



VILLAGE OF STANDARD

Municipal Development Plan

Adopted- June 08, 2022

Bylaw 2022-03



VILLAGE OF STANDARD
BYLAW NO. 2022-03

BEING A BYLAW OF THE VILLAGE OF STANDARD, 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 STANDARD must, by Bylaw passed in accordance with Section 692 of the Municipal Government Act, adopt a plan to be known as:

"THE VILLAGE OF STANDARD MUNICIPAL DEVELOPMENT PLAN"

AND WHEREAS, a Public Hearing was held on April 13, 2022 as required by Section 230 of the Municipal Government Act.

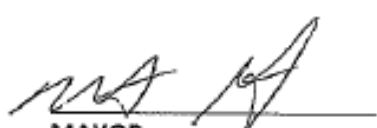
NOW THEREFORE, the Council of the Village of Standard in the province of Alberta, duly assembled, enacts as follows:

1. This Bylaw may be cited as "The Village of Standard Municipal Development Plan"
2. Bylaw No. 3-2012 being "The Municipal Development Plan" currently in effect is hereby repealed including all amendments thereto and replaced by Bylaw No. 2022-03
3. Council adopts as the Municipal Development Plan for those lands contained within its civic boundaries, "The Village of Standard Municipal Development Plan."
4. This Bylaw takes effect on the date of the third and final reading.

READ A FIRST TIME THIS 9th DAY OF February, 2022

READ A SECOND TIME THIS 8th DAY OF June, 2022

READ A THIRD AND FINAL TIME THIS 8th DAY OF June, 2022


MAYOR


C.A.O

Acknowledgements

- The Village of Standard
- Palliser Regional Municipal Services

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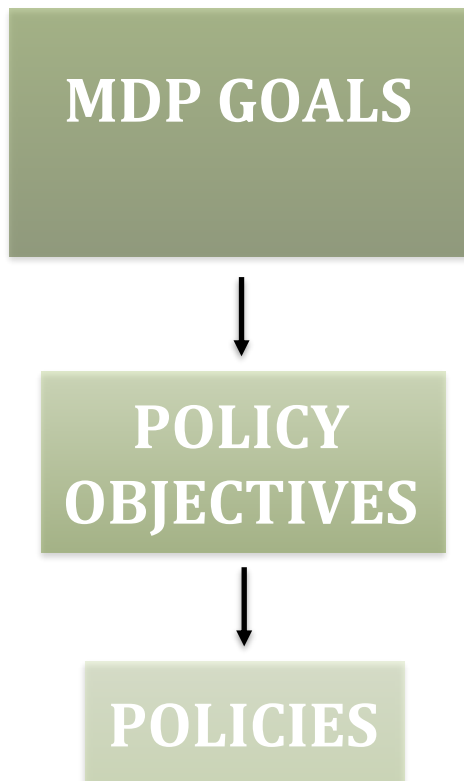


PURPOSE OF THE PLAN

The purpose of the Municipal Development Plan is to establish a statutory statement of goals and objectives for development in the Village of Standard and to outline strategies 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 plan provides an opportunity for developing a comprehensive and transparent decision-making framework for Council, the public, developers, and others making future-oriented decisions.

The Plan is based upon an analysis of the environmental, social, aesthetic, and management characteristics of the Village of Standard. It will need to be monitored and reviewed on an ongoing basis, and amended when necessary, to respond effectively to changing trends, activities and needs.

The plan touches upon areas that go beyond mere physical planning with the aim to give direction for overall community development including physical, social, cultural, economic and environmental aspects.



1.0 STATUOTY REQUIREMENTS

1.1 MUNICIPAL GOVERNMENT ACT (MGA)

A Municipal Development Plan is a statutory document. It must be adopted by a bylaw of Council with a public hearing between the first and second readings. Generally, a Municipal Development Plan outlines the policies and direction for future land and building use and development in the entire municipality. The Municipal Development Plan (MDP) was previously called a General Municipal Plan (GMP). Section 632(1) of the Municipal Government Act (R.S.A., 2000, Ch M-26) provides every council of a municipality must by bylaw adopt a Municipal Development Plan (MDP). Further, every MDP:

Must Address:

- I. the future land use within the municipality,
- II. the manner of and the proposals for future development in the municipality,
- III. the co-ordination of land use, future growth patterns and other infrastructure with adjacent municipalities if there is no intermunicipal development plan with respect to those matters in those municipalities,
- IV. the provision of the required transportation systems either generally or specifically within the municipality and in relation to adjacent municipalities, and
- V. the provision of municipal services and facilities either generally or specifically,
- VI. contain policies compatible with the subdivision and development regulations to provide guidance on the type and location of land uses adjacent to sour gas facilities,
- VII. policies respecting the provision of municipal, school or municipal and school reserves, including but not limited to the need for, amount of and allocation of those reserves and the identification of school requirements in consultation with affected school boards,
- VIII. policies respecting the protection of agricultural operations.



