



# Clive Municipal Development Plan

Bylaw No. 539-20

Adopted May 25, 2020

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# 1 INTRODUCTION

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The *Municipal Government Act* requires all municipalities to prepare and adopt a municipal development plan (MDP). The *Act* states that a MDP must address such issues as future land use and development in the municipality, the provision of municipal services and facilities, and inter-municipal issues such as future growth areas and the co-ordination of transportation systems and infrastructure.

The overall purpose of the Village of Clive Municipal Development Plan (MDP) is to guide future growth and development to ensure that it is sustainable, orderly, appropriate, complementary, efficient, and that it enhances the quality of life for the citizens of Clive. The MDP is primarily a policy document that can be utilized as a framework for the physical development of the community within which both public and private sector decision making can occur. As a policy document it is, for the most part, general in nature and long range in its outlook. The MDP provides the means whereby Council can evaluate immediate situations or proposals in the context of a long range plan.

This Municipal Development Plan embodies the community goals and aspirations contained in the vision statement. Goal statements have been provided to guide future planning and development. These goal statements appear at the beginning of each policy section and provide a framework for the objectives and policies within each section. The goals of the Community are enabled through key objectives which in turn are supported through the MDP policies and guidelines.

It is also important to bear in mind that the MDP works best as a comprehensive whole and should be interpreted in a holistic manner. While the Plan is constructed by topic area it is important to view all of the policy directions in context with one another rather than as individual parts. In this way, several policy statements are intended to contribute towards moving Clive closer to the vision described in Section 3.



## 1.1 HIERARCHY OF PLANS

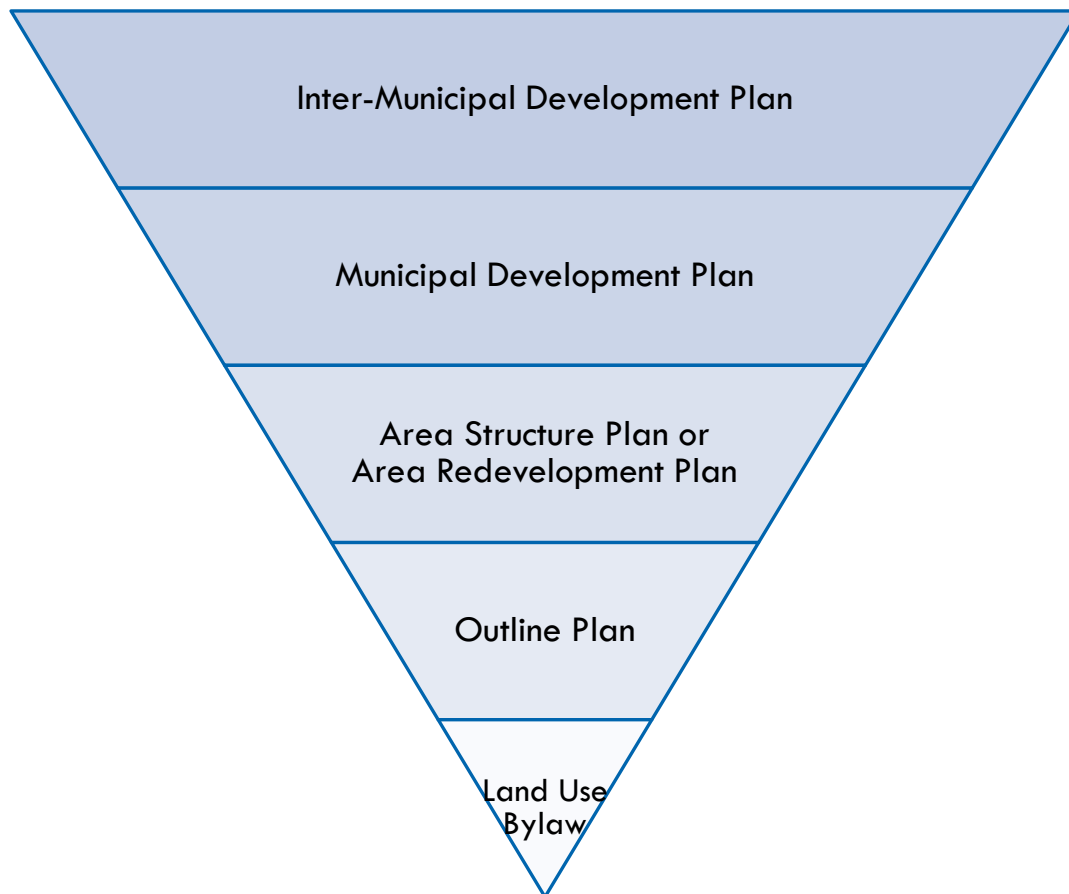
**The Village of Clive/Lacombe County Intermunicipal Development Plan (IDP)** is a statutory long range planning document for these two municipalities to determine future growth and land use in bordering areas.

**The Municipal Development Plan** is a statutory plan that pertains to the entire Community within its legal boundaries.

**Area Structure/Redevelopment Plans (ASP/ARP)** are other statutory plans which interpret the Municipal Development Plan at a neighbourhood level. An Outline Plan, (a non-regulatory plan) is generally prepared as the plan for the subdivision.

**The Land Use Bylaw** is a regulatory document which outlines specific rules and regulations for the development of land and buildings within the different land use districts of the Village.

**The Municipal Sustainability Plan** is the overarching plan for the Community and provides direction for the governance, economic, environmental, cultural and social sustainability of the Village.



## 1.2 HOW TO USE THIS PLAN

- ❖ Sections 1 and 2 of the MDP provide introductory and background information about the role of the plan, growth and development trends in Clive, regional context and significant features influencing the future development of the community. These parts are presented for information only and are not to be interpreted as policy statements.
- ❖ Section 3 of the MDP provides a vision of the type of community that Clive aims to be in the future. Section 4.0 provides an overview of the major elements in Map 2 and general direction of urban growth.
- ❖ Sections 5– 19 contain a mix of background and descriptive information, a goal, objectives and policies. Each section contains specific statements that are intended as policy to guide decision making on planning and development issues.
- ❖ Throughout the plan, the background and objectives sections are not to be interpreted as policy but as context with which to guide policy interpretation or the exercise of discretion.



## **2 COMMUNITY CONTEXT AND TRENDS**

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### **2.1 REGIONAL SETTING**

The Village of Clive is located approximately 45 kilometres northeast of the City of Red Deer and approximately 19 kilometres east of the City of Lacombe along Highway 12. The Village of Clive has two major access points, one from the south and one from the north, provided by one main road. From the south the Village is accessed from Highway 12 via the Clive North Access Road. This road continues north through the Village before turning east at the northern Village boundary, then back north at the northeast Village boundary and connecting to Township Road 41-2 (Milton Gadsby Road) which is a major east-west running transportation corridor for the region. Additionally, a CP Rail line bisects the Village into north-south halves.

