



VILLAGE OF ACME

Municipal Development Plan Bylaw No. 2018-03



Prepared by:
Village of Acme
and
Palliser Regional Municipal Services

2018

Table of Contents

1.0 Introduction

2.0 Context

- 2.1 History
- 2.2 Population Trends
- 2.3 Regional Context and the Physical Landscape
- 2.4 Land Base
- 2.5 Existing Infrastructure and Capacity

3.0 Growth and Development in the Future

- 3.1 Residential
 - (a) Objectives
 - (b) Policies
- 3.2 Commercial
 - (a) Objectives
 - (b) Policies
- 3.3 Industrial
 - (a) Objectives
 - (b) Policies
- 3.4 Parks/Recreation/Open Space
 - (a) Objectives
 - (b) Policies
- 3.5 Agriculture/Urban Reserve
 - (a) Objectives
 - (b) Policies
- 3.6 Environment
 - (a) Objectives
 - (b) Policies
- 3.7 Infrastructure and Utilities
 - (1) Water, Waste Water and Storm Water
 - (a) Objectives
 - (b) Policies
 - (2) Transportation
 - (a) Objectives
 - (b) Policies

4.0 Phasing of Development

- 4.1 Residential
- 4.2 Commercial and Industrial

5.0 Implementation

6.0 List of Figures	Page
Figure 1 Regional Context Map	5
Figure 2 Future Land Use Map	11
Figure 3 Parks/Recreation/Open Space	13
Figure 4 Water Distribution System	17
Figure 5 Waste Water System (Sanitary Sewer)	18
Figure 6 Storm Water System	19
Figure 7 Road Network	21



1.0 INTRODUCTION

The Municipal Development Plan (MDP) is a statutory document identifying the long term goals and policy objectives for the purpose of guiding the physical, social and cultural growth in the Village of Acme. It is a statement of intent for the future of the community and will serve as a document to guide Council, the public, developers, and others in making future land use decisions. Further, the Plan identifies desired goals against which all current subdivision and development proposals may be evaluated. It is the community's intent to evolve in a manner which is logical, environmentally responsible and economically feasible for the long term benefit of its residents and investors and most importantly, for future generations who will inherit the results of the decisions made today.

2.0 CONTEXT

2.1 History of the Community

Acme was incorporated as a Village on July 2, 1910. The name "Acme" means "the highest point" and was derived from its location at the most northerly stop of a branch railroad line.

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. The period after World War II saw an increase in farm activity boosted by rural electrification. The 1950's saw the first discovery of oil in the Acme area. Municipal sewer and water systems were also first installed in this decade.

2.2 Population Trends

The Village's close ties to farming are reflected in the uneven growth rate of the '60's, '70's, and '80's. The population of the community from 1990 to 2000 grew by 45% to 661. From 2000 to 2016, very minor population fluctuations occurred over the course of 16 years, with the population being relatively unchanged at 653. However, population is not the only indicator of growth in a community. New investments in commercial and industrial businesses or upgrades to existing residential structures are also indicators of economic stability.

2.3 Regional Context and the Physical Landscape

The Village of Acme is located in central Alberta (Figure 1), approximately 80 km northeast of Calgary. 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. The corporate limits encompass a complete section of land, through which an unnamed, ephemeral creek flows northward towards Kneehill Creek. The region contains prime agricultural land with a flat to rolling topography, which supports a wide variety of extensive grain operations and confined feeding operations as well as industrial/commercial projects north of the village.

Figure 1: Regional Context Map





View of the Acme Golf Course and Village Entrance from the North East

2.4 Land Base

The Village of Acme has a land base of approximately 233 hectares (575.7 acres). Currently, approximately 130 hectares, (321.2 acres) or 56% of the lands within the Village boundary are undeveloped.

