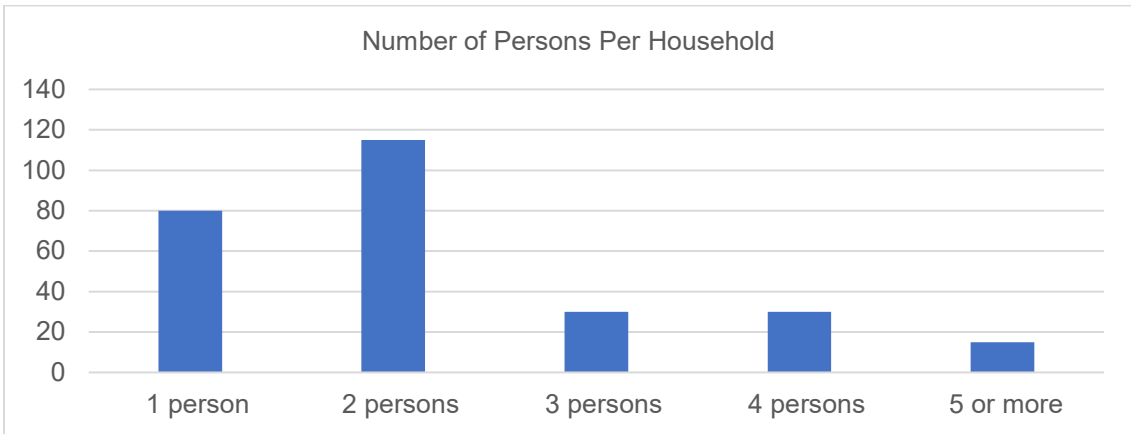


Figure 4 – Household Characteristics, Statistics Canada 2021 Census of Population



Acme's population structure is evenly distributed with the largest age group between 50 to 64 years of age. Households in Acme are mainly comprised of only one or two people and only 30% of households have children. This trend, along with an aging population, is anticipated to occur throughout the province in the next 20 years. The population projections for Alberta anticipate this region to experience low growth (0.1% to 0.5%) in the next 25 years⁴.

³ Acme – Population. Alberta Regional Dashboard. <https://regionaldashboard.alberta.ca/region/acme/population/#/?from=2020&to=2024>. Accessed November 10, 2025.

⁴ Population Projections: Alberta and Census Divisions, 2023-2051, Treasury Board and Finance (Sept 23, 2024).

2.3 CURRENT LAND USE

The land use of Acme is comprised of residential, commercial, industrial, parks, and recreational lands. Figure 5 shows the general layout of the Village of Acme.

Figure 5 – Village of Acme



Village of Acme

 Village Boundary

0 75 150 300 m



Residential

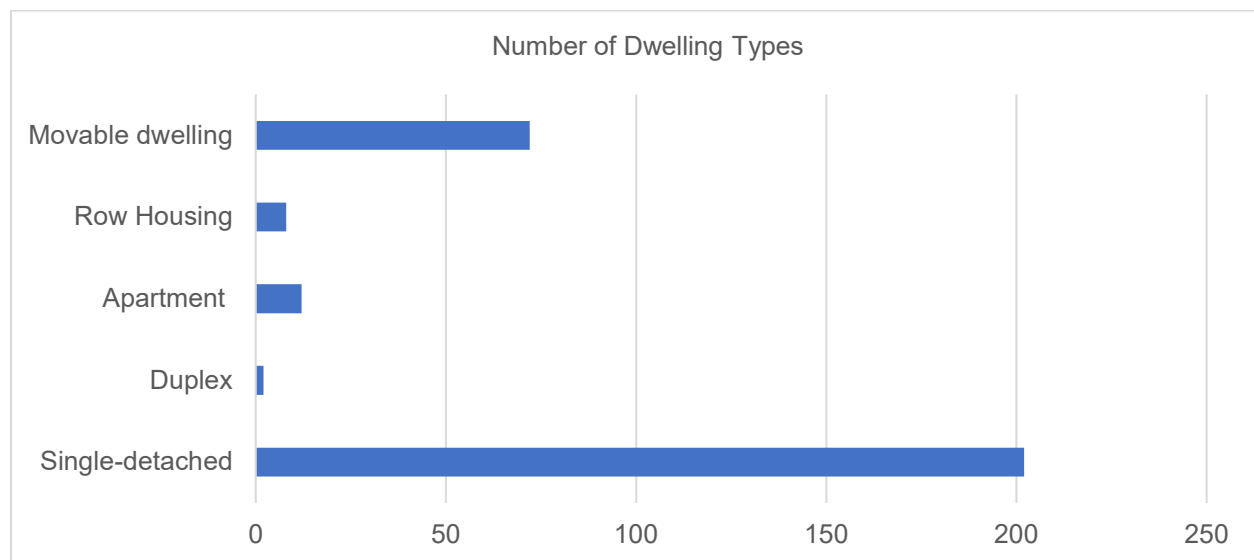
As of the end of 2025, the Village assessment shows there are 296 residential dwelling units in Acme. Residential development is primarily located centrally within the Village boundaries, to the west of Pacific Avenue. The newest residential subdivision containing 33 buildable residential lots, Heritage Estates, is the most northerly residential development. A few acreages also exist within the Village boundaries.

Figure 6 shows the composition of housing forms. Nearly three-quarters of all housing in Acme is single-detached dwellings (73%), followed by movable dwellings (26%). There are very few existing multi-unit residential buildings in Acme: one duplex, one apartment and one row housing development. The single apartment building is self-contained seniors housing operated by Kneehill Housing Corporation.