### **2.2 FUTURE TRENDS AND OPPORTUNITIES**

Clive is advantageously located close to the Highway 12 corridor and various industrial businesses such as the Joffe and Prentiss Plants which provide excellent opportunities for future growth and economic development. Village boasts comfortable living within a rural setting with great views of the surrounding agriculture lands, a wide range of recreational activities and some business services, all of which contribute to an excellent quality of life for its residents. The share of future regional population growth and development attracted to Clive will be dependent on several factors including:

- ❖ people's preference for small town, rural setting living;
- ❖ the availability of affordable housing relative to other opportunities in the region;
- ❖ economic and employment opportunities in the region or within commuting distance;
- ❖ availability of recreation and leisure opportunities; and
- ❖ the level of services and amenities contributing to a high quality of life available in the community.

## 2.3 DEVELOPMENT INFLUENCES

Map 1: Significant Features identifies the significant features that influence the future growth pattern of the Village of Clive. These features represent constraints to urban development as well as opportunities for the creation of a sustainable Village.

The two former landfill sites, oil and gas wells and the Village's sewage lagoon and their respective development setback and restrictions all influence the direction of growth and the potential land uses in proximity to these features.

Oil and gas pipelines and utility right-of-ways running through the Village place constraints on the future layout of lots and roads while providing opportunity for linear parkways.

The existing drainage channel cutting through the Village from the south to the north east and the existence of hills at the south east and southwest portions of the Village also pose a physical constraint for development.

Existing land use patterns set the stage for development of adjacent lands. The distribution of existing community service, recreation and education facilities influences residential land use patterns. Similarly, the existing development of commercial and industrial properties presents opportunities and constraints for the future development of nearby properties.

For some locations, soil constraints in the form of organic materials, loosely placed fill, or presence of high water tables will pose challenges for some forms of urban development.

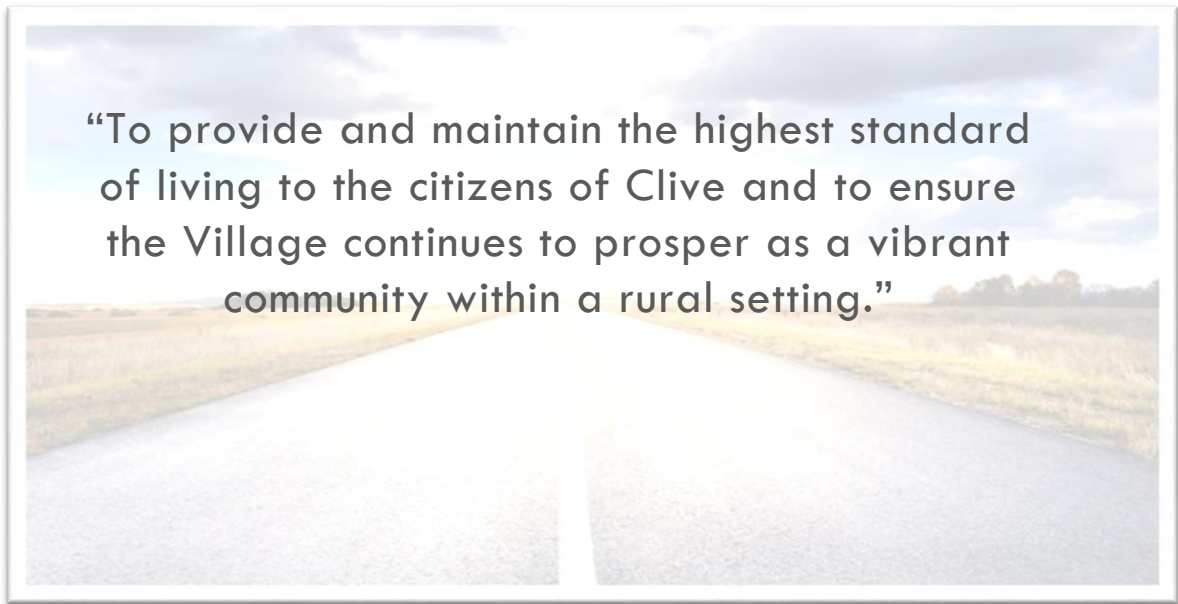
Existing municipal services and the ability to economically extend services to future growth areas is a significant influence on both the direction and timing of future development.

Surrounding lands uses and subdivisions within Lacombe County have a bearing on the future development of the Village. The land surrounding the Village is primarily agriculture and consists of clear open farmland with no confined feeding operations or other developments that could pose a challenge to future Village boundary expansion. This provides great opportunity for Village expansion of Commercial, Residential and Industrial land uses.



### 3 VISION STATEMENT

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#### Balance

The Clive community balances the best of a small rural community feeling with the advantages of healthy growth.

#### Beautiful Community

Access to attractive recreational and leisure spaces including trails, parks, sports and recreation facilities and preserving the Village's beautiful natural surroundings.

#### Community Services

Full range of community and recreation services which are accessible for all ages and abilities with emphasis on joint use/shared facilities for district citizens to come together to recreate and socialize.

#### Built Environment

A mixture of housing types, locally supported businesses and public infrastructure that is cost effective and meets the community's needs.

#### Sustainability

Sustainable planning principles and working more cooperatively with Lacombe County and other organizations.

## 4 FUTURE LAND USE CONCEPT

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The Map 2: Land Use Concept identifies the preferred long range growth and land use pattern as envisioned by the Village. This includes the type and location of different land uses, potential future growth areas outside the Village's boundaries, and the general location of major roads. The land use concept may be further defined through the preparation and adoption of statutory and non-statutory plans for smaller areas of the Village.

Further, The Land Use Bylaw shall be utilized to implement the MDP policies through the designation of land use districts and the application of development standards for each district. In this regard, the boundaries between the land uses shown on Map 2 are not to be rigidly interpreted and the specific boundaries shall be determined through the designation of the Land Use Bylaw districts. The land use designations and the objective for each are as follows:

**Residential** - reflects existing areas of residential development, land subdivided for residential development, and land intended for future residential growth;

**Commercial** - reflects future areas of commercial development;

**Industrial**- reflects future areas with industrial development potential;

**Public Recreation** - reflects existing community amenities, major institutional uses, recreational uses, parks and public works; and

**Urban Reserve** - applies to land that may not be responsibly or feasibly developed without substantial infrastructure expansion or the contiguous development of other lands. No additional development is permitted that may jeopardize future urban development.

The Map 2: Land Use Concept should not be viewed or interpreted in isolation from the goals, objectives and policies expressed in the text of the MDP. Map 2 illustrates general land use designations which have been determined by a number of factors including existing patterns of land use, projected land needs, engineering reports, resource areas, natural resource attributes and man-made features.