May Address:

- I. proposals for the financing and programming of municipal infrastructure,
- II. the co-ordination of municipal programs relating to the physical, social and economic development of the municipality,
- III. environmental matters within the municipality,
- IV. the financial resources of the municipality,
- V. the economic development of the municipality, and
- VI. any other matter relating to the physical, social or economic development of the municipality,
- VII. statements regarding the municipality's development constraints, including the results of any development studies and impact analysis, and goals, objectives, targets, planning policies and corporate strategies,
- VIII. policies respecting the provision of conservation reserve in accordance with section 664.2(1)(a) to (d).

Context



Legend

-  Standard
-  Municipal Boundaries
-  Wheatland County

1:800,000



Map 1: Context

2.0 COMMUNITY CONTEXT

The Village of Standard is located 12km northeast of the TransCanada Highway, 75km east of the City of Calgary. Served by fully paved all-weather roads, the Village serves as an agricultural and oil and gas service community in terms of supplying basic goods and services as well as school facilities.

During the past 10 years, the Village has maintained a stable population of 350 persons. Village growth is influenced by business development activity in the agricultural and oil and gas service sectors along with growth and development in the larger communities of Calgary and Strathmore. The Village maintains a central location for the agricultural and oil & gas service sector providing population, industrial stability and attracts new growth and development opportunities.

The Village has upgraded the water and sewer storage facilities to enhance the Village's position in attracting new residents and industrial development through the Wheatland Regional Corporation.

With land and services for long-term expansion and growth, Council wants to ensure that growth will occur in an orderly and economical manner. Council has reviewed the Municipal Plan Policies adopted in 2022, and has prepared this Municipal Development Plan to guide the growth and development of the Village into the ten or twenty years.

The Municipal Development Plan provides a general guide for the orderly growth and development of the Village. It is a statement of how the Village Council and the residents anticipate to see the community develop. Although firm in its goals and objectives, the Plan is not meant to be static nor inflexible and should be reviewed regularly and amended to reflect current economic conditions or development programs. While the Plan is a statement of local desires and concerns, it is also cognizant of the surrounding regions demand on the community. The Plan must also conform with the Municipal Government Act and other relevant regulations.

3.0 GOALS & OBJECTIVES

3.1 GOALS

1. To preserve Standard's community identity and rural living environment.
2. To encourage businesses and industries to locate in Standard that will provide balanced economic growth and meet the needs of the Village and the surrounding area which will provide a tax base adequate to maintain a level of service to residents and the surrounding community commensurate with funds available to do so.
3. To encourage good quality of life and safe development in residential, commercial, and industrial areas.
4. To provide parks and recreation facilities for use by all segments of the Village population.

3.2 OBJECTIVES

1. To promote orderly & efficient land use and growth; and to minimize capital costs, by designating short & long term development areas;
2. To match the rate of growth and provision of services with the villages financial resources;
3. To maintain a suitable physical separation of the residential and industrial areas in order to minimize conflicts between them and enhance the attractiveness of the Community; and
4. To promote the development of the industrial lands by actively encouraging industries of benefit to the Village and surrounding rural areas to locate in the industrial areas of the Village.

4.0 GENERAL POLICIES

4.1 POLICIES

4.1.1 To encourage balanced economic growth, Council shall:

- a) Require a high standard of development and subdivision relating to the appearance of the area;
- b) Identify areas for short term growth that will minimize servicing costs and extensions of existing services;
- c) Identify and prioritize medium and long term growth directions; and
- d) Promote opportunities for commercial, industrial and residential development.

4.1.2 Development should proceed within the confines of servicing capabilities, ensuring reserve capacity for the development of all types of land uses for the timeframe of this plan or longer.

