

Village of Chipman

Municipal Development Plan

Bylaw No. 538-2010

September, 2010

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SECTION 1.0 INTRODUCTION

1.1 Purpose

The Chipman Municipal Development Plan (MDP) will serve as a road map, guiding the community to its future destination for years to come. In order to provide comprehensive guidance, the Plan deals with future development and infrastructure needs, and provides policies which will link the physical and social development of the community in a way that is easy to read and understand.

Located southeast of the intersection of Provincial Highways #15 and # 834, The Village has recently annexed 12 quarter sections of land (some 776 ha (1900 ac.)) which, except for existing agricultural operations, a few residences and large areas of natural and semi-natural wetlands, is entirely undeveloped. The Village before this annexation comprised one quarter section of land (some 64.7 ha (160 ac.)).

The Village currently has a population of 294 (from Alberta Municipal Affairs' official population list). The intent is that the lands within those annexed 12 quarter sections be developed in a mixture of residential, commercial, industrial, and community uses while maintaining and enhancing the natural and semi-natural environmentally sensitive lands, to achieve a population of between 10,000 and 12,000 at the end of the time horizon of this Plan.

This intent is particularly possible because about 10 of the 12 quarter sections are under the control of one development company, and the principals of that company have indicated a desire and a willingness both to develop their lands in a mix of urban uses in cooperation with the municipality, and to develop their lands at their sole cost – in other words, to pay for all the infrastructure necessary to develop the lands to current and future Provincial Government and municipal standards, while preserving a large portion of the area as a natural and semi-natural wetland.

Through the implementation of this Plan, the Council wishes to harness the optimism and creativity in the community, and articulate these ideas as goals and objectives for future development in order to provide economically, socially and environmentally responsible lifestyle options for residents and the community well into the future.

The Chipman MDP offers an effective, up-to-date development plan for Chipman, given the present and proposed economic factors that will affect the municipality over the next twenty-five years. This MDP has been designed to encourage and guide planned and manageable sustainable growth and development. As a statement of Chipman Council's intentions, it sets out the policies of Council to achieve its goals and objectives. The aim of this Plan is:

- a) to provide a framework in which public and private decisions can be made and to ensure that development within the municipality occurs in an orderly, planned, and cost-efficient fashion;
- b) to provide policies to direct present and future development of the municipality;
- c) to provide guidance in updating the municipality's Land Use Bylaw and other planning policies, bylaws, procedures, and manuals;

- d) to make the day-to-day decision-making process less difficult by developing a solid long-term basis from which specific recommendations are formulated in the policy portion of this document.

The Future Development Plan within the MDP shows the proposed land uses and transportation facilities that are the most important components of long-term proposals for the municipality.

1.2 Legislative Requirements

The Alberta Municipal Government Act (MGA) gives extensive governing powers to municipalities.

The MGA requires that municipalities over the population of 3, 500 adopt an MDP to outline a broad set of goals, objectives and policies about the long-term development that is desired by the community. Though the current population of the Village is well below that figure, the ultimate development potential of the municipality is well above that figure. Thus, it is thought prudent to create and adopt an MDP for the community.

The main focus of an MDP is to assist Council – and the municipality's approving authorities – in achieving and maintaining orderly and efficient land use and development.

An MDP takes into account both the past and present human and physical environments. Considering where the community has been, where it is currently and where it wants to go helps a municipality set in place a “plan” for how to reach its desired destination. Baseline environmental data, stakeholder interests and the socio-perceptual concerns of the community are considered in order to ensure that the vision of the MDP addresses the needs and objectives of all affected parties.

Council is aware that other provincial and federal agencies will have a role to play in the future development of the municipality. In a spirit of cooperation, consultation and communication, the municipality looks forward to working with government agencies and community stakeholders in the implementation of this Plan in order to achieve a pattern of land use and development that is attractive, efficient and beneficial to all residents of the municipality and the larger region.

1.3 MDP Development Process

Chipman’s natural topography, historical growth, and future prospects, together with the substantial natural and semi-natural wetlands now within the municipality, has required that there be a strategic approach to planning.

The municipality’s philosophy for planning future land use has to be based on a reasonable balance between the peripheral growth of the municipality and the redevelopment of the central core – to ensure that the community identity is maintained and, further, to ensure that growth does not occur that is isolated from the community or that can be isolated should the overall development goals of this Plan not be reached. As well, the quiet lifestyle that Chipman’s residents enjoy needs to be preserved and continued within the new developing areas for the benefit of future generations.

With this philosophy in mind and with the assistance of staff and consultants Council carefully reviewed and discussed in detail the wishes and plans of the Council, the community, and the major stakeholders in the community. The result is this Municipal Development Plan.

1.4 Implementation

After the MDP has been enacted through the appropriate Bylaw, the existing Land Use Bylaw and other planning and development policies, bylaws, regulations, manuals, and procedures will be amended to conform to this document. Thereafter, all area structure plans, subdivision plans, development permits, and specialized studies must conform to both the MDP and the Land Use Bylaw.

1.5 Guide to the Plan

As shown on Figure 1, through the Alberta Land Stewardship Act, the Province of Alberta is guiding the development of Regional Plans which will provide a broad regional policy framework and vision for the region of the Province in which Chipman is located.

The Municipal Development Plan provides a broad land use, infrastructure and transportation framework for the future development of the municipality itself. It includes a series of policies which address the preferred characteristics of future development and the development process within the corporate boundaries of the municipality.

The broad provisions of Municipal Development Plans are often implemented through the preparation of Area Structure Plans (ASPs) and/or Area Redevelopment Plans (ARPs), both of which are Statutory Planning documents and are subject to provisions in the Municipal Government Act. All of a municipality's statutory plans are required to be consistent with each other. This implies that all of a municipality's ASPs and ARPs must conform to the Municipal Development Plan and, if applicable, any Intermunicipal Development Plans. Policies in one municipal statutory plan do not take precedence over the policies in another municipal statutory plan because, as required by the MGA, all statutory plans must be consistent with each other.

In addition, changes to the Land Use Bylaw, which regulates development on specific sites, subdivision approvals, and other municipal policies, procedures, and manuals must also be consistent with the Municipal Development Plan.

Development that does not conform to the MDP will not be approved. If a proposed development does not comply with the MDP but is felt to be desirable, amendment to the Plan may be considered by Council.

For the purposes of land use planning and development, this Plan will serve as the senior municipal land use planning document, and will be implemented, among other ways, through the Chipman Land Use Bylaw.

Decision making on all subdivision and development permit applications will conform to the spirit and intent of the goals, objectives, and policies of this Plan.

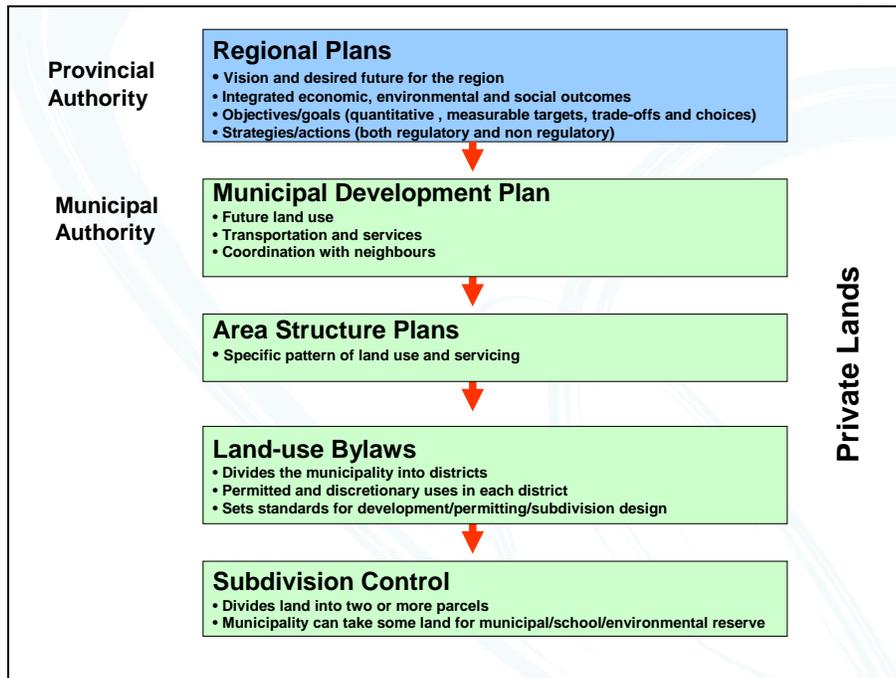


Figure 1: Statutory and Regulatory Planning Documents

The boundaries of the land use classes described in this Plan’s Future Development Concept Plan Map are approximate only and might not follow legal surveyed boundaries. Minor adjustments or variances that may be required to land use classes, the location of future roads, quantities or figures shall not require an amendment to this Plan. In addition, the Municipal Development Plan should be periodically reviewed to take into account changing circumstances and municipal preferences.