Land Use District	District Code	Number of Parcels	Total Hectares	Percentage Based on Number of Parcels	Percentage Based on Hectares	Land Base	Number of Parcels	Total Hectares	Percentage Based on Number of Parcels	Percentage Based on Hectares
Commercial Business	C-B	38	2	4%	1%	Commercial	73	19	15%	3%
Highway Commercial	HWY-C	35	17	8%	7%					
Industrial	I	13	16	3%	7%	Industrial	13	16	3%	7%
Manufactured Home Park	MHP	12	1	3%	0.2%	Residential	355	48	78%	20%
Residential	R-1	138	12	30%	5%					
Residential	R-2	159	10	35%	4%					
Residential Acreage	R-A	6	22	1%	9%					
Heritage Estates Residential	R-H	40	3	9%	1%					
Park, Recreation, Open Space	P	8	17	2%	8%	Park, Recreation, Open Space	8	17	2%	8%
Urban Reserve	UR	9	114	2%	49%	Urban Reserve	9	114	2%	49%
		458	233	100%	100%		458	233	100%	100%

2018 Data

It should be noted that some of the 130 acres are already zoned, but are vacant or have yet to be developed. A portion of these lands may also be required in the future to accommodate storm water management facilities.



**Undeveloped Lands in the Village of Acme (2018)
Blue Highlights the Undeveloped Land Parcels**

2.5 Existing Infrastructure and Capacity

The municipal water and waste water systems have adequate capacity to service a population of approximately 1000 to 1100 people.

Storm water lines exist only in a small portion of the community and storm water management facilities have not been previously utilized to any great extent. As much of the land which is currently undeveloped is low lying with challenges associated with surface water removal, the introduction of storm water management (detention) facilities and storm water lines will be required to accommodate anticipated future growth and development.

The Village currently maintains a road network which is made up of paved, chip sealed and graveled roads. Heavy trucks travelling through the Village to access industrial developments on the west and southwest portions of the community are a significant challenge to maintenance and upkeep of the network.

3.0 GROWTH AND DEVELOPMENT IN THE FUTURE

While the Village of Acme may not have been growing in absolute population numbers over the past 20 years, it does not mean that there has not been development and substantial investments in the community during that time. Upgrades to existing buildings, whether residential, commercial or industrial, as well as investments in community infrastructure, have necessitated the need to review where and how growth will occur over the next 20 years (Figure 2).

3.1 Residential

The focus of the Municipal Development Plan is primarily on the development of new residential areas; however, it is sound planning for the future to advocate the infill of existing, vacant residential properties first, taking into consideration the costs associated with the extension of utilities. Whether considering new or infill development opportunities, it is imperative to ensure that all development supports the creation of safe, attractive neighborhoods which provide accessible housing to a wide range of individuals with a variety of needs.

a) Objectives

- i. To encourage the use of existing, vacant, serviced lots for residential development.
- ii. To encourage a diversity of housing types and densities within the Village.

(b) Policies

- i. To promote the development of vacant lots, Council will contact the owners of such properties, and local builders, to determine the level of interest in and potential timing for development of these lots.

- ii. Council may offer tax incentives to encourage development of vacant residential lots in the Village.
- iii. The development of new residential subdivisions should follow the curvilinear and cul-de-sac patterns established in the Village to maximize safety for the residents by decreasing through-traffic in local neighborhoods.

3.2 Commercial

The Village supports commercial development on undeveloped land in existing designated commercial areas in both the downtown and on larger parcels along the western boundary of the Village. Infill opportunities exist, as does the potential for expansion of commercial land uses along the former rail way right-of-way, adjacent to Pacific Avenue.

(a) Objectives

- i. To encourage appropriate commercial development to locate in the existing Village downtown core.
- ii. To encourage a diversified range of commercial activities and services.
- iii. To encourage the use of vacant commercial lots and buildings in the Village, prior to developing greenfield lands.
- iv. To encourage downtown and highway commercial development that will promote tourism, retail sales and employment in the Village.

(b) Policies

- i. To promote development of vacant commercial properties, Council will provide information that directs prospective commercial operations to relevant agencies that can provide further assistance.
- ii. Council may compile a registrar of commercial uses that the community considers needed in the Village, to identify current gaps in commercial services, and actively seek to fill the gaps through such actions as recruitments and promotions.
- iii. Council will ensure that future development will be contiguous with existing developed areas and shall have regard for the

adequacy of existing services and the feasibility of extending them.

