



Appendix - C



Bylaw No. 575

Municipal Development Plan

Presenter Name: Chris Ulmer – Urban Systems
Department: Planning & Community Services
Date: September 26, 2023

Review and Update of the MDP

Role of the MDP

- Legislated requirement of the MGA
- Last update was 2007
- Context has changed
- Balance competing interests
- Continuity across time

Review Process

- Part of multi-year process
- Review and update existing statutory plans
- Internal engagement with Staff and Council
- External engagement with community to identify key directions

SUMMARY

PURPOSE OF THE PLAN

- Reflects updates to the MGA
- Updates relative to changing context
- Key objectives focused on :
 - Continuity
 - Balance
 - Protection
 - Guidance

AUTHORITY OF THE PLAN

- Meet legislative requirements of the MGA
- Hierarchy of planning documents

Section 1 – Introduction

1.1, 1.2, & 1.3 - Purpose and Authority

Lays out the general nature of the plan and the rationale for the update and adoption.

SUMMARY

CONTEXTUAL DRIVERS

- Population growth has slowed
- Population is aging
- Assessment base remains stable
- External drivers in energy and agriculture have local impacts
- Economic changes impact local labour force
- Contextual changes impact the development activity

1.4 - Community Context

General overview of the context of the community and how it has changed.

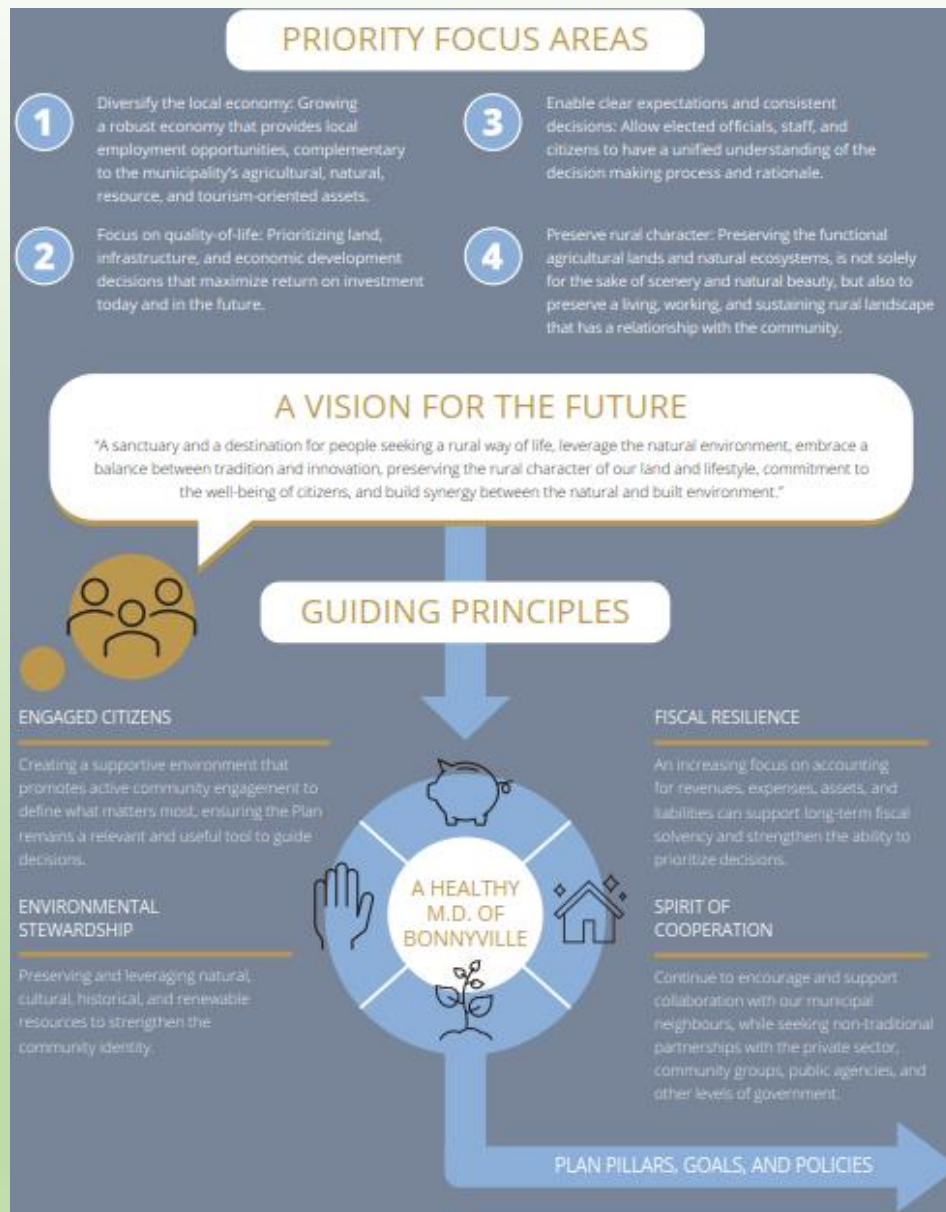
SUMMARY

PRIORITY THEMES

- Agriculture and rural character
- Natural areas
- Economic diversification
- Balanced approach to growth and preservation

1.5 - Community Engagement

General overview of key themes and local priorities, identified and confirmed by M.D. residents.



Section 2 – Community Guide

2.1 - Direction of the Plan

Builds from the community priorities from the 2007 MDP and establishes a foundation to help guide other sections of the plan.

SUMMARY

PRIORITY FOCUS AREAS

- Diversifying the local economy
- Focus on quality of life
- Clear expectations and consistent decisions
- Preserve rural character

2.2 - Priority Focus Areas

Key priorities that balance short-term context with long-term vision.

SUMMARY

GUIDING PRINCIPLES

- Engaged citizens
- Fiscal resilience
- Environmental stewardship
- Spirit of cooperation

2.3 - Guiding Principles

- Establish principles of decision making.
- Recognize the flexible nature of the MDP, while rooting decisions in principles that reflect future aspirations.

SUMMARY

Strategic Directions

- Coordinate with partners to promote a healthy economic environment
- Collaborate to review barriers and opportunities
- Review the role of tourism as part of regional economy
- Support efforts that strengthen economic diversity and business retention and expansion
- Minimize impacts of commercial and industrial siting on adjacent land uses

Section 3 – Policy Pillars

3.1 - Economy and Workforce

Support a thriving and innovative economy through business attraction, retention, and expansion that sustains a balanced tax base.