1.6 Plan Philosophy and Principles

Sound planning and development initiatives are necessary in order to achieve a balance between supporting opportunities for sustainable growth and development within the municipality while also ensuring that all of the systems at work within the community are respected and supported.

1.6.1 Philosophical Principles

Chipman’s philosophy for managing growth and its land base is reflected by this Municipal Development Plan. The philosophy comprises four principles:

Principle #1: Land uses and development activities must respect and maintain the integrity of the municipality’s land base, which varies throughout the municipality.

Principle #2: Growth must be managed and directed in a compatible, equitable manner that recognizes the diverse needs and aspirations of all municipality residents.

Principle #3: Smart growth principles will be applied in maintaining the integrity of the land base and to promote sustainable development such that the needs of the present generation are met without

compromising the ability of future generations to meet their own needs.

Principle #4: New development must pay its own way and not be a burden to current developments within the community.

1.6.2 Planning Principles

The Municipal Development Plan policies also recognize three fundamental planning principles that are embodied in the Municipal Government Act and the Provincial Land Use Policies.

Principle #1: In carrying out their planning responsibilities, municipalities must assess the impact of any planning decision on individuals having regard to the purpose statement of the planning legislation.

Principle #2: Municipalities should establish land use patterns which make efficient use of land, infrastructure, public services and public facilities and which contribute to the development of healthy, safe, and viable communities by encouraging appropriate mixes of all land use types and a wide range of economic opportunities.

Principle #3: Planning activities are carried out in a fair, open, consistent, and equitable manner.

1.6.3 A New Way Forward

Traditionally, developments in Alberta have been characterized by the high consumption of land; low housing density; car dependent land use patterns that are poorly suited for walking and/or cycling; neighbourhood designs that emphasize privacy rather than community; less efficient use of infrastructure and higher costs for new infrastructure; single-family detached houses for a limited range of incomes and demographics; and/or fragmented working and natural lands.

This type of development may not be compatible with best planning practices because it can result in developments that consume the forests, wetlands, and agricultural lands that are necessary to ecosystem health and the long term prosperity of the municipality. Developments with these features also have the added disadvantage, which impacts all municipality residents, of increasing infrastructure construction and maintenance costs, and discouraging community capacity through patterns of disassociated and disconnected community design.

Chipman recognizes that future development within the municipality should be done differently in order to reduce some of the negative social, economic and environmental impacts that this traditional pattern of development can create.

The municipality's land management philosophy requires that the Municipal Development Plan consider new directions to guide Chipman into the future. In order to achieve this balance the municipality recognizes that this Municipal Development Plan must provide policies which facilitate sustainable community development and growth.

Community development is multi-faceted, encompassing not just economic imperatives, but also environmental, social and cultural components. Each of these components is integral to the success of the others: just as environmental stewardship can lead to innovative economic opportunities; economic growth can lead to social and cultural development, thereby improving people's quality of life and the overall desirability of the community as a place to live, work and to recreate.

1.6.4 Smart Growth

To facilitate sound planning and development within the municipality, the Municipal Development Plan espouses principles of Smart Growth. These principles emphasize the value of enhancing quality of life for residents and preserving significant natural areas in order to ensure that new growth and development in the municipality will be socially, fiscally and environmentally responsible well into the future. The Smart Growth themes that are evident in this Plan include:

- Fostering an identity which is unique, vibrant, diverse, and inclusive.
- Nurturing engaged citizens. Community members and volunteers will participate in community life and decision-making.
- Providing a variety of transportation choices to ensure that urban areas are attractive and have safe infrastructure for walking and cycling, in addition to driving.
- Facilitating the provision of diverse housing opportunities. People in different family types, life stages and income levels will be able to afford a home in the municipality.
- Maximizing the use of municipal infrastructure.
- Encouraging growth and reinvestment in the mainstreet area, and using investments in infrastructure (such as roads and schools) efficiently.
- Preserving open spaces, natural beauty and environmentally sensitive areas. Development will respect natural landscape features and thus have higher aesthetic, environmental, and financial value.
- Encouraging the use of green buildings and other systems that can save both money and the environment in the long run.
- Encouraging economic development through economic renewal by supporting new and existing economic assets within the community and traditional regional economic drivers.
- Encouraging historical preservation and growth of the existing urban area, including development of a civic precinct, in the existing mainstreet area.

- Encouraging development of a new walkable urban village that allows for a compact mix of commercial, residential, and community development uses.

1.7 Goals

The Municipal Government Act provides considerable municipal discretion concerning the contents of Municipal Development Plans. Beyond the specific requirements of the Act, Chipman's Municipal Development Plan will achieve the following goals:

- 1.7.1 Facilitate sustainable growth and development in the municipality by balancing sustainable growth and environmental protection.
- 1.7.2 Encourage economic development and renewal by supporting new and existing economic assets within the community including traditional and new regional economic drivers.
- 1.7.3 Encourage growth of the municipality's economic development capacity by providing opportunities for commercial and industrial development.
- 1.7.4 Encourage the development of a variety of transportation choices including safe infrastructure for walking and cycling, in addition to driving in urban areas and multi-lot residential areas.
- 1.7.5 Establish and maintain high quality and cost effective infrastructure within the municipality.
- 1.7.6 Encourage the use of green buildings and other systems that can save both money and the environment in the long run.
- 1.7.7 Develop land in a cost effective and orderly manner.
- 1.7.8 Maintain a physical separation between incompatible land uses.
- 1.7.9 Establish sustainable and equitable land use planning standards that will minimize adverse impacts on working landscapes and significant natural features for future generations without placing an unreasonable burden on individual land owners.
- 1.7.10 Support Smart Growth principles for new development such as compact, efficient, serviced subdivisions adjacent to existing serviced and developed areas.
- 1.7.11 Facilitate the provision of diverse housing opportunities in order to provide that people in different family types, life stages and income levels will be able to afford a home in the municipality.
- 1.7.12 Enhance existing regional and community partnerships and seek new collaborative opportunities.
- 1.7.13 Identify and promote significant cultural and heritage resources within the municipality.

SECTION 2.0 COMMUNITY PROFILE

2.1 Regional Setting

Chipman is located approximately 75 km northeast of Edmonton and 12 km southeast of the Town of Lamont, within Lamont County. The community is a bit out of the way as it relates to major transportation directions, but is a short distance from major economic drivers within the east Edmonton region.

The features of this regional setting may be characterized in the following manner:

- 1) In past history, Highway #15, which crosses through Chipman, connected Edmonton to Lloydminster and points east.
- 2) The arrival of railways in Western Canada took place in an easterly/westerly direction, and thus impacted Chipman.
- 3) The steadily increasing demand for development during the 1960s and 1980s, and even to this day, passed Chipman by. The community became smaller and smaller, almost to the point of dissolution. However, the proximity of Chipman to Alberta's Industrial Heartland has given the community a new lease on life, both as a bedroom community to the Industrial Heartland, and as a service community to the area.
- 4) The economic map of Alberta shows that, during the entire history of development of Alberta (until recent times), most of the urban growth was concentrated in the area located south of the Yellowhead Highway. This includes the cities of Edmonton, Red Deer, Calgary, and Lethbridge. Despite the continuous growth of the above urban centres, the major investments for the expansion of the resource areas are located in this general area.