3.3 Industrial

Industrial development will always play an important role in the economic well-being and financial viability of the Village of Acme. Increasing local employment opportunities, outside of agriculture related pursuits, will help to diversify and potentially stabilize the local economy. Land for industrial development is identified for the southwest portion of the Village in a location which provides distance separation and buffering from existing residential uses and schools that may be negatively impacted by this form of land use. The extension of services can be logically accommodated in this location and the proximity to the highway is beneficial although no direct access will be permitted.

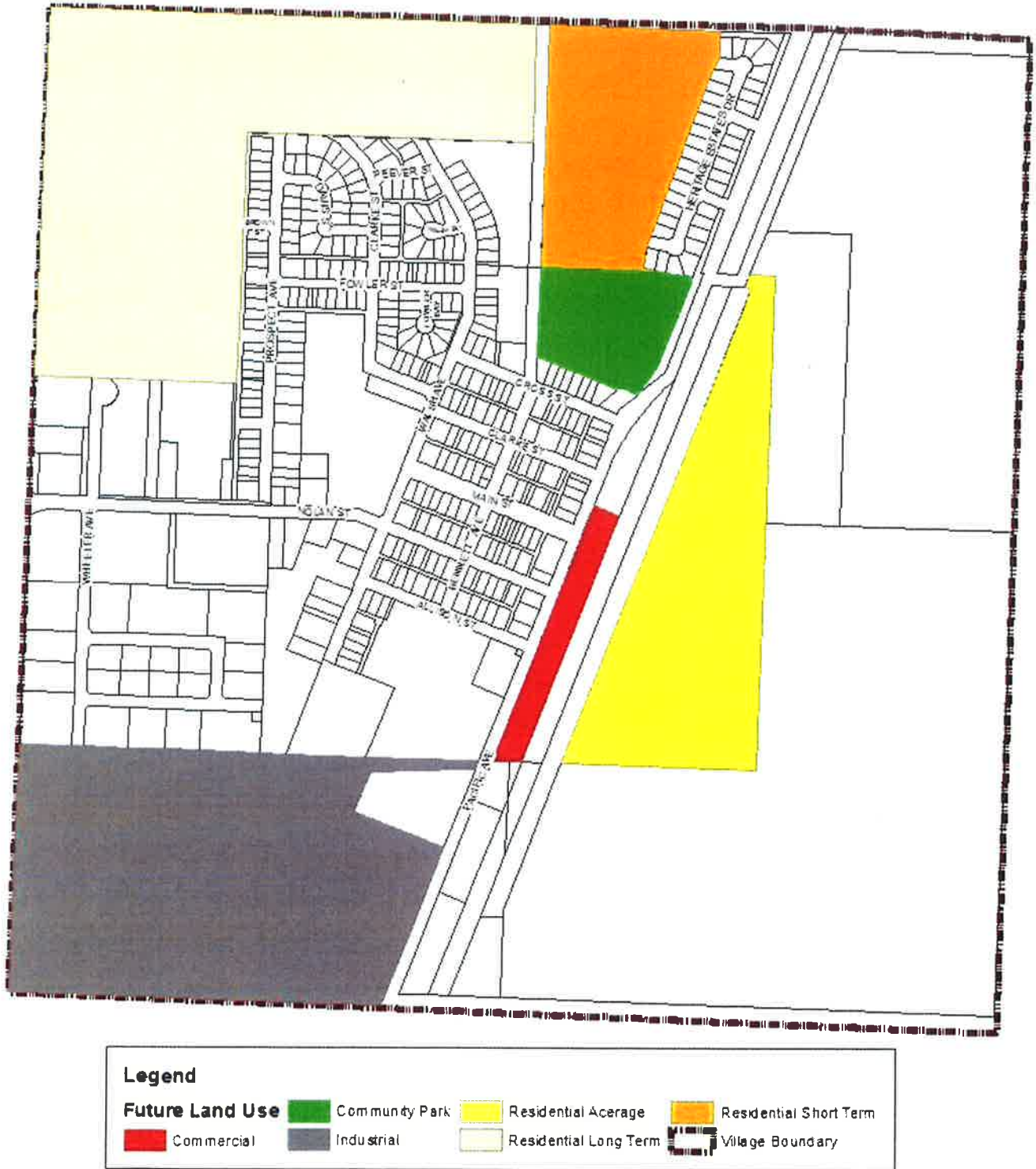
(a) Objectives

- i. To encourage a diversity of industrial activities in the Village of Acme.
- ii. To physically separate industrial land uses from incompatible land uses.