## 5 GENERAL DEVELOPMENT AND LOCATION

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### 5.1 OBJECTIVES

- To adhere to good land use and community development planning principles.
- To dialogue with adjacent landowners and the County to meet the demand for developable land.
- To promote orderly and responsible growth in Clive.
- To minimize the operational and maintenance cost of municipal services and infrastructure.
- To manage the cost of new growth and development through the use of long term and annual budgeting.

### 5.2 POLICIES

- 5.2.1. The general allocation of areas for major land uses shall be based on Map 2: Land Use Concept. The boundaries between each land use category shall not be rigidly interpreted. Where a more detailed plan in the form of an area structure plan, area redevelopment plan or outline plan is available the boundaries of specific land uses in these adopted plans shall prevail.
- 5.2.2. Subdivision and development of land adjacent the Clive North Access Road, Westling Road and the CPR Railway tracks shall be undertaken in a manner that mitigates the impact of vehicular traffic on adjacent uses. The Village may require a noise study or other type of study (e.g. visual impact study, vibration study) that may, in the opinion of the Approving Authority, be considered necessary to properly evaluate subdivision and

development proposals along the Clive North Access Road, Westling Road and the CPR railway tracks.

- 5.2.3. Subdivision and development within the area identified as development setback from the former landfill site shall only be permitted in accordance with the Subdivision and Development Regulation. The Village may request a waiver of this setback from Alberta Environment and Parks.
- 5.2.4. Subdivision and development within 100m of an oil or gas well or within 1500m of a sour gas facility shall only be permitted in accordance with the Subdivision and Development Regulation.
- 5.2.5. The Village shall encourage oil and gas facilities and pipelines to be located beyond the identified potential future expansion areas shown on Map 2: Land Use Concept. Where it is not possible to locate oil and gas infrastructure beyond the future expansion areas, the Village shall encourage the use of alignments and locations that are conducive to future urban development.
- 5.2.6. Where subdivision and development occurs on or near a steep or potentially unstable slope applicants may be required to submit slope stability assessments prepared and signed by a qualified professional engineer.
- 5.2.7. The Village may require the submission of environmental assessments where subdivision and development is proposed on a site that may be considered environmentally sensitive and/or the subject of environmental contamination.

## 6 GROWTH MANAGEMENT AND FINANCING OF URBAN GROWTH

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To guide and manage the rate, type and the direction of future growth and urban development in a manner that is compatible with the physical setting and character of Clive, which enhances the community and is within the financial capacity of the community.

### 6.1 OBJECTIVES

- To ensure urban development and expansion provides for future land use requirements of Clive
- To recognize the need to retain for as long as possible the agricultural use of lands
- To manage urban development in a responsible, orderly and cost-efficient manner providing the necessary degree of land use control and adherence to good planning principles
- To encourage development, operational and maintenance practices that contribute to attractive urban spaces
- To minimize the operational and maintenance cost of municipal services and infrastructure
- To ensure the availability of land for current and future development needs in a timely and efficient fashion

### 6.2 POLICIES

- 6.2.1. Prior to considering a change in a Land Use Bylaw designation on larger parcels of land, the Village may require submission of an area structure plan for larger tracts of land and where subdivision and development is proposed within 1.6 kilometres of Highway 12. The area structure plan shall be submitted to the satisfaction of the Village and shall include all

requirements specified within the *Municipal Government Act* including the following:

- a) the sequence of development proposed for the area;
- b) the land uses proposed for the area;
- c) the density of population proposed for the area;
- d) the general location of major transportation routes and public utilities;  
and
- e) any other matters Council considers necessary.

Any additional studies, testing and approvals that may be required to determine the suitability of the subject lands for development may also be required and shall be the responsibility of the developer.

- 6.2.2. In considering a proposal for a change in Land Use Bylaw designation, subdivision or development that allows for more intense subdivision or development than presently exists, the Village may require submission of an outline plan. In preparation of the outline plan the following matters should be considered where applicable:

- a) the type and scale of the proposed use or uses;
- b) the suitability of the site for the proposed use or uses;
- c) site design with respect to natural topography, treed areas, landscape features, wetlands and steep slopes;
- d) compatibility with surrounding existing and future land uses;
- e) proposed access, intersection treatments and impacts on the road system;
- f) availability of municipal utility services;
- g) provision of open space in terms of public access and use;
- h) adequacy of parcel sizes to support the intended use, design and appearance;
- i) consistency with provisions contained in applicable statutory plans and the Land Use Bylaw;
- j) proximity to oil and gas infrastructure, wastewater treatment facilities and solid waste handling facilities;
- k) the need for the development and the benefits the development would bring to the community; and
- l) any other matters deemed relevant by the Village.

- 6.2.3. Wherever possible, development shall be contiguous to existing built areas unless the Village deems servicing and road requirements are more efficient and can be economically provided in areas isolated from the existing built-up areas. This requirement for contiguous development shall be applied in a manner that maintains a competitive supply of developable land within the Village boundaries.

- 6.2.4. The Village shall identify growth needs and directions for Clive and plan for any necessary annexations to ensure the Village has access to an adequate supply of readily serviceable land for residential, commercial and

industrial land uses. This shall include maintaining a twenty (20) year supply of land within the Village's corporate boundaries.

- 6.2.5. Infill development and intensification within existing built areas shall be encouraged to take advantage of existing municipal utilities and roads.
- 6.2.6. The Village shall promote the development of a compact community and encourage development at efficient density levels to make maximum use of infrastructure, land supply, and public expenditures for maintenance and operating and reduce per unit development costs.
- 6.2.7. The Village shall manage growth and development in such a manner that, in Council's opinion, an inappropriate amount of the cost of servicing new lands and development will not be borne by existing ratepayers. In determining an appropriate amount of the cost to be borne by existing ratepayers, Council shall consider the degree of local benefit relative to the degree of general benefit to the community provided by the proposed services.
- 6.2.8. Developers shall be responsible for the construction and initial maintenance of municipal utilities, including required extensions and oversizing, unless otherwise specified in a development agreement with the Village.
- 6.2.9. Any public expenditure for improvements or municipal services proposed within this Plan to be funded by the Village shall be subject to the Village's annual operating and capital budgeting priorities and approvals process and shall be evaluated in relation to the overall needs of the community and village-wide spending priorities.
- 6.2.10. Clive's growth and development should be monitored by the Village in relation to:
  - a) the rate of population growth and new housing construction;
  - b) the supply of serviced and non-serviced land for residential, commercial and industrial uses;
  - c) the capacity of the water, sanitary sewer and storm water systems;
  - d) road access, safety and internal traffic patterns;
  - e) adequacy of open space system and community services; and
  - f) any other matter deemed appropriate by Council

## 7 SUSTAINABILITY

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### 7.1 OBJECTIVES

- To increase and recognize the greater community's investment in the Village
- To encourage consumer stewardship and evolving scales and intensities of development.
- To ensure that community amenities and facilities are economically sustainable.
- To encourage cost effective extensions of infrastructure and utility services within the Village's corporate limits.