In 2021, 75% of occupied dwellings in Acme were occupied by owners, meaning 25% were available as rental units. Additionally, the condition of occupied housing in Acme based on the 2021 census is that 9% of the housing stock requires major repairs. 61% of housing in Acme was built prior to 1980. Since the year 2000 following the subdivision of Heritage Estates, 28 new dwellings in Acme have been constructed, representing 9% of the total housing stock.



Figure 6 – Dwelling Types



Commercial and Business Industrial

Commercial development in Acme is focused in two areas of Acme. The downtown, which is primarily located along Main Street and Pacific Avenue has retail and service commercial uses such as a bank, a post office, a pharmacy, food stores, a salon, a day care, auto parts store, and restaurants.

A Business Industrial area is focused in the south-western portion of the Village along Nolan Street and Wheeler Avenue. This includes trucking/transport businesses, a building and farm supply store, a gas station, RV sales and service, auto parts and repairs, storage yards, contractors, and most recently a flour mill.



Parks and Recreational Amenities

Acme has a variety of parks and recreational amenities available for its residents. This includes a golf course, a curling arena, an outdoor skating rink, an outdoor pool, a track and sports fields on the school grounds, baseball diamonds, a campground, and a few playgrounds. A recently constructed walking path is also located near the downtown core.



Agriculture

Continuous with lands in the adjacent Kneehill County, there are areas of land in each quadrant of the Village currently used for the cultivation of grain crops. There are also confined feeding operations for beef, hogs, and chickens in Kneehill County which contribute to the economy in Acme.



2.4 TRANSPORTATION

Acme is bound by Highway 806 on its west side and Highway 575 on its northern boundary. There are two primary accesses to the Village. Nolan Street runs east-west from Highway 806 and provides access through the Business Industrial area. The second access into the Village is from Highway 575 via Pacific Avenue which leads towards the downtown of Acme. Most roads in the Village are paved.

Figure 7 shows the current transportation system in Acme and the surrounding roads in Kneehill County.

2.5 UTILITIES

The Village receives treated water from the Aqua 7 Regional Water Services Commission. Raw water is pulled from the Red Deer River, treated in Kirkpatrick, and delivered in a regional transmission line to the Acme reservoir. Water is distributed from the reservoir throughout the Village in a system that is owned and operated by the Village.

The wastewater system is entirely owned and operated by the Village of Acme. It is comprised of a gravity collection system and a lift station which pumps sewage to a lagoon treatment system located north of Acme's municipal boundary in Kneehill County.

Stormwater is primarily managed through a system of swales, ditches, and underground storm pipes.

Acme is a member of the Drumheller and District Solid Waste Management Association (DDSWMA). Solid waste is collected at a waste transfer station in the Village and is transported to a regional landfill in Drumheller.

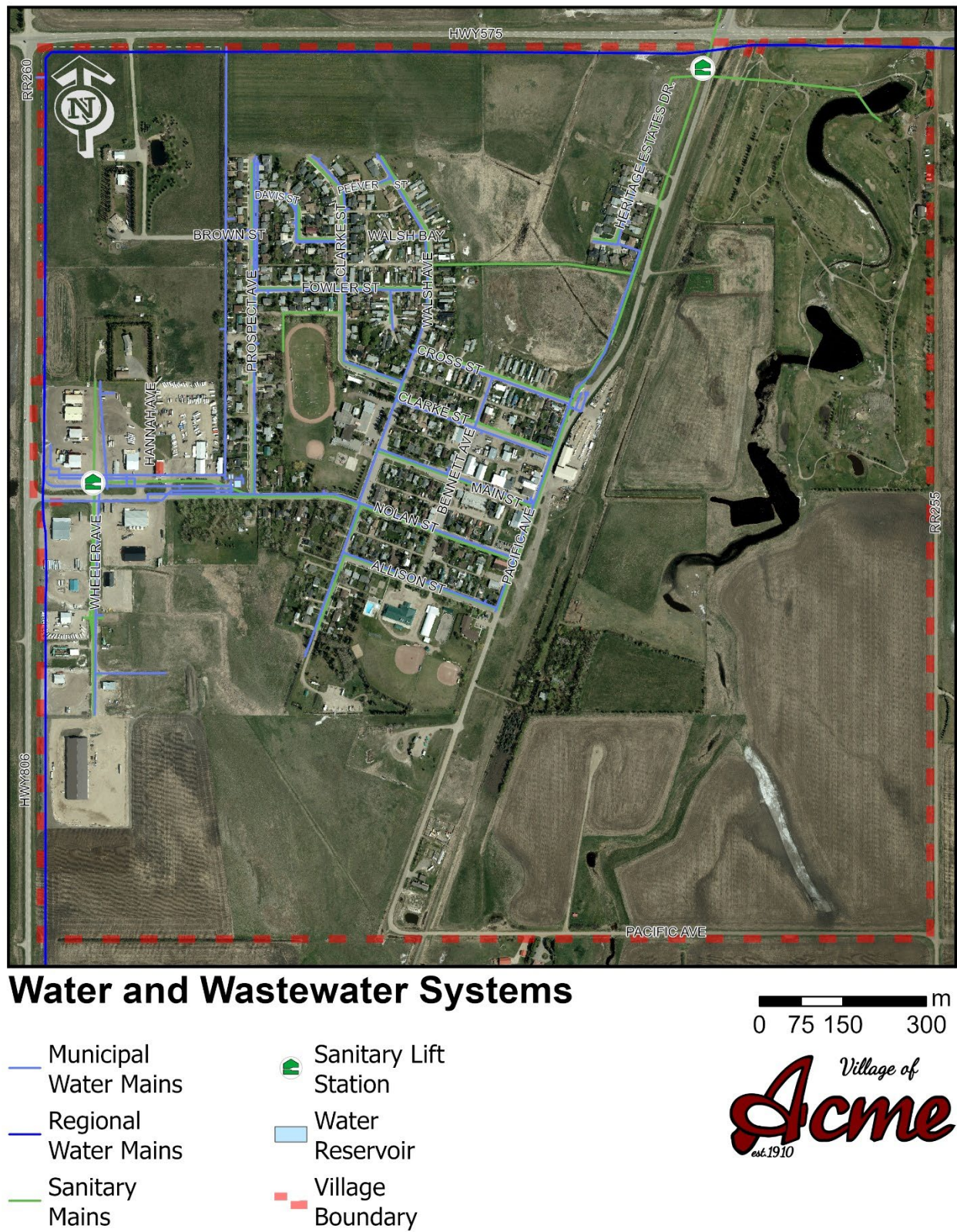
Figure 8 shows the current water and wastewater systems in Acme.