(b) Policies

- i. Council shall continue to promote the land in the southwest area of the Village for industrial purposes through social media and marketing campaigns with our regional partners and in office brochures.
- ii. Industrial development will occur in a logical manner, with utilities being extended from the boundary of existing development per the approved South West Area Structure Plan.
- iii. Council and/or the Development Authority shall consider the environmental impacts of any proposed industrial development or subdivision in the Village.

Figure 2: Future Land Use Map



3.4 Parks/Recreation/Open Space

Recreational space, whether in the form of open space or a manicured and maintained park, is a valuable amenity in the Village of Acme and can contribute to a higher quality of life for its residents. Access to cultural and recreational facilities is also important in the evolution of the community and can contribute to increased tourism opportunities (Figure 3).

(a) Objectives:

- i. To preserve and enhance the current natural areas and facilities in the Village of Acme.
- ii. To encourage recreational developments that will promote tourism.
- iii. To encourage service clubs in promoting the Village of Acme.
- iv. To encourage volunteer efforts in community facilities, events and programs.

(b) Policies:

- i. Council shall ensure that the Village's recreational facilities are promoted and advertised on a regional basis through social media, marketing with our regional partners, newsletters and the village of Acme website.
- ii. Low-lying areas, unsuitable for development due to cost, may be retained as low maintenance, natural park areas to increase the range of recreational opportunities within the community.
- iii. Council shall work in conjunction with service clubs, community groups, volunteer groups, and outside agencies, for the betterment of community facilities and special events.
- iv. Council shall recognize volunteer efforts through such things as annual volunteer awards and letters of appreciation.
- v. Council shall work with the Golden Hills School Division to determine the School Division's need for school reserves and, if necessary, to determine how these needs can best be met.



Figure 3: Parks/Recreation/Open Space



3.5 Agriculture/Urban Reserve

Lands that are currently being utilized for small scale, agricultural purposes are generally identified under the Land Use Bylaw as “Urban Reserve” land for the time being. It is noted that support for a limited range of agricultural pursuits will not prejudice the future conversion of the lands to a variety of more intensive, urban developments.

(a) Objectives:

- i. To support the agricultural community.
- ii. To minimize conflict with between agricultural operations and other uses.

(b) Policies:

- i. To support new agricultural ventures and continue to allow appropriately scaled agricultural operations to continue within the urban boundary.
- ii. To minimize conflict with between agricultural operations and other uses both within the Village boundaries and outside in the adjacent rural community, by continuing consultation with potentially affected land owners, municipal neighbours and Provincial authorities.

3.6 Environment

One of our most significant and enduring resources is the natural environment. The natural vegetation we see, the air we breathe and the water we drink are important basics in our everyday lives and we need to effectively limit or reduce our environmental impact within not only the community, but the region as well. Individual actions can make positive contributions to regional initiatives focussing on not harming, and in fact improving, the local environment and the ecological features which sustain our lifestyles.

(a) Objectives

- i. To encourage any development in the Village to minimize its impact on the air, water, and soil resources of the area.
- ii. To encourage recycling of waste materials in the Village of Acme, both by individuals and by service organizations.

(b) Policies

- i. Council shall seek to establish a permanent, garbage recycling project at the waste transfer site.
- ii. Council may develop and implement a tree planting and replacement program for the community.

3.7 Infrastructure and Utilities

The maintenance and operation of viable, affordable and sustainable community infrastructure is extremely important to residents. Road maintenance, for example, is one of the community's largest budgetary expenses. A strong system of community infrastructure is an important component for encouraging new investment in Acme

(1) Water, Waste Water and Storm Water

(a) Objectives

- i. To encourage extensions to the municipal water and waste water systems to proceed in an orderly, efficient and cost conscious manner.
- ii. To increase the number of developments utilizing the municipal storm water system.
- iii. To encourage the use of water conservation practices in the Village of Acme.
- iv. To maintain an up-to-date asset management program.