4.1.3 In the review of development and subdivision applications, the relevant Approving Authorities shall ensure:

- a) A good standard of building design, landscaping, amenity areas and signage;
- b) The separation and screening of incompatible land uses; and
- c) Adequate setbacks from hazardous lands including the sewage lagoon and undermined areas as required by legislation require a high standard of development and subdivision relating to the appearance of the area;

5.0 RESIDENTIAL DEVELOPMENT

5.1 POLICIES

- 5.1.1 Single-family dwellings should remain the dominant housing type; however, the Plan provides sufficient flexibility to allow for the development of attached and semi-detached dwelling units.
- 5.1.2 The character and composition of existing single-family areas shall be maintained and improved where possible. They should be developed to their fullest extent by infill and redevelopment to maximize the capacity of existing utility systems.
- 5.1.3 Manufactured Home subdivision development is recognized and encouraged as an alternative and affordable housing option in specific areas of the Village as designated through the Land Use Bylaw. Lots should be provided which reflect the various unit sizes. The manufactured home subdivision area should be located in areas that form a logical extension to existing residential areas and amenity spaces.
- 5.1.4 The design of new residential areas should ensure continuity of sidewalks, paved roadways and open space areas.
- 5.1.5 Residential subdivision should provide back lanes wherever possible.
- 5.1.6 Future residential development shall be directed to the west of the existing built-up area of the Village as generally shown on the Future Growth Plan (Map 3). It is anticipated that 80 new residential lots will be available for future development as depicted on the Concept Plan.
- 5.1.7 Development of lands which are undermined may occur only upon the completion of extensive engineering geotechnical studies proving that the area is suitable for development.
- 5.1.8 New development should achieve a density of 13.6 dwelling units per gross developable hectare (5.5 dwelling units per gross acre).
- 5.1.9 Land may be protected for the development of a senior citizens housing complex to provide senior affordable housing options to the Village and surrounding rural area.

6.0 COMMERCIAL & INDUSTRIAL DEVELOPMENT

6.1 COMMERCIAL POLICIES

- 6.1.1 Council should encourage commercial development in the existing commercial core of the Village.
- 6.1.2 Commercial development should begin with the infilling of vacant lots and expand to include the redevelopment of existing structures and uses in the commercial area.
- 6.1.3 Residential development should be allowed in the Central Business District as an accessory use in support of the commercial use.
- 6.1.4 Businesses in the Central Business District shall be encouraged to provide sufficient on-site parking.

6.2 INDUSTRIAL POLICIES

- 6.2.1 Industrial development shall be directed to the industrial area on the south side of the Village as shown in the Future Growth Plan (Map 3).
- 6.2.2 In order to encourage the continued development and strengthening of the Central Business District, no commercial uses that would be more suitably located downtown should be permitted to develop in the industrial area other than those accessory to the principal industrial use of the site (ie. Office use).
- 6.2.3 The Village should encourage industries which:
 - a) Continue to serve the needs of both the Village and the surrounding rural market area by strengthening the agricultural service role of the community;
 - b) Broaden and diversify the economic base; and
 - c) Provide employment stability.
- 6.2.4 Industries which have potential land-use conflicts and may detract from the quality of life and environment in the Village such as Livestock operations should be carefully located and controlled.
- 6.2.5 Industrial uses which have a potential for high water usage or for contamination of the groundwater should require an engineering evaluation of water use or sewage treatment requirements before development permits are approved and issued.

Vacant Land



Legend

-  Village Boundary
-  Sewage Lagoon 300m Buffer
-  Vacant_Land
-  Legal Parcels

1:8,314.42



Map 2: Vacant Land

7.0 COMMUNITY & RECREATION FACILITIES

7.1 POLICIES

- 7.1.1 Development of major new recreational facilities should be directed to Village-owned land in the centre of the Village.
- 7.1.2 New residential areas shall provide sufficient amenity space to serve both the Village and the rural community needs.
- 7.1.3 Reserves in the industrial area may be located so as to provide buffers between non-compatible uses.
- 7.1.4 Council should support the continued development of Memory Lane - a pedestrian corridor of walkways and sidewalks linking major open spaces and recreation areas, providing for safe and convenient pedestrian and bicycle movement.
- 7.1.5 Buffer strips adjacent to or within the abandoned railway and major thoroughfares as well as between incompatible uses should be incorporated into the open space system.
- 7.1.6 Potential historic sites and archaeological resources should be identified and their significance investigated for possible designation prior to development permits or subdivisions being approved.
- 7.1.7 Identified archaeological and historic resources should be evaluated and preserved where a significant historical resource has been identified.