### 7.2 POLICIES

- 7.2.1. The Village shall coordinate civic programs, policies and operations to promote sustainability which encourages the consideration of social, economic and environmental factors.
- 7.2.2. The Village of Clive will foster integrated decision-making on all issues to ensure that environmental, economic and social equity are addressed for current and future residents.
- 7.2.3. Development proposals will be considered based upon the following sustainability criteria:
  - a) social and cultural benefits;
  - b) economic development opportunities;
  - c) governance and community ownership;
  - d) cost effectiveness relative to the provision of services;
  - e) integration with natural surroundings and adjacent land uses; and
  - f) other criteria which support a sustainable community.



- 7.2.4. The Village will encourage development, operational and maintenance practices that contribute to the conservation and enhancement of the environment. The Village will encourage community organizations to promote community energy efficiency and alternatives in awareness of the community's carbon footprint.
- 7.2.5. The Village of Clive will advocate for provincial partnerships and technical assistance to deliver community services and programs for sustainable community development.
- 7.2.6. The Village shall encourage the planning, design and construction of energy efficient design features for sites, buildings and neighbourhoods.
- 7.2.7. Development and subdivision plans that offer design features such as alternative energy sources, water conservation, waste reduction, innovation in health or environmental responsibility shall be encouraged where they are consistent with Plan policies.
- 7.2.8. The Village may explore the feasibility for new civic buildings to be designed and built to meet at minimum LEED Silver standard or its equivalent. The Village may also explore green infrastructure options to provide 'natural' infrastructure.
- 7.2.9. This Plan requires that Land Use Bylaw provisions do not impede implementation of energy efficient technologies and green building practices which comply with the Alberta Building Code.

## 8 RESIDENTIAL DEVELOPMENT

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To facilitate a broad balanced range of housing opportunities supporting the needs and preferences of all household types and income levels within attractive residential areas.

### 8.1 OBJECTIVES

- To identify areas suitable for new residential development and ensure an adequate supply of land for residential purposes
- To ensure a high standard of residential development and neighbourhood design
- To promote a mix of housing types to meet a variety of lifestyles, life cycle demands and market preferences
- To ensure future residential development so that it does not have an adverse impact on the existing community
- To encourage home occupations in residential neighbourhoods

### 8.2 POLICIES

- 8.2.1. The Village shall direct residential development to the areas identified on Map 2: Land Use Concept.
- 8.2.2. The Village shall encourage the provision of a variety of housing forms in terms of lot size, dwelling type, appearance, and affordability.
- 8.2.3. In considering new statutory and non-statutory plans, subdivisions, and Land Use Bylaw designations the Village should ensure that the following mix of housing types is achieved across the community's overall residential area:
  - a) no less than 60 percent of the total potential dwelling units being single detached dwellings; and

- b) no more than 40 percent of the total potential dwelling units being semi-detached, apartment, fourplex, town housing and manufactured home units.

This mix is to be achieved on a broad, community-wide basis rather than on a site specific basis to allow for the creation of distinct residential neighbourhoods or sub-neighbourhoods.

- 8.2.4. The Village shall encourage the integration of differing forms of housing on a street-by-street basis using medium density housing forms such as semi-detached dwellings and town housing to transition from low density housing to multi-family housing wherever possible.

- 8.2.5. In locating sites for multi-family housing, the following criteria should be applied:

- a) close proximity to a major collector or arterial road;
- b) adjacent or nearby open space and path system;
- c) compatibility with existing housing and uses; and
- d) lot size sufficient to minimize traffic and parking congestion.

- 8.2.7. Manufactured homes may be permitted only:

- a) as replacements for units within existing manufactured home communities; or
- b) as part of a comprehensively designed and architecturally controlled manufactured home subdivision or park that is integrated with the overall design and character of surrounding residential uses; or
- c) on an individual site basis where such development is of a standard of design that is at least equal to the character and appearance of residential properties surrounding the subject site.

- 8.2.8. Residential areas shall be adequately buffered from major arterial roads and industrial and commercial areas.

- 8.2.9. The overall design density for existing and future residential areas of the Village, with the exception of the low density residential area and live/work residential area, should average between 10 and 15 dwelling units per gross developable hectare, unless the area is specifically identified for low density or live/work residential development. This design density does not apply to individual sites. Variations may be permitted if accommodated in an adopted statutory or non-statutory plan.

- 8.2.10. The Land Use Bylaw shall be used to regulate changes in residential density within existing residential areas to ensure that older, low density areas do not experience extreme density increases. For the purposes of this policy, an extreme increase in density will be considered to have occurred if the number of units on an individual residential block (based on lots on

both side of a street) that would be possible under the current Land Use Bylaw designation increases by threefold or more under a proposed Land Use Bylaw designation.

8.2.11. The Village shall require a high standard of subdivision design to promote the efficient use of land, roads and utilities, compatibility between housing types and land uses and aesthetically pleasing residential environments. Subdivision designs should:

- a) provide for varied lot sizes to accommodate different housing types, sizes and designs;
- b) minimize through traffic on local roads;
- c) provide sufficient on-street and off-street parking;
- d) encourage the retention and integration of natural and historically interesting amenities and features;
- e) accommodate adequate parks, open space and pathway systems;
- f) provide opportunities for lots with and without lanes;
- g) provide buffers and/or distance separation of land uses and features of lesser compatibility; and
- h) promote high visual standards and interesting streetscapes.

8.2.12. In recognition of the need for supportive care housing for seniors and residents with special needs the Village should:

- a) monitor the demand for and supply of supportive care housing;
- b) encourage senior governments, community agencies and the private sector to provide housing in response to needs; and
- c) designate suitable sites to accommodate supportive housing.

8.2.13. The Village shall work in partnership with community agencies, non-profit organizations, Lacombe County, senior levels of government and the business community in pursuing affordable housing options when opportunities or funding programs arise.

8.2.14. Home occupations may be accommodated provided that they are clearly secondary to the principal residential use of the dwelling unit and are compatible with and do not change the character of the surrounding residential area.

## 9 ECONOMIC DEVELOPMENT

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To enhance and encourage local economic activity and employment to broaden the municipal tax base and providing and maintaining sufficient and varied employment for residents of all ages.