2.2 Economic Development Potential of the Chipman Region

Except for small time periods during its history, the municipality of Chipman has experienced minimal growth and even a decline in population. A population of 350 people in 1921 dropped to 250 in 1931, to 235 in 1941, and 180 in 1951. It then grew slightly to 196 in 1961 and dropped again to 166 in 1971. Suddenly, by 1981, the population was 273, but it again dropped to 239 in 1991. It has since grown steadily, from 260 in 2001, to 294 in 2009.

However, historical population change in the old Village is not the issue for this MDP. Rather, it is the potential for growth.

The Village has recently annexed some 776 ha (1900 ac.), most of which is under the control of a single land development company. The intent is that the lands within those annexed areas be developed in a mixture of residential, commercial, industrial, and community uses while maintaining and enhancing the natural and semi-natural environmentally sensitive lands, to achieve a population of between 10,000 and 12,000 at the end of the time horizon of this Plan.

It is important to note that the most basic of the factors influencing growth of Chipman will be the growth of industry in Alberta's Industrial Heartland. As it goes, so will go Chipman.

If major growth occurs in the Heartland, the municipality and the Region will grow. In anticipation of this, the community must prepare itself in order to ensure the maximum potential is realized while providing a high quality of life in the community. As well, the community wishes to position itself as the hub/service centre of a growing area. Thus, a strategic land use plan is critical.

2.3 Demographic Characteristics

Today's demographic characteristics are not an issue. The current demographics of 294 people are of little relevance when the projected population is between 10,000 and 12,000.

2.4 Environmental Characteristics

2.4.1 General

Chipman is located within the Central Parkland natural subregion of the Parkland natural region. This region consists of mostly cultivated lands, with a mosaic of aspen and prairie vegetation on remnant native parkland areas, usually associated with hummocky tills or eolian materials. Temperature, precipitation and growing season characteristics are between the dry, warm grasslands to the south and the cooler, moister boreal forests to the north. Soil types are black and grey chernozems, with significant occurrences of Solonchic soils.

2.4.2 Topography

Chipman is located within a broad, flat plain. A very significant shallow wetland area is located south of the old Village and within the new municipal boundaries. Outside this wetland area, the lands are still quite flat and often poorly drained.

2.4.3 Environmentally Significant Areas

Environmentally Significant Areas (ESAs) represent important, useful and often sensitive features of the landscape. As an integral component of sustainable development strategies, these areas provide long-term benefits to the community and region by maintaining ecological processes and by providing useful products. The large wetland area within the Village is significant from the point of view of wildlife habitat.

2.5 Municipal Services

The information below summarizes the current municipal servicing systems within the municipality

2.5.1 Waterworks Systems

Chipman's water system is currently part of the regional water supply system provided within the Edmonton/Vegreville corridor through the Capital Region Vegreville Corridor Water Services Commission. Though the Village itself has some additional facilities, they are sufficient to service the current Village area and little else.

Treated water is provided to the municipality from the Water Services Commission's facilities, and is available for development within Chipman.

2.5.2 Sanitary Sewer System

Chipman's existing sanitary sewer system consists of various pipelines and a lagoon with a capacity of approximately 1000 persons. Though this provides some capacity for the first and early stages of development, major service lines and the size of the lagoon are not sufficient for a community of from 10,000 to 12,000.

2.5.3 Stormwater Management System

The function of the storm drainage system is to collect surface-water runoff generated in an urban area, and to convey it safely to a receiving water course in a manner which minimizes the disruption to land uses and impacts to the environment. The municipality's current storm water management system includes the "minor" drainage system, a network of drainage ways that carries most of the runoff from streets and other surfaces to receiving streams, and the major drainage system, which consists of the street surfaces, ditches and swales that carry the excess runoff beyond the capacity of the minor system, in a major storm event. In conjunction with the conveyance system, stormwater management facilities (storage ponds) are generally used in most modern stormwater drainage systems to control the rate of flow and to minimize the potential downstream impacts.

The construction of houses, commercial buildings, paved roads and parking lots increases the imperviousness of a watershed, and reduces the infiltration of rainwater. This means that a much larger portion of the rainwater will run off as development occurs. This increases the volume and rate of runoff in developed watersheds than would have occurred before development. Water quality issues, such as sedimentation and pollution associated with stormwater runoff from urban areas, also need to be dealt with before flows are discharged to natural water courses.

The developed areas within the pre-annexation municipal boundaries rely primarily on surface drainage facilities (roadways and paved surfaces, drainage swales, and culverts), which discharge into nearby ditches and drainage channels that eventually flow to outside the Village.

2.5.4 Transportation

Highways #15 and #834 form the primary road network in Chipman, joining Chipman with points east, west and south. However, the actual accesses from the Highways, especially those to Highway #15 within the former municipal boundaries, do not meet the standards required for the scale of development proposed.

Appropriate traffic impact assessments should be completed for each development area as development plans are articulated. These studies should address the development area as a whole and evaluate the impact of each stage of development. In addition these studies should examine the long term impacts to the existing roadway network and intersections. Intersection spacing and access management should also be included in these studies.

2.5.5 Solid Waste Management

Chipman currently deals with solid waste through agreement with Lamont County, who operate a regional landfill near St. Michael southwest of Chipman. Though it is not expected that this arrangement will change, the service levels may be altered as development proceeds.

SECTION 3.0 GENERAL OBJECTIVES AND POLICIES

3.1 Development Pattern

Development within Chipman must take on an economical and viable development pattern in order to ensure that uses are compatible with the surrounding area and that servicing costs are affordable for the community.

3.1 Objective	Ensure that sufficient land is available to meet future development needs
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3.1.1 Policy Chipman shall ensure that the future development concept map reflects the communities future development needs.

3.1.2 Policy Chipman shall ensure that future development occurs only in areas that are both reasonable and economically feasible for development within the municipality.

3.1.3 Policy The future development pattern for Chipman is shown on the Future Development Concept Plan. Development shall generally conform to this Future Development Concept Plan and the policies within this Municipal Development Plan.

3.2 Natural Landscapes

Chipman includes unique natural features and landscapes, on which it places a high value.

3.2 Objective	Preserve recognized significant landforms and vegetation
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3.2.1 Policy Chipman will require that future subdivisions and developments in significant natural areas preserve as much as possible those natural landscapes.

3.3 Community Facilities and Services

A community's public facilities and services showcase the community's commitment to wellness and excellence by providing a framework in which the community functions. Services such as neighbourhood facilities, recreation facilities and services, community programs, protective and emergency services and health and social play a vital role in increasing the quality of life for all community members.

3.3.1 Neighbourhood Facilities

Neighbourhood facilities include **small scale** multiple-use recreation facilities that provide a recreation amenity and multi-way (combination bicycle and pedestrian pathways) connectivity within each neighbourhood and between neighbourhoods.

3.3.1 Objective	Provide all residents reasonable access to small scale recreation opportunities at the neighbourhood level
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3.3.1.1 Policy Chipman will endeavour to provide a multiple-use recreation area as close as possible to the centre of each developed neighbourhood, preferably within walking distance of every dwelling.

3.3.1.2 Policy Chipman will require the provision of a multiple-use recreation area as close as possible to the centre of each new neighbourhood, preferably within walking distance of every dwelling.

3.3.1.3 Policy Chipman will support the development of multi-ways (combination bicycle and pedestrian pathways) connecting parts of the municipality to provide both connection and recreation opportunity.

3.3.2 Recreation Areas and Facilities – General

General recreation areas and facilities include both large and small scale multiple-use recreation facilities that provide a recreation amenity, and multi-ways (combination bicycle and pedestrian pathways) that connect within and link neighbourhoods.

3.3.2 Objective	Provide all residents reasonable access to large scale recreation opportunities
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3.3.2.1 Policy Chipman will endeavour to ensure the development of attractive, highly accessible, well-maintained active and passive recreation areas and facilities which offer adequate space for activities, convenience for users and variety in terms of size, location, natural features and development potential.

3.3.2.2 Policy Chipman will endeavor to ensure the efficient use and economic provision of active and passive recreation areas and facilities by striving for optimum utilization of available space and economy in construction, maintenance and operation.

3.3.2.3 Policy The integration of powerline and pipeline rights-of-way into future developments, either as open space elements such as multi-way paths or as buffers to separate incompatible land uses, will be encouraged.