8.0 UTILITIES & TRANSPORTATION

8.1 UTILITY POLICIES

- 8.1.1 Utility system capacities should be periodically reviewed to ensure adequate capacities are available to accommodate development and maintain required fire flows.
- 8.1.2 Subdivision and development proposals should be reviewed in the context of existing and anticipated utility capacities. Proposals should ensure:
- a) Water distribution system meets projected domestic and fire flow requirements;
 - b) Sanitary sewer facilities are of an adequate size to meet peak flows and minimize maintenance and capital costs; and
 - c) Provision of the facilities recognizes anticipated growth and demand requirements of the entire Village.
- 8.1.3 Developers will be responsible for all costs associated with the installation and upgrading of utility infrastructure necessary to service their development.
- 8.1.4 Council should support current and future Regional Water development projects. The capacity of the existing water distribution pumps are capable to handle a population equivalent of 1500 people. A Regional Water development project may provide an opportunity for cost savings and infrastructure maintenance reductions if considered feasible in the future.

8.2 TRANSPORTATION POLICIES

- 8.2.1 The Village has established a conceptual long-range road pattern as shown in the Future Growth Plan (Map 3) which:
- a) Establishes a road hierarchy for major access routes;
 - b) Provides for alternate emergency vehicle access; and
 - c) Minimizes conflicts with through traffic.
- 8.2.2 Development cells shall incorporate an internal circulation system and shall be linked by major roads to other subdivision areas and the Central Business District.
- 8.2.3 An effort will be made to secure alternate/ additional access to the industrial lands.

9.0 AGRICULTURE

9.1 AGRICULTURE POLICIES

- 9.1.1 The Village should support new agricultural ventures and continue to allow appropriately scaled agricultural operations to continue within the urban boundary.
- 9.1.2 The Village should minimize conflict 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.

10.0 SOUR GAS FACILITIES

10.1 POLICIES

- 10.1.1 The Village shall ensure that all subdivision and development applications that are located within 1.5 kilometres of a sour gas facility are referred to the Alberta Energy Regulator (AER).
- 10.1.2 Pursuant to section 619 of the Municipal Government Act, a license, permit, approval or other authorization granted by the AER, Alberta Energy and Utilities Board (AEUB) or Alberta Utilities Commission (AUC) shall prevail over any bylaw or land use decision rendered by the municipality.
- 10.1.3 Residential subdivision and development shall not be approved if it would result in development within 100 metres of a gas or oil well unless the development would be within a lesser distance approved in writing by the AER, pursuant to section 11(1) of the Alberta Subdivision and Development Regulation.
- 10.1.4 Setback guidelines for sour gas facilities shall be in accordance with the standards established in Figure 1 below- Minimum Setback Distances provided by the AER or any subsequent standards should these existing guidelines be revised.