### 9.1 OBJECTIVES

- To encourage investment in new and expanded commercial and industrial development
- To diversify the municipal tax base by pursuing a 30:70 non-residential to residential ratio in the local property assessment base
- To advocate for local employment opportunities

### 9.2 POLICIES

- 9.2.1. The Village shall support diversification of the economic base of the community through the expansion of industrial and commercial activities and identification of areas suitable for these uses.
- 9.2.2. Where compatible with residential land uses, the development of home occupations shall be encouraged.
- 9.2.3. The Village shall encourage economic development in order to achieve a non-residential to residential assessment ratio that provides a 70:30 residential to non-residential balance sharing of the tax burden.
- 9.2.4. The Village shall actively market available commercial and industrial properties and strive to ensure that land use planning decisions maintain an adequate supply of readily serviceable commercial and industrial land.
- 9.2.5. While a broad range of economic activity should be accommodated, activities which in the opinion of the Village would detract from the community's character, quality of life for its residents, or unduly impact the environment of the Village's infrastructure may be discouraged.

- 9.2.6. The Village supports, whenever possible, joint economic development initiatives with Lacombe County and other municipalities in the region.

## 10 COMMERCIAL DEVELOPMENT

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To support development of commercial areas that meets the needs of Clive and the surrounding area.

### 10.1 OBJECTIVES

- To identify lands for future commercial development at accessible locations which are easily accessible to residents, traveling motorists and potential customers
- To promote the central business area's capacity to support a variety of compatible uses
- To encourage attractive commercial development and commercial areas
- To minimize conflicts between commercial and non-commercial land uses and to encourage mixed-use developments

### 10.2 POLICIES

- 10.2.1. The Village shall encourage the location of commercial development within the areas identified on Map 2: Land Use Concept. The detailed form of commercial on individual sites and areas shall be determined through approved area structure plans, where applicable, and Land Use Bylaw designations.
- 10.2.2. All commercial development shall be required to:
- a) have a high quality of external design and finishing that complements or improves upon the appearance of existing development in the vicinity;
  - b) have a high quality of landscaping and aesthetically pleasing site design;
  - c) have controlled vehicle access from arterial and collector roads;

- d) provide for safe onsite vehicular movement, safe and convenient pedestrian movement and linkages to the open space system where possible; and
  - e) provide adequate buffering between commercial development and surrounding existing and future residential areas in order to minimize noise, traffic, light, and visual impacts.
- 10.2.3. The Village shall support initiatives to maintain and enhance the central business area as a viable multi-use focal point of the community that includes shopping opportunities, personal and business services, public institutions, restaurants and entertainment and office commercial uses.
- 10.2.4. Where uses existing on a parcel within the commercial areas identified on Map 2: Land Use Concept do not conform with the allowable uses under a commercial Land Use Bylaw designation, the Village shall safeguard these existing uses from the limitations of non-conforming use status by listing the existing use on that particular parcel as a discretionary use within the applicable commercial Land Use Bylaw district.
- 10.2.5. The Village shall strive for the development of a compact central business area along Main (50<sup>th</sup>) Street, north of 49<sup>th</sup> Avenue as shown on Map 2 and encourage development and redevelopment to maximum allowable densities.
- 10.2.6. The Village shall encourage commercial mixed use buildings and live/work units including residential uses, where there is minimal possibility of conflict between adjacent uses and development of second floor space in commercial areas.
- 10.2.7. The Village shall encourage mixed use development in the central business area that includes complementary land uses such as community, cultural, recreational, entertainment, public uses and residential. In acting on this policy, the Village shall recognize that residential uses in the central business area will be subjected to more noise and traffic than is typically considered acceptable in a predominantly residential area and accept this as one of the trade-offs associated with creating residential opportunities in this area.
- 10.2.8. New development and redevelopment in the central business area shall be encouraged to use pedestrian oriented building and site design (building entrance close to or directly accessible from the public sidewalk) rather than vehicle oriented designs (parking lot separating building from public sidewalk) wherever possible.
- 10.2.9. To facilitate possible improvements and development of the central business area, the Village should, in consultation with property owners of the area, undertake a design concept with a main theme that addresses:



- a) optional streetscape improvements such as signage, boulevard landscaping and tree planting, street furniture, and lighting;
- b) safe and convenient pedestrian movement, vehicle traffic patterns, and parking areas;
- c) integration of a variety of uses with the intent of creating an interesting and vibrant area; and
- d) building orientation, design and appearance guidelines fostering an attractive and pedestrian friendly environment.

## 11 INDUSTRIAL DEVELOPMENT

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To encourage the establishment and retention of industrial activities and developments that are compatible with existing and future land uses.

### 11.1 OBJECTIVES

- To attract a wide variety of industrial development and related activities to locations within the community
- To minimize conflicts between industrial and non-industrial land uses

### 11.2 POLICIES

- 11.2.1. The Village shall encourage the location of industrial development within the areas identified on Map 2: Land Use Concept.
- 11.2.2. The Village shall encourage a high standard of site development, including the screening of storage yards, site landscaping and attractive building design. Industrial subdivision or development proposals shall address potential impacts on adjacent land uses.
- 11.2.3. Where industrial development occurs or exists on sites adjacent to non-industrial land uses, the Village shall require the provision of sufficient screening and/or buffering to minimize potential impacts on the non-industrial areas. This may include the provision of landscaping, fences, and/or berms.
- 11.2.4. While a broad range of industrial uses and development should be accommodated, industrial uses and development which in the opinion of the Village would detract from the community's character, quality of life for residents or unduly impact on the environment or the Village's infrastructure shall be discouraged.

- 11.2.5. Heavy industries shall be directed away from residential areas, recreation and institutional facilities and commercial districts and shall be separated from non-industrial uses by light industry, landscaped screens and buffers, or both.
- 11.2.6. Industries which involve the use and storage of large quantities of hazardous materials should not be permitted in proximity to residential, recreational and institutional land uses.

## 12 OPEN SPACES AND NATURAL AREAS

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To facilitate the preservation of significant natural areas and the provision of integrated, accessible and well-planned open spaces for residents of all age groups, income levels and skill levels

### 12.1 OBJECTIVES

- To conserve sensitive natural features as an integral part of the community's open space system
- To provide open spaces that meet the needs of residents and visitors to the community
- To ensure a system of pathways linking parks, open space and natural areas to promote a pedestrian friendly community
- To encourage the sharing and optimal use of open space between multiple uses

### 12.2 POLICIES

- 12.2.1. Private and public recreational uses and facilities may be developed within the areas identified as open space on Map 2: Land Use Concept.
- 12.2.2. Through the subdivision process, the Village shall require that lands considered unsuitable for development (e.g. steep slope) are dedicated as environmental reserve or placed under environmental reserve easements in accordance with the provisions of the *Municipal Government Act*. Land dedicated as environmental reserve or placed under an environmental reserve easement shall remain in its natural state.
- 12.2.3. Upon subdivision, the Subdivision Authority shall require that 10% of the developable land, defined as the gross parcel area excluding land dedicated as environmental reserve, is dedicated as municipal reserve in accordance with the provisions of the *Municipal Government Act*. Dedication of

municipal reserve, in combination with environmental reserve dedications, shall be used to provide school sites, parks, recreation areas and linear park corridors that accommodate key trail routes (Identified on Map 2: Land Use Concept).