(b) Policies

- i. Water and wastewater systems will need to be upgraded to accommodate full build-out of the community and will be completed in contiguous extensions when financially viable.
- ii. Water and waste water systems shall be regularly monitored and maintained.
- iii. Council may develop an overall storm water management plan for the community.
- iv. All new developments shall be connected to a storm water drainage system, or utilize an approved alternative method of dealing with storm water.
- v. Council shall encourage water conservation practices by replacing water meters with remote readers on all properties connected to the water supply.

- vi. Whenever feasible, utility upgrades will be undertaken at the time of system repairs.
- vii. Where opportunities exist for regional cooperation with other municipalities and service providers, the Council will endeavour to achieve economically sensible solutions.



Figure 4: Water Distribution System

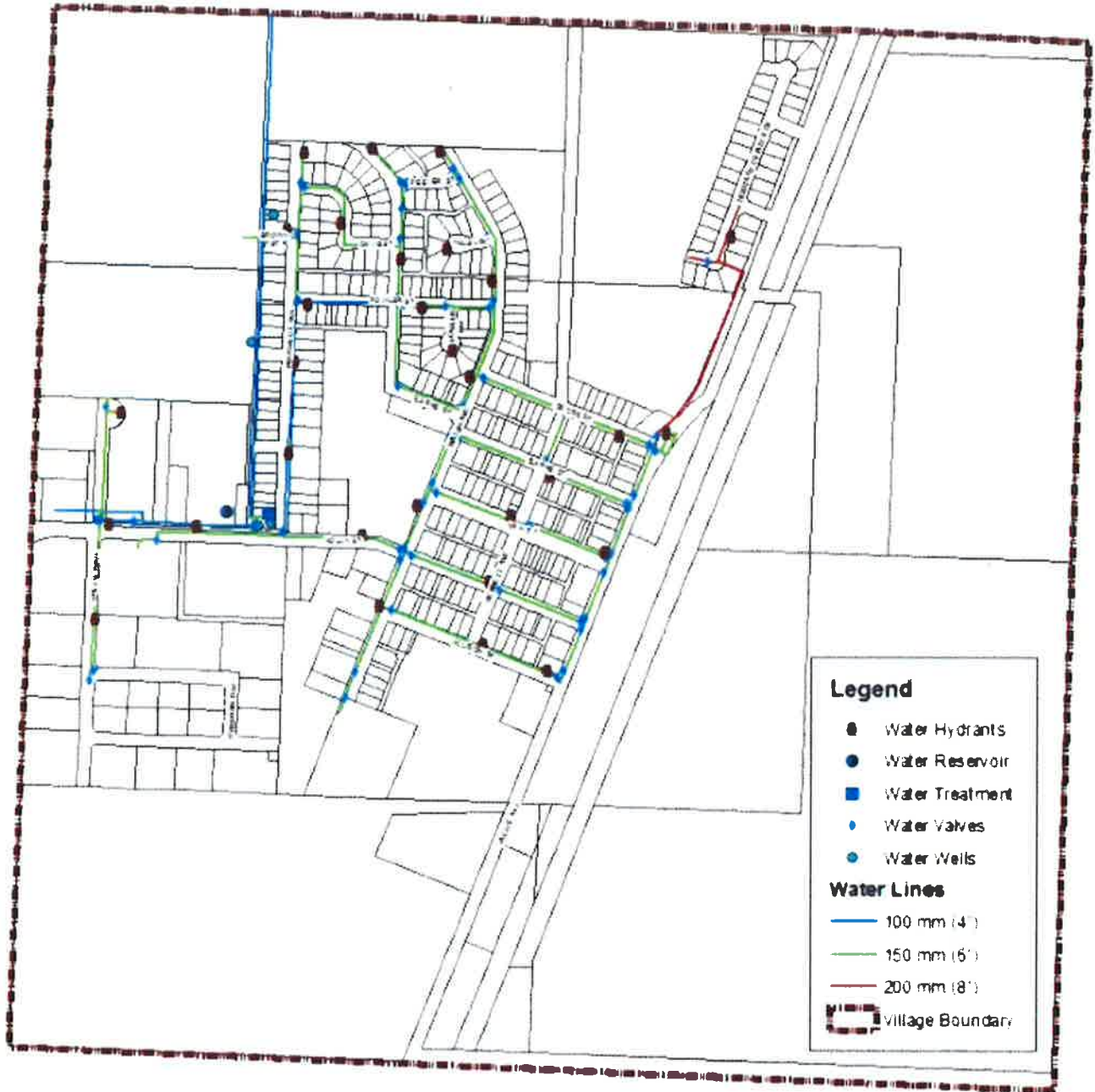




Figure 5: Waste Water System (Sanitary Sewer)