SUMMARY

Strategic Directions

- Promote agriculture as a key feature of the M.D. and local economy
- Limit the conversion of areas with viable agricultural operations for development
- Expand awareness of local agricultural opportunities and ag-related businesses

3.2 - Agriculture and Rural Character

Protect agricultural lands and preserve the rural character.



SUMMARY

Strategic Directions

- Provide recreational opportunities and access to open spaces
- Encourage multiple use of open spaces and corridors
- Plan for parks and recreation facilities and spaces that are responsive to evolving needs

3.3 - Parks, Recreation, and Open Space

Provide a diverse, functional, and accessible system of parks, open spaces, and recreational facilities.



SUMMARY

Strategic Directions

- Preserve the functions and values of critical environmental areas
- Collaborate to protect water resources
- Demonstrate environmental leadership through responsible use of the natural landscape

3.4 - Environment

Protect the ecological integrity of the municipality and preserve natural and environmentally sensitive areas.



SUMMARY

Strategic Directions

- Coordinate, safe, reliable, and cost-effective transportation system
- Coordinate safe, reliable, and cost-effective system of municipal services
- Consider the long-term fiscal impact of infrastructure and services with new growth and development

3.5 - Transportation and Servicing

Provide transportation and servicing networks that are compatible and complementary to the scale of the proposed development.



SUMMARY

Strategic Directions

- Maintain mutually beneficial relationships
- Foster strong community leadership through a commitment to communication and engagement

3.6 - Collaboration and Partnerships

Increase the capacity of the M.D. through developing and nurturing mutually beneficial partnerships.



SUMMARY

Strategic Directions

- Minimize impact on natural areas and maximize existing services
- Strengthen viability of existing hamlets
- Accommodate variety of housing options in coordination with market demand
- Strengthen resilience of the local economy

Section 4 – Land Use and Growth Management

Growth and development that provide opportunities for diverse residential and employment opportunities and accommodate people looking to sustainably enjoy a rural lifestyle.

SUMMARY

ADMINISTERING THE PLAN

- Sequencing of development is based on private sector initiatives
- Anticipated growth can be contained within existing areas
- Proposals for new development require detailed planning

AMENDING THE PLAN

- Follow MGA and public engagement prior to any amendment
- Reviewed and updated as needed (at minimum 5-year intervals)
- Can be requested by municipal landowners

Section 5 – Implementation

Administration and Amendment

General direction on how the plan will be administered, reviewed, and amended periodically.