- 12.2.4. Municipal reserve dedication in residential subdivisions shall ordinarily be provided in the form of land. Municipal reserve dedication may be taken in the form of cash-in-lieu where, in the opinion of the Village, dedication in the form of land is either unnecessary or not desirable.
- 12.2.5. Municipal reserve dedication in non-residential subdivisions shall be provided in the form of a cash-in-lieu contribution unless, in the opinion of the Village, land is required to provide buffers between different land uses. Cash-in-lieu contributions shall be used to enhance and upgrade other reserve sites or acquire additional park areas in accordance with the *Municipal Government Act*.
- 12.2.6. In recognition that the Village is entitled to a limited amount of municipal reserve dedication and that there are several competing demands on municipal reserve land, the following order of priority shall be used in determining which parcels of land may receive credit as part of the 10% dedication:
  - a) first, school sites and major community open spaces identified in adopted area structure plans;
  - b) second, local parks and playgrounds identified in adopted area structure plans and outline plans;
  - c) third, linear corridors and linkages for the trail system identified in adopted area structure plans and outline plans;
  - d) fourth, buffer strips to separate potentially conflicting use;
  - e) fifth, credit for storm water management facilities in accordance with adopted area structure plans and outline plans.
- 12.2.7. Local playgrounds and parks shall be provided within residential areas and sited to be accessible to the immediate neighbourhood and provide safe environments. Wherever possible, linkages between open spaces, community facilities, the school, the central business area and residential areas shall be provided using an integrated system of linear parks and pathways.
- 12.2.8. Municipal reserve parcels shall be landscaped by the developer to the Village's satisfaction. Where possible, existing mature trees and vegetation shall be preserved and incorporated into the design and landscaping of park spaces.

- 12.2.9. The Village shall encourage the remediation of contaminated sites to a level that protects the human health and environmental health of the surrounding properties and greater community.
- 12.2.10. The Village shall require a development proponent to provide documentation that a property, suspected as having some form of contamination, is clean or has been cleaned-up. This documentation is to be provided prior to undertaking any development of a suspected contaminated property. Where documentation is not available, the Village shall require the proponent to undertake an analysis to determine the possible nature and extent of any contamination in accordance with Alberta Environment and Parks policies and regulations.

## 13 COMMUNITY, RECREATION AND CULTURAL, SOCIAL SERVICES AND FACILITIES

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To foster the provision of a variety of accessible community services and facilities that contribute towards a high quality of life for Clive and district residents and users.

### 13.1 OBJECTIVES

- To ensure land is available for future community, recreation, cultural and educational facilities
- To provide, encourage and support an adequate range of social care, day care, and religious opportunities to meet the needs of the community
- To encourage a broad range of cultural, leisure and recreational opportunities, varying in scale and nature to meet the needs of a variety of age groups, income levels, and skills
- To plan for and provide capital investment in maintaining and upgrading existing facilities and developing new recreation and community facilities
- To encourage volunteer participation and partnerships in the development of recreation and community facilities

### 13.2 POLICIES

- 13.2.1. As subdivision occurs, the Village shall ensure that municipal reserve lands are dedicated and assembled to provide the area identified for future school expansion shown on Map 2: Land Use Concept.
- 13.2.2. The Village shall work with public and private providers of health, social and protective services to meet community needs.

- 13.2.3. The Village shall ensure that buildings and facilities are barrier free, safe and accessible to all, and can be approached, entered and used by all persons regardless of physical abilities.
- 13.2.4. The Village shall ensure that its planning documents accommodate the development of facilities that house social services and programs, religious services and health services within the community. Such facilities shall be located where they are compatible with existing and future surrounding land uses.
- 13.2.5. Community facilities accommodating social, religious and health services should be:
  - a) located in areas convenient to users generally in proximity to major activity areas, retails services or open space;
  - b) designed to permit phased expansion;
  - c) able to accommodate multiple uses; and
  - d) accessible disability and mobility challenged persons and seniors.
- 13.2.6. The Village shall support the use of joint agreements with Lacombe County and school authorities to make effective use of existing and future facilities in providing cultural, leisure, and recreation opportunities for Clive residents.
- 13.2.7. The Village shall explore and pursue all approaches to the funding and provision of cultural and recreation services/facilities, including the involvement of the public, private and not-for-profit sectors and the formation of partnerships for this purpose.
- 13.2.8. The Village may prepare a Community and Recreation Facilities Master Plan to forecast future needs and establish a program for addressing anticipated needs.
- 13.2.9. The Village will partner with Lacombe County for financial and in kind, operational and capital support of Community facilities to ensure access to quality facilities and programs for the benefit of Village and district residents and users.
- 13.2.10. The Village encourages the integration of compatible land uses such as child and adult care services, places of worship, youth oriented facilities, senior facilities and extended care facilities.
- 13.2.11. The Village promotes year-round community activities and encourages designing buildings and public spaces for outdoor winter conditions. Community, institutional and public spaces should consider winter design elements in their developments such as temporary and/or permanent warming huts, sheltered rest areas and fire-pits for public spaces.
- 13.2.12. The Village shall promote community awareness about the importance and value to the community of heritage conservation.



## 14 EMERGENCY AND PROTECTIVE SERVICES

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To ensure that residents and the surrounding area are well-served by accessible and affordable protective services that reflect the levels of service desired by the community.

### 14.1 OBJECTIVES

- To encourage and facilitate provision of public and private programs, services and support which promote the safety and well-being of Clive residents of all ages
- To ensure that the community is prepared for emergency situations

### 14.2 POLICIES

- 14.2.1. The Village shall advocate for the provision of police, ambulance and fire services, through the Lacombe County Fire Services, that are appropriate and meet the needs of the community. Where feasible, the Village shall encourage the co-location of police, fire and ambulance services in a location within the Village that provides the most efficient response time to reach existing and future growth areas of Clive.
- 14.2.2. The Village will continue working with existing emergency planning and response agencies in the region. The Village recognizes the importance of the Lacombe Regional Emergency Management Partnership which is mutually supported and reduces unnecessary duplication of resources.
- 14.2.3. The Village recognizes and appreciates the RCMP and Lacombe County Peace Officers and the services they provide. The Village invites these members to participate in community events, as members of the community and in their professional capacities.