3.3.2.4 Policy Chipman will ensure the continued development of a system of recreation areas and facilities for community-wide use, for neighbourhood use, and for pre-schoolers (e.g., tot lots).

3.3.2.5 Policy Chipman will ensure that all recreation areas and facilities are easily accessible to the population they serve and that this access is clearly defined and visible to the public.

3.3.2.6 Policy Chipman will ensure that the recreation areas and facilities system is based upon standards which are within the financial capabilities

of the community to achieve

- 3.3.2.7 Policy** In conjunction with the appropriate School Division, Chipman will endeavour to encourage community use of school facilities.
- 3.3.2.8 Policy** Chipman will make provision for landscaping and tree planting in order to make recreation areas more attractive.
- 3.3.2.9 Policy** Chipman will require that developments are provided with playground equipment and playground improvements.
- 3.3.2.10 Policy** In the subdivision process, and in accordance with the Municipal Government Act, Chipman shall require that subdivision applicants provide 10% of their land as Municipal Reserve for park and school purposes as a condition of subdivision approval. The land shall be shared with appropriate School Divisions in accordance with the School Divisions' approved needs and in accordance with any agreement the municipality may have with the School Division. The land acquired by Chipman through this process will be used for recreational facilities and uses.
- 3.3.2.11 Policy** Notwithstanding Policy 3.3.2.10 above, from time to time, the amount of land which would be provided by a subdivision may be too small or may be in the wrong location to be of use for the municipality's recreational purposes. In such instances, at the discretion of the Subdivision Authority and in accordance with the Municipal Government Act, money in place of Reserve may be required. That money shall be used for recreation capital works and shared with the School Division in accordance with any agreement the municipality may have with the School Division.
- 3.3.2.12 Policy** Chipman will continue to co-operate with and assist School Divisions in operating active recreational (baseball, track and field, soccer, gymnasium, etc.) facilities for community-wide use.
- 3.3.2.13 Policy** Chipman will endeavour to locate major recreational areas and facilities for community-wide use within the municipality.
- 3.3.2.14 Policy** Chipman will support the activities of community clubs, sports clubs, cultural and heritage societies, churches, schools, individuals, etc. through funding, policy development and facility development.

3.3.3 Cultural Facilities

Cultural facilities include library, archives, museums as well as a community's educational institutions, performing arts venues and displays of public art. A community should be passionate about a vibrant, energetic and creative arts community and provide cultural and educational opportunities within it. Recognition of the importance of the arts helps unites the community members and helps sustain a strong sense of community pride.

Policies relating to cultural facilities encourage the development of cultural facilities, opportunities and landscapes within the community.

3.3.3 Objective Encourage the development of a diverse range of cultural opportunities in high quality facilities

3.3.3.1 Policy Chipman will support the upgrading of existing facilities and improvements to library, museum services, archives and other cultural facilities and services.

3.3.3.2 Policy Chipman will endeavour to ensure that major cultural facilities are provided as required within the municipality.

3.3.4 Protective/Emergency Services

3.3.4 Objective Work with the appropriate provincial agencies to ensure a high level of protective and emergency services within the municipality

3.3.4.1 Policy Chipman will regularly assess the level of protective/ emergency servicing. Attention will be focused primarily on staff, equipment and space requirements to ensure adequate fire protection.

3.3.4.4 Policy Chipman will encourage the Royal Canadian Mounted Police to work with various community groups in an effort to sponsor an awareness of crime in Chipman and a preventive attitude among municipality residents.

3.3.4.3 Policy Chipman will work to establish an ambulance service centre within the community so as to provide quick response times.

3.3.5 Health and Social Services

3.3.5 Objective Encourage collaboration with provincial agencies, not-for-profit groups and organizations to ensure affordable, efficient and diverse social and healthcare services within municipality which are appropriate to the scale and demographics of the community and surrounding region

3.3.5.1 Policy Chipman will endeavour to ensure the expansion of social services to residents as the need arises.

3.3.5.2 Policy Chipman will endeavour to ensure the expansion of health services as required to meet residents' needs.

3.3.5.3 Policy Chipman will refer new development and subdivision applications to the health authority for comments prior to approval in order to

assess any potential social or health care service implications of the proposal.

3.3.6 School Facilities

3.3.6 Objective	Work with the appropriate local school division to ensure that the municipality has the services and facilities necessary to nurture a culture of lifelong learning and creativity
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3.3.6.1 Policy Chipman, in conjunction with the appropriate School Divisions, will endeavour to provide sufficient school space to meet the student requirements of each neighbourhood and to ensure that school construction keeps pace with residential development.

3.3.6.2 Policy Chipman will co-operate with the appropriate agencies with respect to renovating and updating existing schools.

3.4 Environmental Management

Chipman includes within its borders a range of valuable environmental features which do not only support the area's ecosystem but can also be used to support the economic, social and cultural systems within the municipality. Recognizing that a successful and sustainable future is dependent on the vitality of all of the interconnected systems (built and natural environment, economic, social and cultural) Chipman would adopt a strong approach, for environmental management within this MDP.

3.4.1 Low Net Negative Environmental Impact

The municipality recognizes that the goal of environmental protection cannot mean total ecological integrity. Simply put, a community cannot reasonably expect to maintain the full structure of the ecosystem and still have roads and buildings. Rather the goal must be to achieve a healthy environment or one that does not show symptoms of stress such as:

- decreased water quality, and/or
- significantly reduced biodiversity.

Chipman supports a **Low** Net Negative Environmental Impact approach to environmental management that will help to ensure that, overall, the community's natural and built forms and the processes that connect them will prosper well into the future. The goal is to ensure that the cumulative impact of development decisions effecting the ecological, social and physical assets of the community will be designed and contain mitigating measures to attempt to ensure that any negative environmental impacts are as low as is reasonably possible. Adopting a low net environmental impact approach to environmental management allows the municipality to encourage sustainable development in all areas without unduly impacting ecosystem health, working landscapes or the municipality's built form landscapes.

The following objective and polices have been adopted by Chipman relating to environmental management:

3.4.1 Objective	Identify and preserve significant ecological sites throughout the municipality
3.4.1.1 Policy	Chipman will endeavor to develop an inventory of significant and unique ecological sites and resources within the municipality.
3.4.1.2 Policy	Chipman will endeavor to establish environmental quality targets to direct future development within the municipality and to provide specific points of reference for facilitating decision making and management.
3.4.1.3 Policy	Chipman may require developers to submit a Cumulative Effects Assessment with proposed development plans.
3.4.1.4 Policy	Chipman may require an assessment or evaluation of the impact on an identified natural or environmentally sensitive feature with proposed development plans.
3.4.1.5 Policy	Chipman will work with provincial partners to identify and monitor indicators to determine if development and municipality operations are within the established targets. Monitoring is critical for evaluating the suitability of developments in different areas over time and will help to insure the accuracy of predictions regarding future states and to refine land use and development policies and regulations.
3.4.2 Objective	Development only occur on lands that do not have critical development constraints
3.4.2.1 Policy	Development shall not be allowed in areas characterized by wetlands, swamps, muskeg, or saturated soils. Development shall also be prohibited in valleys, ravines, or seasonal draws.
3.4.2.2 Policy	Development shall be prohibited on slopes in excess of 15% or on slopes which are subject to slippage or mass movement.
3.4.2.3 Policy	Development is prohibited in important wildlife habitat areas.
3.4.2.4 Policy	No permanent structures will be allowed within the 1:100 year flood plain of any body of water unless proper flood proofing techniques are undertaken. A certificate from a qualified, registered professional engineer may be required by Chipman to confirm that any development has been properly flood proofed.
3.4.2.5 Policy	Chipman shall encourage the retention of flood plain and flood prone areas in their natural state to be used for extensive, low intensity, passive recreation of natural habitat, where applicable.
3.4.2.6 Policy	Unless unique site requirements determine otherwise, development proposals should conform to provincial guidelines so far as they

pertain to setback requirements from valley breaks, ravines and watercourses.

3.4.3 Objective	Encourage energy efficient design and the development and utilization of alternative energy facilities
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3.4.3.1 Policy Chipman will encourage the orientation of development to maximize passive solar energy, natural shade and windbreaks, and to maximize the use of light and heat availability. The use of energy-efficient appliances and materials will also be encouraged.