Figure 7 – Road Network



Figure 8 – Water and Wastewater Utility Systems



2.6 COMMUNITY SERVICES

Acme and its surrounding municipalities provide a variety of other services to local residents and the surrounding area, including:

- organic composting and recycling;
- Playschool, K-6, and 10-12 in Acme, grades 7-9 in Acme;
- Acme Municipal Library;
- Seniors Outreach programs;
- Family and Community Support Services (FCSS);
- Community Centre;
- Recreation facilities and programs;
- Royal Canadian Legion;
- planning, development, and safety codes services;
- fire and emergency management services.



RCMP services are located to the south-west in Beiseker.

Acme's Intermunicipal Collaboration Framework (ICF) further outlines the municipal services provided by the Village of Acme and services provided in collaboration with the Kneehill County and the local region.

Services to the Village are also provided by the generous support of various not-for-profit organizations and volunteers.

3 VISION AND GOALS

3.1 MDP VISION

To create a vibrant community by attracting investment and promoting development, promoting business growth, and providing a variety of housing opportunities with a focus on preserving the small-town feel and high quality of life residents value.

3.2 GOALS

3.2.1 To foster responsible growth and diversification by:

- a) welcoming a variety of economic ventures and development opportunities,
- b) building on the success of local businesses,
- c) maintaining a growth strategy and phasing that promotes efficient land use patterns,
- d) promoting and improving existing developed areas,
- e) maintaining a financially sustainable and viable community,
- f) identifying opportunities for diversified housing types to meet community needs,
- g) ensuring the village-feel is maintained,
- h) creating a network of walking trails, green spaces, and recreational amenities throughout the community,
- i) efficiently maintaining and improving existing utility and transportation infrastructure, and
- j) planning for future infrastructure needs to accommodate growth projections.

4 GENERAL POLICIES

The purpose of this section is to establish policy statements that guide future growth and achieve the vision and overarching goals of the Village of Acme. These policy statements have relevance at many levels of planning, including new ASPs/ARPs or amendments, Conceptual Schemes, Land Use Bylaw amendments, subdivision applications, and development permit applications. They apply to all lands within the municipal boundary.

4.1 NATURAL ENVIRONMENT

The Village of Acme is located within the Foothills Fescue ecoregion, which is dominated by Black Chernozemic soils with natural vegetation dominated by rough fescue, oatgrass, and wheatgrasses. Lands which remain in a more natural state include the lands adjacent to the watercourse which flows northerly through the Acme golf course and agricultural fields towards Kneehill Creek.

Objectives

- To ensure a healthy environment is maintained in all aspects of future planning and development.
- To protect and minimize the impact of development on environmentally sensitive areas.

Policies

- 4.1.1 Development should preserve natural features and vegetation that contribute to the natural visual quality.
- 4.1.2 Setbacks from waterbodies or wetlands may be established during the planning process of an ASP, the Land Use Bylaw, or at subdivision to ensure that:
 - a) land adjacent to a waterbody or wetland is dedicated as Environmental Reserve (ER);
 - b) riparian areas, the waterbody or wetland, and watershed processes are maintained in a natural state;
 - c) public access is provided, where desirable; and
 - d) bank erosion is minimized.
- 4.1.3 The Provincial guidelines “Stepping Back from the Water: A Beneficial Management Practices Guide for New Development Near Water Bodies in Alberta’s Settled Region” (2012) should be used as a guideline for the identification of riparian areas and development of management options to determine waterbody setback distances.
- 4.1.4 Lands that qualify as ER shall be dedicated at subdivision. The width of the ER will vary depending on the geotechnical stability and riparian habitat but must not be less than six (6) metres in width.
- 4.1.5 Public access to ER lands may be provided where environmental protection concerns can be adequately addressed or mitigated. Land along waterbodies should be incorporated into the parks and open space system where possible.
- 4.1.6 Stormwater systems are encouraged to be designed to provide water quality treatment including options such as Low Impact Development (LID) practices, storm ponds, and constructed wetlands.

4.2 COMMUNITY SERVICES

The community services provided within the Village are instrumental to providing a high quality of life for residents. The residents of Acme support maintaining the small community feeling and a Village which is fiscally responsible as a high priority, while understanding that growth provides opportunity for enhanced services within the community.

Objectives

- To provide community services that fit the Village's needs.
- To create and maintain quality community spaces that function to bring residents together and strengthen social connections.
- To promote the small-village character of Acme while sustaining and attracting growth to increase the provision of services.

Policies

- 4.2.1 Essential community services provided by the Village for the needs of residents will be maintained and enhanced.
- 4.2.2 Existing community services and cultural facilities, and the community's needs and demands for such services, as determined through public consultation, will be periodically reviewed by the Village.
- 4.2.3 The Village will support and collaborate with relevant government agencies and other service providers to provide or maintain the following services at appropriate levels of service:
 - a) accommodation and care for senior citizens;
 - b) child care;
 - c) public education;
 - d) library services; and
 - e) ambulance and health services.