Figure 6: Storm Water System



Transportation

(a) Objectives

- i. To maintain a safe and efficient transportation system.
- ii. To ensure the Village maintains all-weather, passable roads.
- iii. To encourage the use of appropriately located truck routes within the Village.

(b) Policies

- i. Council shall develop financial reserves to finance future road and sidewalk improvements.
- ii. Council shall continue to erect signage indicating designated truck routes and monitor their effectiveness.
- iii. Council may develop and implement a maintenance, dust control, and/or paving program.
- iv. Based on demonstrated demand and feasibility, the Village may install sidewalks along existing roads.
- v. Council shall encourage developers to design residential streets which follow curvilinear and cul-de-sac patterns, in order to improve safety issues and decrease through traffic.



Figure 7: Road Network



4.0 PHASING OF DEVELOPMENT

4.1 Residential Growth

The sequence of residential development in the future is based mainly upon the cost and ease by which utilities can be extended and the existing capacity of the infrastructure within the community. Development of existing, vacant Heritage Estates lots and the ability to extend services to the adjacent lands owned by the Village, west of Heritage Estates, will meet the growth needs of the community in the near to midterm horizons. Water and wastewater utility servicing and roads can be logically extended into this area. An Area Structure Plan will be required to determine the lot layouts, utility line sizes/locations and road linkages. Full buildout of Heritage Estates will accommodate 80 people and the remainder of the Village-owned parcel adjacent to Heritage Estates could accommodate 36 people. Thus, the completion of this stage could increase the Village's population by 116.

The longer term residential development envisioned by the Plan identifies the northwest portion of the community for long term development which may include a wide variety of housing forms and densities. The completion of this phase of development could provide for an additional population of 730, as a low estimate. In order to proceed with development in this portion of the community, the water reservoir and the sewage lagoon must both be upgraded.

4.2 Commercial and Industrial Growth

The current inventory of existing vacant commercial lands does not indicate that there is a great deal of serviced land ready for the market in the vicinity of the downtown. It is expected that for further central commercial growth to occur, the existing, former "railway" lands adjacent to the built up area of the downtown will need to be re-designated (rezoned) and appropriate servicing extended to accommodate future development. There are existing, vacant commercial lots on the western portion of the community. While water and wastewater services are available or easily extended, there are some topographical challenges which will need to be addressed relative to storm water issues.

The inventory of lands available for industrial development is adequate to meet the needs of the community over the life span of this plan. The goal of development in the south west will be to address storm water management in a comprehensive manner prior to incremental development occurring.

6.0 IMPLEMENTATION

The success of a Municipal Development Plan depends on the commitment of Council, residents and the development community to implement the vision contained within the document over the long term. As this is a high level document, more detailed studies will be required in support of development proposals in order for Council to determine if the objectives of this document are being met in the most logical and economical manner.

(a) Objectives

- i. Keep the Municipal Development Plan relevant and in line with the needs of the community. As the MDP is a statutory document, it must be consistent with the higher level plans above it, including the Province's Municipal Government Act, the Alberta Land Stewardship Act and any Intermunicipal Development Plan which is adopted with the adjacent municipality.
- ii. Ensure that adequate information is provided in order to render decisions on subdivision applications and development proposals.

(b) Policies

- i. The MDP shall be reviewed by Council every five (5) to ten (10) years to ensure that the Plan remains consistent with provincial legislation; the long term development goals of the community; and the economic factors influencing the Village and the region.
- ii. An Area Structure Plan shall be required for all new multi lot developments, including those where construction shall occur in phases.
- iii. All applications for subdivision and development, including redistricting, shall be consistent with the direction provided by this Municipal Development Plan and if required, the Land Use Bylaw shall be amended accordingly to follow the overall direction provided by this Plan.