3.4.4 Objective	Encourage sound and innovative environmental practices
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3.4.4.1 Policy Chipman will endeavour to use Low Impact Development solutions for stormwater management.

3.4.4.2 Policy Chipman will encourage buildings to be designed so that they are 25% better than the Model National Energy Code for Buildings.

3.4.4.3 Policy Chipman will encourage development in the Urban Village to produce a portion of its own power needs, with the possibility of a district heating system.

3.4.4.4 Policy Chipman shall encourage the facilitation of community food production in the open spaces of the Urban Village.

3.4.4.5 Policy Chipman shall encourage the prioritization of regional and recycled materials for building construction.

3.4.4.6 Policy Chipman shall encourage that access to sun for neighbouring buildings and public spaces be part of the design and layout of all developments.

3.5 Reserves and Easements

In certain instances – as outlined in the Municipal Government Act – the subdivision process can involve the dedication of Reserve lands to the municipality. That Act identifies several types of reserves which may be taken during subdivision by a municipality – Municipal Reserves, Municipal and School Reserves, School Reserves, Environmental Reserves, and Environmental Reserve Easements. Conservation Easements are not referenced in the Municipal Government Act, and are not a consideration at the time of subdivision, but can be utilized by a private land owner or a municipality to protect significant environmental areas.

Municipal Reserves can be used by a municipality as public parks, public recreation areas, or as buffers between parcels of land which are used for different purposes. School Reserves can be used by a School Division for school authority purposes. Municipal and School Reserves can be used for both sets of purposes. Depending on the circumstances, money may be taken by the municipality in lieu of Municipal Reserve dedication.

Environmental Reserves, Environmental Reserve Easements and Conservation Easements are three tools municipalities can use to ensure that:

- a) development does not occur on lands where there is a hazard to development; and
- b) significant environmental areas are protected.

Environmental Reserves and Environmental Reserve Easements are specifically designed to protect development from natural hazards such as flooding or bank instability. With the general topography of the Chipman area being basically flat with a large wetland area located generally in the centre of the municipality and a small watercourse and its valley in the northeastern sector of the municipality, care will have to be taken at the subdivision and development stages to ensure that the areas subject to a flood hazard (that is, those areas which might be flooded during a 1:100 year flood event (due to factors such as rainfall, restricted drainage capacity, or any other factor)) or bank slumpage or erosion are protected. Alberta Sustainable Resource Development has developed a policy for the setback of both privately owned properties and development from natural water bodies and this Municipal Development Plan mirrors that policy. To that end, proponents of development, either at the Area Structure Plan stage, the subdivision stage, or, if there is no subdivision involved, the development proposal stage, will be required to provide adequate engineering analysis of the potential for hazard and then set property boundaries and their development proposals far enough from the hazardous areas to provide for adequate protection both from the hazard and to any natural feature that may be impacted by development.

Environmentally sensitive ecological features require special attention when being considered for development. Such areas include lands subject to a flooding hazard, ravines, steep slopes, and areas subject to erosion. The municipality will have regard for these sensitive areas when making development decisions.

3.5 Objective	Conserve and protect significant cultural landscapes and environmentally sensitive ecological features for future generations
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3.5.1 Policy At the time of subdivision, as provided for in the Municipal Government Act, Chipman shall request land as Municipal Reserve, School Reserve, or Municipal and School Reserve. In cases where a proposed park area in a neighbourhood is not affected by a particular subdivision application, the municipality's Subdivision Authority may defer reserves if a specific site is identified for a park area but that specific area is not located within the particular subdivision. Money-in-lieu of land for Reserves shall be required where land is not provided, but shall only be required should no lands within the landholding affected by the subdivision are to be designated for park purposes.

3.5.2 Policy Chipman shall in all cases take the full amount (that is, 10% of the area of the titled lands subject to the subdivision application) of Municipal, School, and/or Municipal and School Reserves owing as a result of subdivision, in accordance with Provincial legislation.

3.5.3 Policy Municipal, School, and/or Municipal and School Reserve parcels in the municipality shall be:

- (a) concentrated in a few large parcels on suitable sites rather than scattered through subdivisions as outlined in Area Structure Plans; and

- (b) evaluated and inventoried with the aim of making more efficient use of the Reserves through consolidation and/or sales.

- 3.5.4 Policy** Chipman may require subdivision and development applications adjacent to water bodies and watercourses to prepare an engineering and/or geotechnical study to determine an adequate setback based on flood susceptibility, soil conditions and slope stability.
- 3.5.5 Policy** Development on sandy or unstable soil may only be allowed if measures to control erosion are implemented. Development on flood susceptible areas or on unstable or steep slopes shall not be allowed.
- 3.5.6 Policy** Normally, an Environmental Reserve or development setback of not less than 30 m (98 ft) in width from the 1:100 year flood area of natural water bodies and/or the top of bank of lakes and rivers shall be required through the subdivision process. As well, any lot boundary or development setback required for bank stability protection will also be provided as Environmental Reserve. As a condition of development approval where there is no subdivision, a comparable setback shall be required from the natural water body and/or the top of bank of the water body to the wall of the nearest building. The proponent of any subdivision or development will provide an engineering analysis which, taking into account the topographic, natural, and man-made influences on the physical features involved, determines either or both the 1:100 year flood area and any parameters of bank instability. This information will normally be provided during the consideration of the Area Structure Plan for an area. No major roads shall be located within the 1:100 year flood area, except as they may cross flood areas as shown on the Future Development Concept Plan. Road may be located within the 30 m setback in lieu of an Environmental Reserve.
- 3.5.7 Policy** Additional Environmental Reserve and/or setback may be required by the municipality based on the recommendations of any engineering and/or geotechnical study requested by the municipality. In these cases, the amount of Reserves required will be determined using the guidelines for the width of Environmental Reserves developed by Sustainable Resource Development.
- 3.5.8 Policy** Where Environmental Reserve is not necessary to provide public access, Chipman shall, at the time of subdivision, consider the option of an Environmental Reserve Easement as provided for in the Municipal Government Act.
- 3.5.9 Policy** Municipal Reserves may be required as an open space buffer of sufficient size and composition to act as a noise and visual barrier between land uses.
- 3.5.10 Policy** Prior to disposing of any Municipal Reserve, Council shall review the applicability and effect of such disposition on surrounding land uses and the area's recreational potential.

3.5.11 Policy School Reserves shall be provided at the time of subdivision in accordance with agreements between the municipality and the relevant school divisions. School Reserve shall only be taken in cases where the School Division has specifically identified and wants to develop a school site to serve the community.

3.5.12 Policy Chipman may consider proposals to designate future Conservation Easements.

3.5.13 Policy At the discretion of the Subdivision Authority, Conservation Easements may be considered as an alternative to Environmental Reserve Easements during the subdivision process to preserve significant natural features and areas that do not qualify as Environmental Reserves under the Municipal Government Act. The use and control of the features and areas shall be clearly stated in the easement agreement. Conservation easements are provided for under the current Environmental Protection and Enhancement Act.

3.6 Recreation

As the demand for recreational land for both public and private use continues to increase, so does the need for planned recreational facilities and areas. The intent of this Plan is to recognize and encourage local recreational uses based on the capabilities of an area to sustain intensive or extensive development. Recreation development shall be located in areas and under circumstances where it does not adversely affect the community, or the natural environment.

Recreation also forms an important component of the tourism potential of the region, and is to be encouraged as much as possible within the term of this Plan, provided, of course, that the tourist activities or facilities do not threaten the potential itself, the economy and community, or the natural environment.

The following objectives and polices have been adopted by the municipality relating to recreation:

3.6.1 Objective	Encourage appropriate recreational development
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3.6.1.1 Policy	Subdivision and development for recreational purposes shall occur in accordance with the following design principles: <ul style="list-style-type: none">(a) the density of development shall be directly related to the development capability of the land resource;(b) the design shall be directly related to the site's topography vegetation, soil, and drainage characteristics. In this regard, the development proposal shall include a detailed analysis of the environmental constraints of the site and the means by which the proposal will protect and harmonize with the natural environment;(c) the design shall protect wildlife habitat; and(d) the design shall protect, maintain and re-establish (where necessary) vegetative cover, and maximize the quality of
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the natural features.