4.3 SOUR GAS FACILITIES

The *Act* requires that the MDP 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 required setback from the Village of Acme.

Objectives

- To ensure development proceeds in a manner to protect personal safety.

Policies

- 4.3.1 Subdivision and development permit applications must be referred to the Alberta Energy Regulator as required by and in accordance with the *Act* where the lands are within the distance specified in the *Regulation* of a sour gas facility.
- 4.3.2 Subdivision and development permit approvals must conform to the setbacks to sour gas wells as specified in writing from the Alberta Energy Regulator, in accordance with the *Regulation*.

4.4 TRANSPORTATION

The transportation system in Acme consists primarily of paved roads with small sections of gravel roads and gravelled lanes. Future road connections are conceptually shown in Figure 9 – Future Transportation System. Detailed design of the transportation system will be determined at the Area Structure Plan, Conceptual Scheme, or subdivision stage.

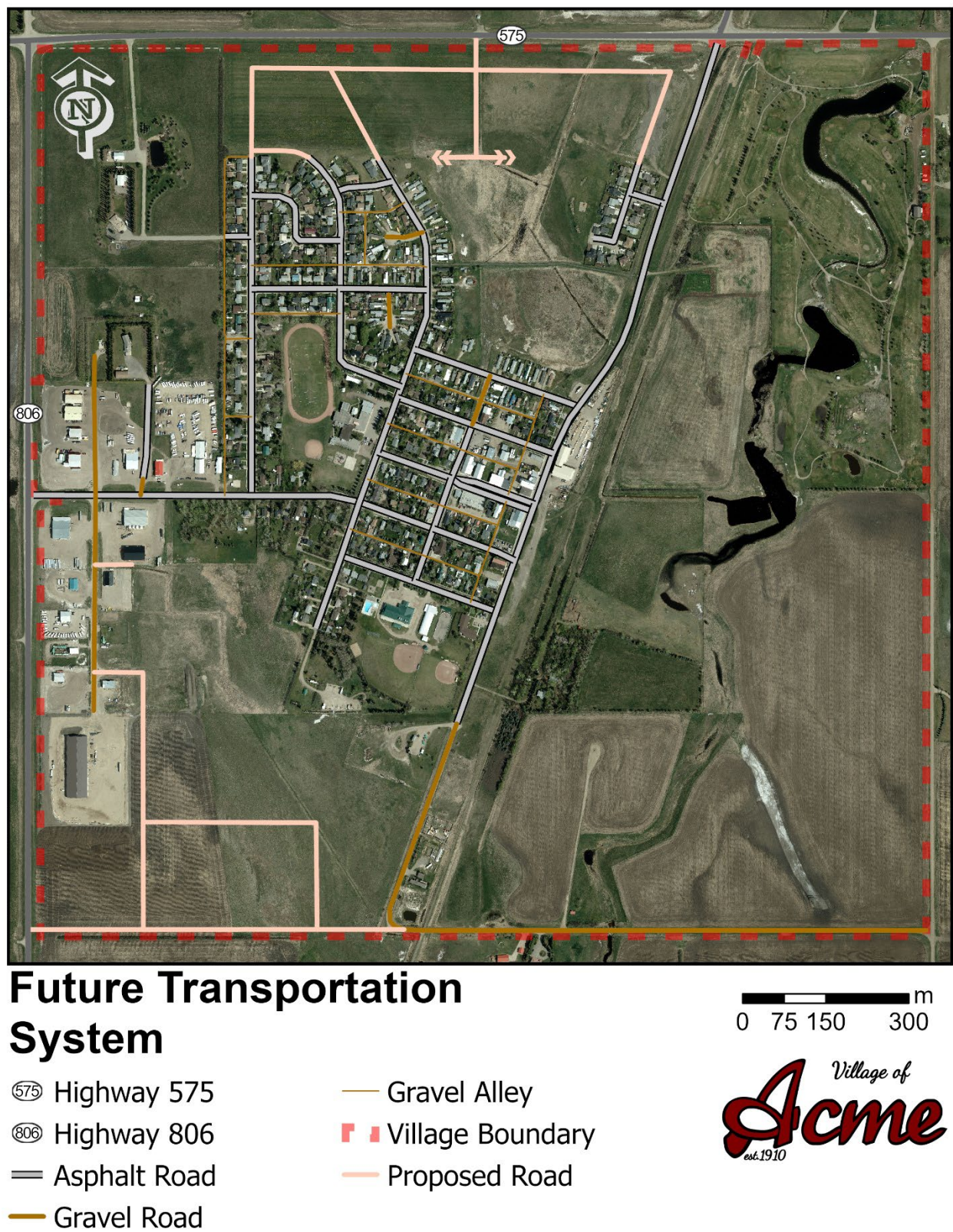
Objectives

- To develop an efficient, economical, and safe transportation system.
- To ensure a safe pedestrian circulation system and provide connectivity throughout the Village.
- To provide additional direct access to the downtown to attract visitors and travellers.

Policies

- 4.4.1 A hierarchy of roads should be developed and should establish a method to logically differentiate between collector roads that provide for general circulation and local roads that facilitate access to local areas.
- 4.4.2 New roads in Acme will be designed to Village standards. Variances to these standards may be approved at the discretion of the approving authority where innovative solutions address local site conditions.
- 4.4.3 Subdivision and development proposals shall be designed to provide safe and efficient access for emergency vehicles.
- 4.4.4 The transportation system should be designed for safe and accessible pedestrian circulation, including sidewalks, intersection crossings, and pathways that provide logical connections between the downtown, residential neighbourhoods, commercial nodes, schools, parks, recreational facilities, and other key Village amenities.
- 4.4.5 Two new accesses into the Village are proposed for approval by Alberta Transportation and Economic Corridors at the Area Structure Plan, Conceptual Scheme, or subdivision stage. The approximate location is shown on Figure 9 – Future Transportation System.