- 14.2.4. The Village shall encourage the use of Crime Prevention through Environmental Design (CPTED) principles in site planning for all private and public development as a means of enhancing both security and safety within the community.
- 14.2.5. The Village shall coordinate efforts with the Canadian Pacific Railway (CPR) and senior levels of government to explore methods to eliminate, the effect of railway crossings on emergency response times, and the number of emergency response incidents within the CPR right-of-way.

## 15 TRANSPORTATION

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To provide and maintain a transportation system that supports the safe, orderly and efficient movement of persons and goods using a variety of transportation modes.

### 15.1 OBJECTIVES

- To integrate transportation and land use considerations in all transportation decision making
- To establish a safe and efficient transportation system
- To encourage and facilitate multi-modal transportation (automobile, pedestrian, bicycle, trails) where feasible
- To coordinate transportation planning with Alberta Transportation and Lacombe County

### 15.2 POLICIES

- 15.2.1. The future major road system shall be in accordance with Map 2: Land Use Concept. The precise alignment of new collector roads shall be determined through the preparation of area structure plans, outline plans and plans of subdivision but shall generally follow the pattern as outlined on Map 2.
- 15.2.2. The Village shall establish standards and specifications for the future development of roads. These shall include the width of future roads, required right-of-way, methods of construction, placement of signage and sidewalks, lighting, landscaping requirements and intersection treatments.
- 15.2.3. The Village may prepare a Transportation Master Plan to forecast future transportation needs and establish a program for the ongoing maintenance and rehabilitation of publicly owned transportation infrastructure.

- 15.2.4. The Village shall encourage the establishment of bicycle and pedestrian routes as integral components of the transportation, recreation and open space systems. Key routes will primarily focus on linking parks, recreation, community and education facilities.
- 15.2.5. The Village shall investigate and, where feasible, implement ways to increase and improve public transportation options within Clive.
- 15.2.6. Noise attenuation devices and visual screens, other land uses, special development regulations (e.g. increased lot depth), or landscaped buffer strips should be required to be installed by developers between new residential development and arterial roads.
- 15.2.7. The Village shall enter into negotiations with Alberta Transportation regarding future maintenance of the Clive North Access Road from Highway 12 to the south boundary of Clive, as indicated on Map 2: Land Use Concept, as future subdivision and development occurs toward Highway 12.
- 15.2.8. The Village will consult with Canadian Pacific Railway to ensure the safety of train, vehicular, and pedestrian traffic within the Village. The Village will utilize the Federation of Canadian Municipalities' (FCM) Guidelines for Development in proximity to rail-lines as a primary resource for development review.

## 16 PUBLIC UTILITY AND INFRASTRUCTURE SERVICES

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To provide residents, businesses and properties in Clive with access to safe, reliable, adequate and cost effective utility services capable of supporting existing and future urban development.

### 16.1 OBJECTIVES

- To proactively plan for the maintenance, replacement and upgrading of Public Utilities
- To promote the use of conservation practices to reduce utility consumption, demands on utility systems and impacts on the environment.

### 16.2 POLICIES

- 16.2.1. Future subdivisions and development shall be logical, reasonable and cost effective and will be limited to areas that can be efficiently provided with municipal services that will be serviceable at an acceptable cost to the Village. Preference will be given to reinforce existing services. When municipal services are expanded to new development areas, the cost of extending these services shall be borne by the development itself.
- 16.2.2. The Village shall prepare utility master plans to identify existing capacities, desired levels of service, maintenance needs, short-term upgrading requirements and long-term servicing concepts. The master plans should investigate means of requiring the use of 'low flow' fixtures and other water conservation measures when new buildings are constructed and existing buildings are renovated.

- 16.2.3. The Village shall maintain an appropriate infrastructure standard for water, sanitary sewer and storm sewer services that will attract new economic development and residential investment while providing safe and reliable services to existing and future residents.
- 16.2.4. In accordance with approved master plans, the Village shall:
- a) monitor the capacity of all utility systems to ensure the provision of adequate service to meet domestic, industrial, institutional and emergency requirements;
  - b) endeavour to optimize the use of existing services prior to expansion or extension; and
  - c) ensure the sizing of utility extensions is based on the ultimate pattern of future growth and extensions are appropriate to the staging of development.
- 16.2.5. The Village shall establish standards and specifications for the future development, installation and construction of municipal utilities. These shall include the placement of utilities in right-of-ways, width of right-of-ways and methods of construction.
- 16.2.6. The Village shall encourage the residents, businesses and institutions of Clive to reduce their overall consumption of treated municipal water and to manage and control storm water run-off on-site individual properties.
- 16.2.7. The Village may require the provision of easements and/or public utility lots to accommodate municipal services and utilities through the subdivision and development processes.
- 16.2.8. The Village shall work with private utility service providers to ensure service to existing and future development in Clive is cost effective, compliments the Village's overall servicing concepts and contributes to attractive streetscapes.
- 16.2.9. All new development shall be required to be serviced by all municipal utilities to a standard satisfactory to the Village.
- 16.2.10. The Village shall extend and upgrade its storm water management system as required to effectively manage storm water run-off from urbanized areas in accordance with the requirements of Alberta Environment and Parks and best management practices.
- 16.2.11. Planning for water provision and waste water services shall ensure that current systems are provided in a manner that can be sustained by the water resources, are financially viable and compliant with all regulatory requirements and protect public health and the natural environment.

- 16.2.12. All multi-parcel or large scale proposed developments are required to prepare and implement a site-specific storm water management plan. The cost to prepare the plan shall be borne by the developer and shall include, but not be limited to providing the following:
- a) identification of flood hazard lands;
  - b) determination of the capacity of exiting off-site storm drainage facilities;
  - c) identification of environmental issues related to the management of the storm water;
  - d) establishment of design criteria for minor and major storm drainage system components including controlled release rates;
  - e) provision for limiting erosion and sediment; and
  - f) cost estimates related to maintenance and operation where appropriate.
- 16.2.13. The Village shall continue to be a partner within the Lacombe Regional Waste Commission. The Village shall continue to deliver the current level of service in household and commercial waste collection and disposal.
- 16.2.14. The Village of Clive shall continue to cooperate with organizations, agencies, the Lacombe County, adjacent Municipalities in providing and enhancing effective waste management and environmental protection. The Village will support the Lacombe Regional Waste Services Commission's research and initiative on recycling and new waste-to-energy technology.

## 17 PUBLIC PARTICIPATION

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To provide an effective and accessible municipal government that responds to the needs of the community through collaboration, consultation and communication.