3.6.2 Objective	Protect and encourage trail development while protecting land owners from potential negative impacts through careful design
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3.6.2.1 Policy Neighbourhoods will have multi-model trail networks as part of their design, and the trails will be developed to the satisfaction of the municipality at time of subdivision or development.

3.6.3 Objective	Maximize the use of the existing facilities and parks and plan the municipality's future recreational and tourist needs
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3.6.3.1 Policy Chipman should establish and implement a recreation plan.

3.6.3.2 Policy Service clubs and citizens groups should be encouraged to assist with park development.

3.6.4 Objective	Minimize municipal costs associated with recreational developments
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3.6.4.1 Policy Chipman shall require the proponent of a recreational activity to identify all municipal costs associated with the development. The assignment of these costs shall be the basis for an agreement to be entered into as a condition of subdivision approval or the issuance of a development permit. Normally, however, all development servicing costs associated with the development will be carried by the proponent.

3.7 Tourism

Chipman supports tourism initiatives and wishes to promote local hospitality operations, museums, churches, cultural centers, and special events. Bed and breakfast establishments are becoming a more significant component of our tourism industry. The municipality's Land Use Bylaw will recognize that such establishments are not typical home-based businesses but should be recognized as a separate use category.

The following objectives and policies will apply to tourism.

3.7.1 Objective	Support and promote cultural tourism initiatives within the municipality
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3.7.1.1 Policy Chipman will encourage the utilization and/or development of cultural, historic and recreational resources to promote tourism, where appropriate.

3.7.1.1 Policy Chipman will encourage and, where possible, promote development of tourist facilities.

3.7.2 Objective	To cooperate with regional partners to encourage local and regional tourism
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3.7.2.1 Policy Chipman will co-operate with area tourism groups, municipal neighbours, and tourism zones in promoting local tourism linkages with neighbouring communities.

3.7.2.2 Policy Chipman shall encourage private sector developers to facilitate tourism development, and may assist in accessing government funding programs to develop new, or upgrade existing, tourism attractions.

3.7.3 Objective	Support and encourage bed and breakfast establishments within the region
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3.7.3.1 Policy Chipman will allow and specially regulate bed and breakfast establishments by creating a separate use category in the Land Use Bylaw to allow such uses, on a discretionary basis, in appropriate Districts.

3.8 Transportation and Public Utilities

The development of transportation and utility systems can have a significant impact on land use within Chipman. Although Chipman does not have the authority to regulate Provincial Highways, pipelines, transmission lines and similar installations that are under provincial control, in many instances the municipality is given an opportunity to comment on the proposed locations of these facilities. It is Council's intention to encourage the appropriate authorities to have regard for the policies of this Plan.

The following objectives and polices have been adopted by the municipality relating to transportation and municipal servicing in all areas within the municipality:

3.8.1 Objective	Encourage the safe, orderly and efficient development of transportation and utility corridors including a hierarchy of roads and efficient parking
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3.8.1.1 Policy A hierarchical road system should consist of:

- a) arterials roads that have routes for quick and efficient movement of traffic;
- b) collector roads that serve to connect residential areas to arterial roads;
- c) local roads that serve to provide direct access to individual properties and that discourage through traffic.

3.8.1.2 Policy A hierarchical road system for Chipman is shown on the Future Development Concept Plan. Chipman will endeavour to implement this system through its development control and subdivision

processes.

- 3.8.1.3 Policy** Chipman shall encourage linear transportation and utility facilities to locate so that they:
- (a) follow road allowances wherever feasible;
 - (b) use corridors to integrate a number of utilities; and
 - (c) minimize disruption of recreation, wildlife, and historic resources.
- 3.8.1.4 Policy** Chipman will endeavour to ensure the future development of a network of arterial and collector roads in the configuration indicated in this Plan inasmuch as:
- a) the transportation system complements future land use proposals;
 - b) the hierarchy of roadways comprising the network shown on the Future Land Use Plan will achieve efficient traffic movement in and through the municipality;
 - c) the system will minimize unwarranted heavy volumes of traffic in sensitive areas (through traffic should be reduced as much as possible through residential areas and major recreation and institutional areas); and
 - d) the elements of the transportation system themselves are mutually complementary.
- 3.8.1.5 Policy** Chipman will endeavour to protect from encroachment by other uses sufficient land for future arterial road rights-of-way.
- 3.8.1.6 Policy** Direct access to arterial roads from adjacent properties will be limited in order to emphasize the most important function of these roadways, which is to accommodate high volume traffic flows.
- 3.8.1.7 Policy** Chipman will encourage the designation of a truck route system.
- 3.8.1.8 Policy** Chipman will endeavour to enhance and maintain a high standard for appearance adjacent to roads. Developers will be required to provide landscaping, including trees where appropriate, along the medians and boulevards of roads.
- 3.8.1.9 Policy** Chipman will require the development of multi-ways, coordinated walkway and bikeway systems adjacent to collector roads in new residential areas, linking them to recreation areas and facilities. The rights-of-way for these multi-ways shall be provided at the time of subdivision.
- 3.8.1.10 Policy** Employers and employees shall be encouraged to use alternative parking areas to allow customers better access to Chipman's retail and service outlets.
- 3.8.1.11 Policy** To improve the visual image of the entrances to the municipality, Chipman will encourage owners planning property improvements

to consider using building materials, textures, colour, landscaping, and signs that would favourably complement and/or enhance the entrances to the municipality. Chipman will also use its best efforts to undertake such works on its properties and encourage the Provincial Government to do the same on its properties, especially the Highways.

3.8.2 Objective	Minimize conflicts between transportation, communications or utility facilities and other land uses
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| 3.8.2.1 Policy | Chipman shall encourage high voltage power lines and high pressure pipelines to locate away from residential areas. |
| 3.8.2.2 Policy | Chipman shall consider the establishment of a Dangerous Goods Route when Council feels that dangerous goods are being transported on municipal roads in sufficient quantity to be a significant hazard to the travelling public. |
| 3.8.2.3 Policy | Where proposed transportation and utility lines and facilities may adversely affect adjacent lands or land uses, Chipman shall recommend or require as a condition of development of the line or facility such buffering as deemed appropriate to minimize any negative impacts. |
| 3.8.2.4 Policy | Chipman may require future subdivision proposals adjacent to transportation and utility lines and facilities to provide such buffering as deemed appropriate. |
| 3.8.2.5 Policy | Chipman shall encourage wireless communication facilities to consider good planning and design so as to have the least impact on the natural environment, and the least visual impact on nearby residents. Chipman shall also encourage the developers of wireless communication facilities to provide an opportunity for public consultation. |
| 3.8.2.6 Policy | Where appropriate, new facilities should be built to standards to accommodate multiple devices. Individual facilities are strongly discouraged. Should co-locations not prove feasible, clustering of wireless communication facilities is preferred. |

3.8.3 Objective	Encourage regional cooperation in the provision, operation and maintenance of infrastructure services
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| 3.8.3.1 Policy | Chipman shall endeavor to cooperate with Lamont County in the upgrading of roads that affect both Chipman and the County. |
| 3.8.3.2 Policy | Chipman shall endeavor to cooperate wherever possible with Lamont County and/or the provincial government with planning, development and operation of sanitary waste disposal facilities and sewage lagoons. |

3.8.3.3 Policy Chipman supports the use of the Regional Landfill System concept and principles.

3.8.4 Objective Ensure that all subdivision and development conforms to municipal and provincial infrastructure and servicing standards

3.8.4.1 Policy Urban subdivision shall not be allowed where access to paved roads in good condition does not exist, or where construction of a paved road and access to municipal standards to the site is not undertaken by the landowner/developer.

3.8.5 Objective Ensure that municipal services and utilities are provided in an economical and efficient manner and at no cost to the municipality, and are reflective of need, environmental constraints, land use considerations and existing infrastructure

3.8.5.1 Policy As part of an Area Structure Plan, the developer shall provide a servicing design brief to the municipality that demonstrates how the full water supply, sewage disposal, storm water management, and access requirements of the development, including any requirements related to modifications to Provincial Highways, are to be provided. The design brief shall be subject to approval by Chipman and by Provincial agencies as appropriate and shall meet or exceed normal engineering requirements. The design brief may also deal with the matter of phasing of the services. When subdivision and development within the Area Structure Plan area is commenced, the developer shall provide detailed engineering for all required services at no cost to the municipality. In order to ensure this, Chipman shall enter into appropriate development agreements as a condition of subdivision or development approval wherein the developer shall undertake to provide all such services and to fully guarantee their construction.