Figure 9 – Future Transportation System



4.5 UTILITIES

Currently, the Village of Acme has sufficient water allocation from the Aqua 7 Regional Water Services Commission to accommodate some future growth. In the long-term, the Village of Acme may work with Aqua 7 to increase their current allocation to accommodate larger developments.

The Village of Acme's gravity wastewater system runs to a forced main lift station which pumps the wastewater to a lagoon. The current capacity of the lagoon system can accommodate wastewater from roughly 1200 residents. There is capacity in this system for some community growth. In the long-term, if larger developments are proposed, the Village may need to explore options to increase the capacity of the wastewater system.

Stormwater in future growth areas will be required to be managed in accordance with Provincial guidelines. The existing stormwater system will also require some upgrades to accommodate future growth. The preparation of a Stormwater Utility Master Plan will enable the Village to best manage stormwater in existing and future growth areas.

Objectives

- To provide municipal utility services in an efficient, economic, and coordinated manner that supports future growth.
- To promote efficient patterns of development and effective infrastructure management.
- To ensure costs of new or upgraded utility infrastructure that supports growth are fairly and equitably distributed using appropriate financial tools.

Policies

- 4.5.1 The Village will continue to monitor the condition, capacity, and long-term performance of existing utilities in order to develop sustainable capital plans for rehabilitation, replacement, and expansion.
- 4.5.2 Proposed new or intensified developments will be phased in accordance with statutory plans and utility master plans, or other supporting engineering studies, to provide logical and orderly extensions of existing infrastructure.
- 4.5.3 Where an application for a land use amendment, subdivision, or development is not contemplated within an Area Structure Plan or Conceptual Scheme, the approving authority, at its discretion, may require the proponent to undertake further study of the Village's infrastructure capacity.
- 4.5.4 New utility infrastructure in Acme will be designed to Village standards. Variances to these standards may be approved at the discretion of the approving authority where innovative solutions address local site conditions.
- 4.5.5 Developers shall be responsible for the construction, installation, and oversizing of infrastructure and utility systems which service a future growth area to the Village's standards.
- 4.5.6 The Village may collect a utility oversize charge as specified in a Development Agreement to pay for the cost of infrastructure built with excess capacity to accommodate the subdivision or development.
- 4.5.7 Notwithstanding 4.5.5, the Village may collect development charges as specified in a Development Agreement from a developer where the Village has constructed the infrastructure.
- 4.5.8 The Village may explore the use of a local improvement levy bylaw or an off-site levy bylaw to finance infrastructure needs such as replacement, upgrading, or new infrastructure.

- 4.5.9 The Village should prepare a Stormwater Utility Master Plan prior to growth occurring in the Growth Areas identified in **4.6 Growth Areas and Phasing**.
- 4.5.10 Communications towers under the jurisdiction of Industry, Science and Economic Development (ISED) will be considered by the Village in accordance with a Telecommunications Structure Policy. Council may issue a letter of concurrence or non-concurrence to ISED for the proposed structure.

4.6 GROWTH AREAS AND PHASING

Growth Areas are lands identified to accommodate potential growth. The boundary of Short-Term Growth Areas and Long-Term Growth Areas are conceptually shown in Figure 10 – Growth Areas, recognizing that more detailed boundaries and land uses will be determined through the preparation of Area Structure Plans or Conceptual Schemes, subdivision, and Land Use Bylaw amendment processes.

Growth phasing is a tool used to manage when and where growth or change should happen. The purpose of growth phasing is to allow for orderly growth at a pace and manner that can be integrated into the community's social and physical infrastructure, while considering the long-term fiscal implications. Growth phasing may be constrained by limited infrastructure capacity, which must be addressed to the Village's satisfaction prior to further development in future growth areas.

Objectives

- To encourage growth that promotes the identity and small-town character of Acme.
- To prioritize growth in areas that achieve the Village's goals for the provision of residential neighbourhoods and economic development.
- To plan for and manage growth at a level that can be integrated into and sustained by the Village's physical infrastructure.

Policies

- 4.6.1 Growth of the Acme population and the economy will be encouraged through:
- a) the publication or promotion of opportunities for commercial, industrial, and residential development;
 - b) providing support for existing businesses and promoting the establishment of new businesses;
 - c) the maintenance of good working relationships with municipal neighbours and external agencies;
 - d) the pursuit of quality development within the municipality; and
 - e) the adoption of a capital plan which supports the outcomes of this MDP.
- 4.6.2 Development that utilizes existing infrastructure facilities and services and minimizes financial impact on the Village will be encouraged.
- 4.6.3 Within existing built areas, infill and redevelopment will be considered as a means for accommodating growth. Factors that are important to consider are:
- a) that the new development respects the context of, or provides an appropriate transition from, existing development; and
 - b) that adequate utility services and infrastructure can support the development.

- 4.6.4 New development will be encouraged in and directed to the Short-Term Growth Areas as generally shown in Figure 10 – Growth Areas.
- 4.6.5 Growth Area 1A is the most logical area to extend residential neighbourhood development in Acme, with the potential for a commercial node located near the proposed highway access. Development shall proceed in accordance with an adopted Area Structure Plan or Conceptual Scheme.
- 4.6.6 Growth Area 1B is the most logical area to extend business industrial development in Acme, with the potential for a commercial node located near the proposed highway access. Development shall proceed in accordance with an adopted Area Structure Plan or Conceptual Scheme.
- 4.6.7 The Village, at its sole discretion, may acquire, service, and/or subdivide land to ensure an adequate supply of land for growth.
- 4.6.8 Land Use Bylaw amendments (e.g. rezoning) to accommodate new growth may be approved where the supply of land available for development is demonstrated as necessary within the next three to ten years. This provides the Village and Acme's residents with an opportunity to respond to current and changing circumstances.