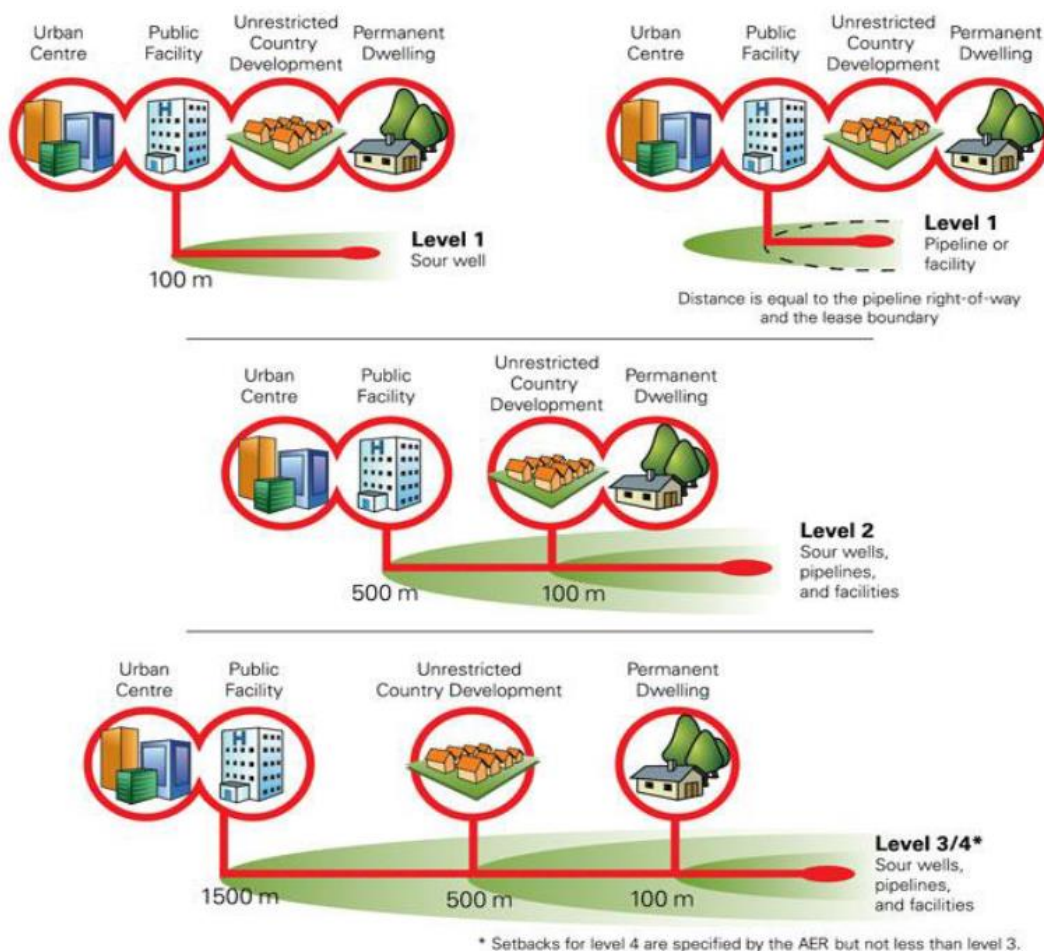


Figure 1: AER Setbacks

11.0 MUNICIPAL, ENVIRONMENTAL & SCHOOL RESERVE

11.1 POLICIES

- 11.1.1* Municipal and/or school reserve will be provided in accordance with section 666 of the Municipal Government Act.
- 11.1.2* Where the reserve requirement is to be satisfied as money in place of land, it shall be done so in accordance with the provisions of section 667 of the Municipal Government Act.
- 11.1.3* Municipal and/or school reserve will not be required to be provided subject to situations under section 663 of the Municipal Government Act..
- 11.1.4* In the opinion of the Municipal Planning Commission, environmental reserve may be provided at the time of subdivision, in accordance with section 664(3) of the Municipal Government Act, but environmental easements may also be considered.
- 11.1.5* Where the provision of land for municipal, school or environmental reserve has been required, such lands shall be designated on a final instrument and registered for those purposes at Land Titles Office in accordance with section 665 of the Municipal Government Act..
- 11.1.6* Where the municipality is of the opinion that certain lands may be resubdivided in the future, the Subdivision and Development Authority may require that municipal or school reserves be deferred by caveat pursuant to section 669 of the Municipal Government Act..
- 11.1.7* The Village of Standard will receive all municipal reserve funds paid and, should a school authority in the future require land for a school, an agreement for possible municipal assistance will be discussed at that time.

12.0 FUTURE GROWTH

12.1 GROWTH POLICIES

The following policies align with the Future Growth Plan (Map 3) seen below.

- 12.1.1* Area 1: These areas are undermined by abandoned coal mines and may be subject to sudden subsidence. No permanent development should be permitted without engineering studies confirming the safety of the area.
- 12.1.2* Area 2: Land should be reserved for expansion of the water reservoir as may be required.
- 12.1.3* Area 3: The abandoned sewage lagoon should be developed for outside storage or for other outdoor activities
- 12.1.4* Area 4: Major community facilities should be located on Village owned land accessible by all residents.
- 12.1.5* Area 5: Future road network to provide alternate access between the existing streets and future development cells.
- 12.1.6* Area 6: Future manufactured housing development that will allow for titled lots and lot sizes to accommodate a variety of manufactured housing units/ styles.
- 12.1.7* Area 7: A Village priority is to retain a school within the Village boundaries. Future land for school expansion needs is proposed.
- 12.1.8* Area 8: The Commercial core includes vacant lots that should be promoted for infill of commercial uses suitable for the Village service needs.