3.8.5.2 Policy Service roads adjacent to Highways in Chipman shall be considered to be municipal roads and developed to appropriate standards.

3.8.5.3 Policy Chipman shall require that land use adjacent to Provincial Highways and their associated accesses conform with the requirements of the Provincial government. As well, where possible, Chipman's system of arterial and collector roads shall be afforded a similar level of protection from encroachment and proliferation of direct access.

3.8.5.4 Policy All municipal infrastructure systems, such as new roads, sewage collection and water distribution systems created as a result of development, which may include dedication to the municipality or subdivision, shall only be assumed by the municipality if the system has been constructed or upgraded to a standard which is

acceptable to the municipality and which meets or exceeds all appropriate Provincial and Federal standards.

- 3.8.5.5 Policy** Chipman shall implement a program of maintenance and improvement for local roads designed to enhance traffic flow. Through the subdivision and development processes, Chipman shall endeavour to make the most efficient use of existing road facilities. Developments with the potential for substantial road impact (high traffic volumes or heavy trucks) will be directed to those roads that are designed and constructed to accommodate such development.
- 3.8.5.6 Policy** Direct access from private property onto Provincial Highways shall be discouraged and limited wherever possible, especially where access onto municipal roads is available. Subdivisions will be specifically designed to minimize accesses onto Provincial Highways and Chipman's arterial roads through the use of service roads or redesigning the subdivision boundaries to redirect accesses onto local roads.
- 3.8.5.7 Policy** Chipman will require the provision for all development within the municipality of a municipal piped water supply and distribution system, a municipal piped sanitary sewage collection and treatment system, and a stormwater collection and management system. The provision of these systems will be funded either by senior levels of government or by the new development.
- 3.8.5.8 Policy** Chipman will ensure that developers provide excess capacity to allow extensions into future development areas.
- 3.8.5.9 Policy** Chipman will collect basic data for future engineering review in order to supplement the findings of municipality servicing studies, and improve the accuracy of future projections.
- 3.8.5.10 Policy** Developers shall provide and pay for the installation of all utilities and roads in new development areas and subdivisions. In order to ensure this, Chipman shall enter into appropriate development agreements as a condition of subdivision and development approval wherein the developer shall undertake to provide all such services and to fully guarantee their construction.
- 3.8.5.11 Policy** Council supports recycling, composting, and other environmental endeavours, including the education of the general public.

3.9 Resource Extraction

Resource extraction is currently not a large industry within Chipman, although some resource extraction may occur within the municipality boundary. In order to benefit the municipality's and the region's economy, resources must be protected and extracted efficiently, but not at the risk of irreparably damaging working or natural landscapes within the municipality. Therefore,

it is the intent of this Plan to encourage the utilization of extractive resources in areas of least detrimental impact and to reclaim the land for other productive uses.

The following objectives and polices apply to resource extraction.

3.9.1 Objective	Ensure that land disturbed by resource extraction activity is reclaimed to an acceptable standard
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- 3.9.1.1 Policy** Chipman should require development agreements in connection with sand, gravel and other mineral extraction operations and should make provisions for the:
- (a) reclamation of the land that was disturbed to its former agricultural capability or to a post-extractive use whichever Council feels is more beneficial;
 - (b) control of on-site noise, dust and weeds;
 - (c) storage of topsoil;
 - (d) separation of the resource extractive operation from any multi-lot residential subdivision, hamlet, or urban municipality with a suitable open space buffer;
 - (e) designation of all aggregate haul roads to reduce noise, excessive maintenance costs, and dust problems; and
 - (f) if required by the municipality , the provision of security such as an irrevocable letter of credit to ensure reclamation will be completed.

3.9.2 Objective	Minimize municipal costs associated with resource extraction development
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- 3.9.2.1 Policy** Chipman will not approve a development permit application for resource extraction until the developer enters into a haul road agreement with the municipality.

3.10 Fringe Development

3.10 Objective	Minimize the occurrence of incompatible uses on the municipality's fringe
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- 3.10.1 Policy** Chipman will encourage a close working relationship with Lamont County in terms of future growth on the fringe of the municipality. To that end, Chipman will encourage the County to establish close development controls on lands near Chipman, to make development decisions in consultation with Chipman, and to not make development decisions that would negatively impact Chipman.

- 3.10.2 Policy** Chipman will oppose developments that could prejudice future rural-to-urban transitions as well as developments that would not be in the best interest of Chipman.

3.11 General Development Policy

3.11 Objective	Ensure that development does not exceed the municipality's capacity
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3.11.1 Policy Development in Chipman will only be allowed to exceed 10 m or 2 storeys in height once adequate fire protection that satisfies both the Council and its fire protection service agencies is provided.

SECTION 4.0 FUTURE DEVELOPMENT CONCEPT

4.1 Development Strategy

This Municipal Development Plan describes a development strategy for Chipman based on an analysis of the major challenges facing the municipality.

The strategy entails:

- striving for steady population growth;
- ensuring that the municipality can support a reduction in population growth should current economic predictions prove overly optimistic;
- ensuring orderly, beneficial development occurs in the municipality;
- ensuring adequate land is available to meet future development needs;
- ensuring development is staged according to growth requirements;
- ensuring each stage of development provides for a variety of development opportunities, necessary services and amenities;
- emphasizing community strengths and assets such as the small municipality character, and significant natural areas;
- addressing development and community issues as they occur; and
- building flexibility into the MDP to deal with an unpredictable future.

The goals, objectives and policies of the Plan support the orderly and economical development of land within the municipality and encourage the development of a more balanced community in terms of land use. The Plan attempts to provide for a range of housing opportunities, to address quality of life issues, and to promote the concepts of community and neighbourhood. It tries to strike a balance between the advantages of growth and the preservation of a small, friendly and safe community as Chipman grows.

Plan policies have been made flexible in order to allow for the anticipated, as well as varying, growth rates. To address the development of the community as a whole, the plan covers all land within the municipality's existing corporate boundaries.

4.2 Future Development Concept Plan

The development strategy for the municipality of Chipman is illustrated on the Future Development Concept Plan (Map 1). This Plan contains a conceptual future land use pattern and transportation network for the community and is meant to convey the general intent of the municipality concerning the future direction of growth. The Plan is intended to be interpreted as a broad expression of land use policy and not as a precise description of proposed land uses

related to specific parcels of land. The Future Development Concept Plan is to be used in concert with the goals, objectives and policies of the Municipal Development Plan.

The Future Development Concept reinforces the current pattern of development currently found within the central core of the municipality while ultimately developing a large, but still compact community with balanced land uses throughout. The current mainstreet area, expanded as necessary to accommodate additional central business area development, will continue to be promoted as a focus for mainstreet commercial, institutional, and community development. Areas are shown for the development of industrial uses which are physically and functionally separated from existing and future residential areas. The Concept shows continued protection of significant natural areas for open space and low intensity recreational development. In addition to the downtown area, the Concept Plan contemplates a new “urban village” and a mixed recreational/commercial site as focal points for community, educational, and recreational development.

The future development pattern for part of the municipality north of Highway #15 has not yet been determined. As such, it is designated as a “Future Study Area. The municipality owns most of the lands within the Future Study Area. Further development within this area will await the completion of planning at the Area Structure Plan level, through which land use and servicing patterns shall be established. Area Structure Plan(s) for this area will be developed by the municipality in consultation with the other, private owners of land within this area. Amendment of this Municipal Development Plan to place the affected lands within an appropriate Land Use Classification(s) will occur simultaneously with the adoption of Area Structure Plan(s) within the Future Study Area.

4.3 Land Use Classifications

The Land Use Classifications shown on the Future Development Concept Plan are as follows:

The **Residential** Area is intended to be predominantly developed in the form of low density residential communities, with some medium and high density housing in selected locations at a scale and density compatible with the neighbourhood, together with the small park and utility services that serve residential communities.