Figure 10 – Growth Areas



Growth Areas

-  Short Term 1A
-  Short Term 1B
-  Long Term Growth Area

-  Village Boundary
-  Legal Parcels

0 75 150 300 m



5 RESIDENTIAL

An increased supply of housing in a variety of styles will be required to support the Village's goals for economic growth and attracting new businesses. The policies within this section focus on achieving good neighbourhood design and affordability that promote the small-town character of Acme.

Objectives

- To create and support safe residential neighbourhoods that build a sense of community for Village residents.
- To ensure that a variety of housing type preferences can be accommodated.

Policies

- 5.1.1 Although the predominant style of housing will be detached dwellings, the Village will encourage the provision of a variety of lot sizes, housing types, and densities in new and existing residential areas that can accommodate the needs of Acme's current and future residents.
- 5.1.2 The Village will support secondary and backyard suites as well as multi-unit dwelling types that are scaled to fit within the Village's new and existing residential areas.
- 5.1.3 The Village will enable factory-constructed dwellings, including those styles commonly known as "ready-to-move (RTM)" homes and "modular homes" to be located in all residential neighbourhoods where they are consistent in massing and design to dwellings that have been constructed on-site.
- 5.1.4 The Village may limit those styles of factory-constructed dwellings which are typically constructed as a single-level building with a narrow frontage and shallow pitch of roof (commonly known as "mobile homes") to specific land use districts or overlays in the Land Use Bylaw.
- 5.1.5 The Village should ensure development or redevelopment within existing residential areas is compatible with and complimentary to the surrounding neighbourhood, including consideration for:
 - a) building height and massing; and
 - b) lot layout and streetscape.
- 5.1.6 The Village will support and enable opportunities for home-based businesses in residential neighbourhoods provided they are secondary to the residential use and do not detract from the amenities of the surrounding residential neighbourhood.
- 5.1.7 Residential areas should be integrated with the pathway system that provides pedestrian connections to parks, recreation facilities, and other community amenities.
- 5.1.8 Neighbourhood serving uses such as care facilities, childcare centres, worship facilities, and other community support services are encouraged to be considered in appropriate locations.
- 5.1.9 Opportunities for additional residential acreage development may be accommodated.
- 5.1.10 The Village will limit the building height of residential dwellings in the Land Use Bylaw based on available firefighting resources and abilities.

6 DOWNTOWN AND COMMERCIAL NODES

Acme's Downtown is the hub of the community: where residents meet their daily needs and congregate to celebrate their history and culture. The Downtown can also be a destination for visitors and entrepreneurs and is important to boost the economic health and vibrancy of the community. However, to achieve this, there is a recognized need and a desire for new investment in and revitalization of Acme's Downtown. This includes strategies to make the Downtown more accessible for seniors, attracting new investment to redevelop older buildings, reducing business turn-over, and establishing an anchor business.

Downtown Transition areas are located adjacent to the Downtown and provide opportunities for uses that support the Downtown and provide a transition between the Downtown and residential neighbourhoods. The Downtown Transition areas provide an opportunity to add commercial space for offices and personal service businesses and a variety of housing styles and densities.

Acme has the potential to add Commercial Nodes along its secondary highways which would supply goods and services to travellers and the surrounding region. The Commercial Nodes could also be used as a strategy to draw travellers into Acme's Downtown.

Figure 11 – Commercial and Business Industrial Areas shows the location of Acme's Downtown, the Downtown Transition areas, and future potential Commercial Nodes.

Objectives

- To support the Downtown as a civic and cultural centre of the Village.
- To encourage business owners to collaborate to continually improve the image and presence of the Downtown within the community.
- To encourage a diversified range of commercial goods and services that meet the needs of residents and the surrounding region.

Policies

- 6.1.1 Acme's Downtown will be supported as the primary civic and cultural centre of the Village by employing the following strategies:
 - a) maintaining civic services in the Downtown,
 - b) promoting events and gatherings in the Downtown,
 - c) providing a pedestrian-friendly streetscape and buildings that are universally accessible,
 - d) attracting new investment into buildings that will increase office space in the Downtown;
 - e) attracting new businesses such as a quick service restaurant, franchised eatery, or café.
- 6.1.2 Buildings in the Downtown will be of quality design that contributes to the main-street-style streetscape.
- 6.1.3 Opportunities for accessory dwelling units and mixed-use buildings will be supported in the Downtown.
- 6.1.4 Downtown Transition areas may contain a variety of styles and densities of residential uses, including row housing and apartments.
- 6.1.5 Detached dwellings located along Main Street in the Downtown Transition area may be used for principal commercial uses, such as personal and professional service businesses, and may contain accessory dwelling units.
- 6.1.6 Commercial uses that provide goods and services for the travelling public will be directed towards the future Commercial Nodes.
- 6.1.7 The Village will support the development of future Commercial Nodes in locations that have direct access from the adjacent secondary highways.

7 BUSINESS INDUSTRIAL

The expansion and diversification of Acme's Business Industrial area is important to Acme's continued growth and success. Acme is located in a prime agricultural area and is well positioned for providing business opportunities in the agri-food industry, including processing, manufacturing, and distribution.