12.2 DEVELOPMENT STAGING

The following policies align with the Future Growth Plan (Map 3) seen below.

- 12.2.1* Area A: Short term Development – These areas are most easily serviced by existing services and are logical extensions of existing development. No major expenditures will be required to upgrade facilities to allow for development to occur..
- 12.2.2* Area B: Medium/ Long term Development – Costs to the Village may be incurred to provide main trunk services to the areas in order for development to occur. Development should be considered according to demand but will require relocation of the existing agricultural operation. Extension of existing R-1 may occur first
- 12.2.3* Area C: Long term Development – Will require extension of major trunk lines for servicing and upgrading of water and sewer storage facilities. Major expenditures will be necessary to upgrade all utility services and facilities.

Future Growth Plan



Legend

- Village Boundary
- Future Roadway
- Commercial
- Public Service
- Industrial
- Residential
- Undermining
- Legal Parcels

1:8,200



Map 3: Future Growth Plan

12.3 FUTURE STUDIES

In response to economic developments outside the Village, growth pressures in the medium to long term and the desires of the residents, the following issues are identified for possible consideration:

1. Storm water management study and installation of storm water facilities..
2. Infilling of the existing built up core of the Village to facilitate and encourage revitalization.
3. Promotion of opportunities for industrial and commercial development.
4. Updating of infrastructure requirements and studies for sustained long term growth and development of the Village.

13.0 IMPLEMENTATION

The Municipal Development Plan shall become a statutory document of the Village of Standard on the day it is adopted by Council. This plan shall not relieve a person from compliance with the Land Use Bylaw nor any other document established pursuant to the Municipal Government Act. It is intended to provide the framework that will guide and inform more detailed plans and policies. In particular, the Village of Standard Land Use Bylaw will be an important tool for implementing the policies of this Plan.

Although the MDP makes the best possible determination of future land use and development opportunities and trends it is important to realize that the plan is not a rigid statement but allows for a certain degree of flexibility to allow the Village Council to react to unforeseen circumstances. If a policy area becomes invalid over time the Council may amend this MDP as it considers necessary. Pursuant to Section 230 of the Municipal Government Act, the Council shall hold a public hearing prior to giving the proposed bylaw second reading. proposed bylaw second reading.

14.0 GLOSSARY

Commercial Development: means the development of an establishment involving an activity with goods, merchandise, or services for sale or involving a rental fee.

Community and Recreation Facilities: means a public building and grounds for community entertainment, relaxation, social activity and other leisure needs.

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.

Industrial Development: is the building and growing of industries within an economy. These industries include mass production, technological advances, and other services.

Land Use Bylaw (LUB): the Land Use Bylaw is a regulatory bylaw of the Village, required by the MGA, that implements the land use direction provided in the Municipal Development Plan. Every parcel of land in the Town has a land use district, which specifies which uses are permitted and discretionary and how buildings and land can be developed in the Town.

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

Mixed-use: different uses that are in close proximity to each other. This can be in the same building (e.g. residences above retail) or on the same site (e.g. offices adjacent to restaurants or other commercial activities).

Municipal Development Plan (MDP): a statutory plan adopted by a municipality by bylaw 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).

Open space: is an area of outdoor land or water that is publicly owned or allows public access, including municipal parks, civic spaces, provincial, or federal parkland, institutional campuses, and other public spaces. Elements of the public realm, such as main streets and promenades, can also provide open space functions.

Residential Development: means any development on private land that provides living accommodations for one or more persons. This category includes, but is not limited to single-family homes, multi-family homes, condominiums, and apartments.

Shall: a directive term that indicates the action is mandatory.

Should: a directive term that indicates a preferred outcome or course of action but one that is not mandatory.
Statutory Plan: An inter-municipal development plan, a municipal development plan, an area structure plan and an area redevelopment plan adopted by a municipality under Division 4 of the Municipal Government Act.

Transportation: the action of transporting someone or something or the process of being transported.

Universal access: the ability of an environment, amenity, or place to be accessed, understood, and used to the greatest extent possible by all people regardless of their age, size, ability, or disability.

Utilities: mean useful features, or something useful to the home such as electricity, gas, water, cable, and telephone.

Will: a directive term that indicates the action is mandatory.