### 17.1 OBJECTIVES

- To encourage public participation in municipal planning processes
- To foster awareness of land use and community planning policies and participation in planning processes by members of the general public and the private sector

### 17.2 POLICIES

- 17.2.1. As part of the process of community growth and change, the Village shall facilitate public input on matters of general or specific planning interest wherever possible.
- 17.2.2. The Village should guide and work with citizens, community groups and the private sector on matters of planning importance to the community and in these undertakings the Village should pursue the goals and policies of this Plan wherever possible.
- 17.2.3. The Village shall ensure that copies of the Municipal Development Plan and other statutory and non-statutory plans are readily available for interested members of the public.
- 17.2.4. The Village shall maintain a Public Participation Policy as set out in the *Municipal Government Act* and applicable regulations.



## 18 AGRICULTURE- URBAN FRINGE

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To protect existing urban agricultural operations and farm land until needed to accommodate urban growth.

### 18.1 OBJECTIVES

- To recognize the need to retain productive agricultural use for as long as possible
- To plan for urban expansion with regards to future land use needs for infrastructure and other services.
- To minimize the effects of agricultural operations on Village residents and landowners.

### 18.2 POLICIES

- 18.2.1. Agricultural land and existing farming operations within the Village shall be protected for as long as possible until required for future urban development.
- 18.2.2. The Village shall ensure an orderly progression and staging of development in order to prevent premature conversion or development of agricultural land and to minimize land use conflicts with existing agricultural operations.
- 18.2.3. The Village shall promote compatibility between the urban land uses within the Village and the agricultural operations within Lacombe County in the vicinity of the municipal boundaries. The Village may consider the use of mechanisms to achieve compatibility such as buffers between urban land uses and adjacent farming operations, policies/designations in an Intermunicipal Development Plan, referral responses on development applications, and general communication with Lacombe County.

## 19 INTERMUNICIPAL COOPERATION

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To cooperate with adjacent municipalities and other government agencies to achieve mutual objectives benefitting residents and businesses in Clive and helping to secure the Village's long term position in the region.

### 19.1 OBJECTIVES

- To ensure open and meaningful dialogue with Lacombe County to address issues of mutual interest.
- To cooperate with Lacombe County to ensure the availability of an adequate supply of urban development land for future growth needs.
- To implement the joint planning, development and operating framework with Lacombe County, and other municipalities through Intermunicipal Agreements.

### 19.2 POLICIES

- 19.2.1. The Village will cooperate in a joint planning and development framework with Lacombe County that addresses the effective, cost-efficient, coordination of land uses, future growth areas, transportation systems, municipal infrastructure and community services through the policies and intent of the Village of Clive/Lacombe County Intermunicipal Development Plan.
- 19.2.2. The Village of Clive shall refer to Lacombe County for comment, prior to a decision, all proposed statutory plans, concept plans, land use bylaws and amendments to any of these documents.
- 19.2.3. The Village shall refer proposed subdivision applications involving any parcel of land or part of a parcel of land located within the Village and adjacent to the Village boundary to Lacombe County for comment.
- 19.2.4. The Village may refer proposed development applications that may have potential implications or be of interest, to Lacombe County for comment.

19.2.5. The Village shall maintain an Intermunicipal Development Plan with Lacombe County and the Plan shall address:

- a) future land use within the area that the Plan covers;
- b) the manner in which proposals for future development in the area will be addressed including the process to refer planning matters, plans and applications between the two municipalities;
- c) co-ordination of transportation systems and municipal utilities and proposals for the financing and programming of intermunicipal infrastructure;
- d) co-ordination of intermunicipal programs relating to the physical, social and economic development of the area and provision of intermunicipal services and facilities consistent with the agreed upon intermunicipal collaboration framework;
- e) co-ordination of environmental matters within the area;
- f) processes to consider annexation proposals needed to facilitate Village growth;
- g) processes for ongoing consultation and discussion of planning issues and issues of mutual concern, including a process to resolve points of interpretation and disagreement; and
- h) processes relating to the administration of the Plan including the process to consider amendments or repeal.

## 20 IMPLEMENTATION

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In interpreting and implementing the MDP it is important to recognize that the Plan is a long-term document and that it will take many years to reach the vision it sets out. While the MDP provides a long-term context for day-to-day decision making it is not intended to be used as a rule book or regulatory instrument like the Land Use Bylaw. Interpretation and implementation of the MDP requires the exercise of judgment and discretion. This means balancing the achievement of long-term aims with the specific circumstances of particular issues and availability of community resources.

20.1. The MDP contains “shall”, “should”, and “may” policies which are interpreted as follows:

- a) “Shall” policies must be complied with,
- b) “Should” policies means compliance in principle, but is subject to the discretion of the applicable authority on a case by case basis, and
- c) “May” policies indicate that the applicable authority determines the level of compliance that is required.

20.2. Subject to Council’s approval, minor variations from the policies of the MDP shall not require an amendment to the MDP. More substantive changes shall require an amendment to the MDP and any other affected plan.

20.3. The goals and policies of the MDP shall be further refined and implemented through the development, adoption, and day to day application of statutory plans (area structure plans and area redevelopment plans), non-statutory plans (outline plans, design schemes, concept plans etc.), and the Land Use Bylaw.

20.4. In order to consider a Land Use Bylaw redesignation, subdivision or development application, or to generally provide directions for land use change in an area, the Village may require the preparation of an area structure plan or an outline plan or amendments to existing plans to provide the details of intended land uses, provision of utility services, roads and open space pertaining to the subject lands and, where necessary, surrounding lands.

20.5. All statutory and non-statutory plans shall be consistent with the Municipal Development Plan.



- 20.6. The Village Council or the general public may initiate an amendment to this Plan. Where an amendment is initiated by the general public the Village shall require the submission of such background information as is considered necessary to support the amendment prior to commencement of the bylaw amendment process. Amendment of the MDP shall follow the appropriate procedures as outlined in the *Municipal Government Act*.
- 20.7. Various policies in this Plan suggest spending by the Village of Clive. It is not the intention of this Plan to commit the Council to this spending. Council may consider spending proposals suggested by this Plan along with all other Village spending on an annual basis during budget allocations. Pursuant to s. 637 of the *Municipal Government Act*, Council is not required to undertake any of the projects referred to in this Plan.
- 20.8. The MDP is intended to be able to adapt to continue reflecting the priorities, goals and aspirations of the community as the Village changes, and to meet changes in development commitments, budget constraints, and market conditions. Generally, in order to ensure that the MDP is current, the entire plan should be reviewed approximately every five years, preferable shortly after the municipal election, to add additional policies, to strengthen policies, or to delete outdated or unworkable policies.
- 20.9. Council may require amendments to the Plan outside of the five year review period. In order to allow Council to track the status of the Plan after adoption an annual report should be prepared. This report should note any amendments which have been made or are forthcoming, any suggestions made for amendments, and any outside factors which may drive the need for Plan amendments.