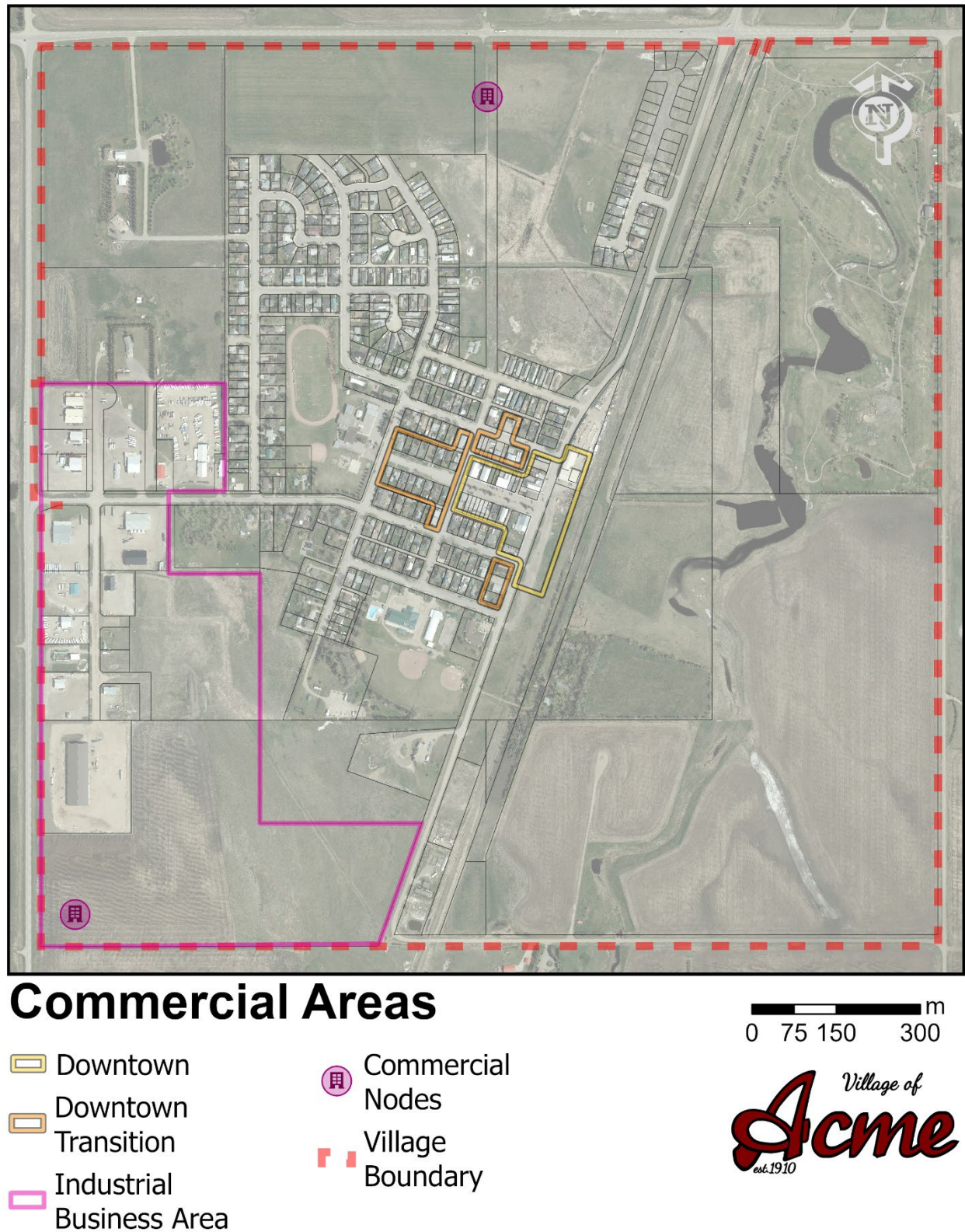
Objectives

- To promote a diversified business industrial mix which will support a variety of employment opportunities.
- To ensure adequate land is designated for future Business Industrial development.
- To minimize potential conflict between industrial and residential areas.

Policies

- 7.1.1 Acme's current and future Business Industrial areas are as generally shown on Figure 11 – Commercial and Business Industrial Areas.
- 7.1.2 Intensification and effective use of industrial lands will be encouraged.
- 7.1.3 Future Business Industrial subdivisions should provide a variety of lot sizes and levels of servicing to accommodate a wide range of industrial activity.
- 7.1.4 Business Industrial lands shall be protected from adjacent uses that could impact the continued operation of industrial uses. This may include strategies such as buffering with open spaces or a gradual transition from industrial to commercial to residential uses.
- 7.1.5 An efficient transportation system will be developed within the Business Industrial area and its connections to the adjacent secondary highway by:
 - a) providing direct routes to industrial areas;
 - b) providing adequate internal circulation routes; and
 - c) ensuring roads are designed and constructed to accommodate industrial traffic.

Figure 11 – Commercial and Business Industrial Areas



8 PARKS AND RECREATION

Parks, recreational facilities, and pathways are a foundational component of the Village. They provide key meeting places for residents and contribute to a healthy environment and the overall attractiveness of a community.

Figure 12 – Parks and Recreation shows the location of current and potential future parks, recreational facilities, and pathways.

Objectives

- To maintain and enhance existing community facilities, and to ensure the availability and accessibility of recreation facilities and open spaces for current and future residents.
- To extend Acme's pathway network into new development areas.
- To encourage the joint development of parks for more efficient utilization of land and facilities.

Policies

- 8.1.1 As new areas are planned and developed, links to the Village's pathway network should be provided. Figure 12 – Parks and Recreation shows the potential future trail connections.
- 8.1.2 The Village may require parks and lands for recreational facilities to be provided as Municipal Reserve (MR) in new areas to accommodate a broad range of activities and user groups, including playgrounds, informal gathering spaces, and trailheads.
- 8.1.3 A maximum of 10% of the area of a parcel of land to be subdivided shall be required to be dedicated MR. Where MR is deemed not required or not in alignment with the Village's MR priorities, it may be provided as cash-in-lieu.
- 8.1.4 The location and distribution of MR land will generally be determined at the Area Structure Plan, Conceptual Scheme, or subdivision stage. The MR priorities may vary on a site-specific basis, but the following will be considered:
 - a) local requirements for maintained parkland and playgrounds; and
 - b) lands that provide a buffer between residential and industrial uses.
- 8.1.5 The Village will not accept as part of a required MR dedication:
 - a) walkways or road islands that can be accommodated within a road right-of-way or utility lot;
 - b) remnants of land that do not serve a community purpose;
 - c) contaminated lands, well sites, or lands that cannot be effectively used for MR purposes.
- 8.1.6 In locations where MR dedications are not desirable, the Village may allow for the transfer of MR to more appropriate locations. This should be identified at the Area Structure Plan stage and registered via deferred reserve caveats.

Figure 12 – Parks and Recreation



Parks and Recreation

- | | | | | | |
|--|------------------|--|------------------------|--|--------------------------|
| | Ball Diamonds | | Golf Club | | Village Boundary |
| | Buttermilk Park | | Skating Rink | | Water Course |
| | Campground | | School | | Existing Recreation Area |
| | Playgrounds | | Swimming Pool | | Existing Park |
| | Community Center | | Sports Field | | Natural Area |
| | Curling Club | | Existing Walking Trail | | School Site |
| | | | Concept Walking Trail | | |

0 75 150 300 m



9 AGRICULTURE

Agriculture is an important part of the regional and local economy. Lands currently used for agricultural operations such as cropping and grazing within the Village boundaries are identified for future growth opportunities.

Objectives

- To minimize conflicts between agricultural operations and non-agricultural uses.
- To ensure growth of the Village is not restricted by agricultural operations.

Policies

- 9.1.1 The Village will allow limited agricultural operations on lands identified as Growth Areas until such time that lands are developed.
- 9.1.2 Confined feeding operations shall not be located within the Village of Acme. The Village of Acme does not support confined feeding operations within 1.6 kilometres from the Village of Acme and Kneehill County Intermunicipal Development Plan (IDP) boundary.

10 CIVIC ENGAGEMENT AND COOPERATION

Good governance in land use planning and decision-making processes includes public engagement, communication, education, and cooperation. These elements are all required to build strong and trusting relationships between the Village, residents, and neighbouring municipalities. It also ensures that residents have the capacity to effectively share perspectives, to participate in dialogue and to be actively involved in the planning and governance of the community in a constructive manner.

Objectives

- To make decisions in a transparent and accountable manner.
- To create opportunities for meaningful public engagement.
- To make decisions regarding land use, infrastructure, emergency services, recreation, and economic development that benefits the Village and the region.

Policies

- 10.1.1 When holding a public hearing, the Village will employ a process that facilitates and encourages public participation by reducing opportunities for conflict and creating an environment that is conducive to the sharing of opinions.
- 10.1.2 In order to better inform residents about issues, proposals, decision-making processes, and initiatives, the Village will use a variety of communication and engagement methods and strategies.
- 10.1.3 The Village will participate in the maintenance and implementation of the Village of Acme and Kneehill County Intermunicipal Development Plan (IDP) to facilitate long-term comprehensive planning within the IDP area.
- 10.1.4 Applications for subdivision and development within the Village and adjacent to the municipal boundary shall be circulated to Kneehill County for their comments and concerns in accordance with the IDP.
- 10.1.5 The Village will participate in the Intermunicipal Collaboration Framework (ICF) to ensure effective and efficient delivery of services to residents and the surrounding region.

11 IMPLEMENTATION

The implementation of these MDP policy statements into decision-making processes is the responsibility of not only Village Council and Administration, but also the residents of Acme through public engagement opportunities. Decisions with respect to municipal plans, policies, land use, subdivision, and development permits must conform with the policy statements in this MDP.

This MDP must be reviewed and monitored at regular intervals to ensure the plan remains relevant and reflects the vision and aspirations of the Acme community, as it guides municipal decision-making. It is essential that Council and Administration take into consideration the objectives and policy statements of this MDP when establishing a strategic vision, business plan, or capital plan.

Objectives

- To implement the long-term vision of the MDP in a coordinated and cost-effective manner.
- To build Council, Administration, residents, and developers understanding and commitment to the implementation of the MDP.
- To ensure the MDP remains effective and responsive for municipal land use decision making, policy, and capital planning purposes.

Policies

- 11.1.1 The policy statements in this MDP are implemented through detailed planning processes including the adoption and implementation of Area Structure Plans, Conceptual Schemes, the Land Use Bylaw, and other Council Policies.
- 11.1.2 The Village will, subject to planning decisions and financial capacity, initiate and oversee the implementation of policy statements within this plan. All planning processes, programs, and committees necessary for achieving the goals of this plan will be directed by Council.
- 11.1.3 Prior to making a decision on land use, subdivision, or development, the decision-making authority is to ensure that all relevant internal municipal departments, government agencies, and stakeholders are involved in the application review process.
- 11.1.4 The Village should review and clarify municipal processes to ensure that barriers to development are removed and that the processes and requirements are transparent and easy to follow.
- 11.1.5 The Village should work with developers and the community to explore creative opportunities to incentivize new development that promotes the vision and goals of this MDP.
- 11.1.6 This MDP should be reviewed at 5-year intervals to ensure the goals and policies remain current and effective. A comprehensive update of this plan should occur when deemed warranted by Council.
- 11.1.7 The Village Council or a member of the public may initiate an amendment to this MDP. Amendment of this MDP must follow the appropriate procedures as outlined in the MGA.
- 11.1.8 Where an amendment to this MDP is proposed by a member of the public, the Village shall require the submission of such information as is deemed necessary to consider the purpose and rationale of the amendment.