The **Urban Village** Area is intended to be a diverse mix of residential, community, institutional, commercial, and employment opportunities that emphasize quality of life, sustainable living, and a strong sense of community living. The Urban Village will employ smart growth and sustainability principles that encourage walkability, a visually appealing built form, compact development, and technology that helps reduce the carbon footprint of development.

The **Commercial** Area is intended to be predominantly developed in the form of central and highway commercial uses and compatible office, residential, institutional and recreational uses. The Commercial area includes an area that would extend the current downtown core containing mainly vacant lands, older single family residences and non-conforming uses, which may be suitable to accommodate downtown expansion on a limited and site specific basis.

Compatible highway commercial uses that would benefit from exposure along highway areas and that can be developed to be visually attractive in appearance could also be

considered within the Commercial Areas designated adjacent to the Provincial Highways. Compatible recreational, park and institutional uses that cannot be reasonably accommodated elsewhere in the community may also be considered.

The **Industrial** Area is intended to be developed in the form of industrial development that serves the local agricultural and resource extraction economies, the nearby Alberta's Industrial Heartland, and the Edmonton region as a whole locate within the Industrial areas, but does not:

- (a) consume a large volume of water or produce high quantities of effluent or waste;
- (b) discharge toxic or noxious by-products into the air or groundwater system;
or
- (c) adversely impact adjacent properties through extreme noise, traffic or emissions.

Though Chipman wants to encourage industrial development within its borders, such industrial uses would not be allowed within Chipman.

The **Recreation and Open Space** Area is intended to be predominantly developed in the form of low intensity park, recreation, or community development and/or left in its natural state. This Classification also refers to the large wetland area within Chipman which is to be left in its natural state, or enhanced in accordance with good environmental management practices to be central to the identity and low-intensity recreational enjoyment of the community.

The **Institutional** Area is intended to be predominantly developed in the form of community facilities such municipal buildings, schools, community and/or health services may be developed.

The **Public Utility** Area is intended to be predominantly developed in the form of public utilities such as water treatment facilities, waste transfer stations and sewage treatment facilities may be developed.

The **Mixed Recreational/Commercial** Area is intended to be developed in the form of a specific proposal focused on a major active recreation facility containing a fairgrounds, indoor and/or outdoor rink, curling rink, arena, community hall, and similar facilities, and a mix of commercial uses that serve the recreational facilities, that serve the surrounding agricultural community, and that may also serve the travelling public.

SECTION 5.0 SPECIFIC LAND USE CLASSIFICATION OBJECTIVES AND POLICIES

The following land use and development objectives and policies shall apply to all lands shown on the Future Development Concept Plan within Chipman and shall be used by Chipman to guide decision-making regarding land use and development.

5.1 Industrial Area

For the purpose of this Municipal Development Plan the term "industry" refers to manufacturing, warehousing and storage; and includes what would be considered to be light, medium and even heavy industry. Light industry is not noxious and is generally compatible with other uses. Medium industry may have some noxious operations, but they are contained on the site of the industry. Industries that may have some noxious emissions or noise or which may be visually unkempt are referred to as heavy industry. Even though heavy industries may be allowed within Chipman, their development will be carefully regulated so that the residential communities within Chipman are not affected by the heavy industry.

Historically, the continuation and expansion of industry in Chipman has been limited due to a finite land base. Chipman recognizes that industrial development can benefit the community by providing employment, tax dollars and services to municipality residents. If planned effectively, the negative impacts an industry may have on the surrounding area can be mitigated or minimized.

This Plan encourages the diversification of the municipality's economic base by identifying land and policies to supporting the development of a diverse range of industrial developments within Chipman.

These objectives and policies apply within the area designated Industrial on the Future Development Concept Plan.

5.1.1 General

5.1.1.1 Objective Carefully regulate industrial development in Chipman

5.1.1.1.1 Policy Industrial development will only be allowed within the areas designated Industrial on the Future Development Concept Plan. Limited, small scale commercial development that serves the immediate industrial area will also be allowed within the areas designated Industrial.

5.1.1.1.2 Policy The municipality will encourage concentrated industrial growth by directing future industrial development to the Industrial area in order to minimize conflicts with neighbouring land uses, to facilitate the economical provision of municipal services, and to promote an efficient industrial land use pattern.

5.1.1.2 Objective Ensure that there is an adequate supply of competitively priced industrial land in appropriate locations

5.1.1.2.1 Policy It is the policy of this Plan that the areas designated Industrial on the Future Land Use Concept shall be developed as industrial uses, and that industrial development shall be directed to those lands.

5.1.1.2.2 Policy Heavy industrial uses will be allowed only where it can be demonstrated that the development will not be incompatible with the residential and natural amenities of the community.

5.1.1.2.3 Policy The municipality will encourage the gradual relocation of any industrial uses which are not in Industrial areas to the Industrial area.

5.1.1.2.4 Policy The sizing and servicing of industrial sites should reflect the requirements of a wide range of light industrial uses such as construction, trucking, manufacturing and wholesaling activities, etc.

5.1.1.2.5 Policy Existing and future industrial activities in the Industrial area will be protected by preventing encroachment of non-industrial uses.

5.1.1.2.6 Policy Future industrial development will demonstrate adequate fire flow capacities prior to development approval and after completion of construction to the satisfaction of the municipality.

5.1.1.2.7 Policy Future industrial development within the Industrial area will be connected to a paved road network in a manner that meets with the satisfaction of the municipality and should have direct and quick access to truck routes and Highways.

5.1.2 Site Planning

5.1.2 Objective Ensure that that the site design and visual appearance of industrial development is compatible with surrounding land uses

5.1.2.1 Policy The visual appearance of industrial developments, the location of roadways, landscaping and buffering will be considered in order to ensure compatibility with surrounding uses. Chipman will include building and landscaping standards in its Land Use Bylaw as a means of encouraging the development of more attractive industrial structures and improving compatibility with surrounding uses.

5.1.2.2 Policy Industrial development which is adjacent to residential areas should have the best possible visual appearance and provide appropriate buffering measures.

- 5.1.2.3 Policy** Attractive appearance and a high standard of maintenance shall be required in all industrial developments. To this end and to improve the image of Industrial areas, landowners and businesses will be required to provide reasonable landscaping (in the form of vegetation, fencing, and other landscaping features) and building materials, textures, colour and signs that would favourably enhance the industrial environment at the time of development, and will be encouraged to properly maintain, add and improve such features and materials to enhance the industrial environment.
- 5.1.2.4 Policy** Buffering appropriate for the separation of industrial development from residential development will be undertaken by the developer(s) of Industrial Areas adjacent to both Residential Areas and the Future Study Area (taking into account the possibility that part or all of the Future Study Area may be designated for future residential development).

5.1.3 Development Opportunities

5.1.3 Objective	Encourage local and regional industrial growth
5.1.3.1 Policy	Chipman will seek the assistance of other levels of government in promoting local industrial development opportunities.
5.1.3.2 Policy	Chipman will cooperate with local business groups in promoting the community as a good place to live and establish business.
5.1.3.3 Policy	Chipman will encourage the regional economic development officer to actively seek out industries which could locate in the community.
5.1.3.4 Policy	Existing local industrial firms with growth potential will be encouraged to expand their production facilities in appropriate locations.
5.1.3.5 Policy	Chipman will encourage the development of a regional industrial base in order to sustain those activities associated with the development of the adjacent resources of the area.

5.2 Commercial Area

The intent of the Municipal Development Plan is to accommodate a range of commercial uses, primarily located along mainstreet, but also adjacent to Provincial Highways. It is intended that these commercial developments provide services to local residents, the highway traveling public, tourists to the region, and to the surrounding agricultural community. Chipman will not support commercial developments that adversely affect the standard of safety or convenience, or the functional integrity of any Highway or road. The Plan also recognizes that specific commercial uses may require unique site locations in order to serve the industries associated with resource extraction and agriculture.

These objectives and policies apply within the area designated Commercial on the Future Development Concept Plan.

5.2.1 Objective Carefully regulate commercial development in Chipman

5.2.1.1 Policy Commercial development will be encouraged within the areas designated Commercial on the Future Development Concept Plan.

5.2.1.2 Policy The municipality will encourage concentrated commercial growth along main street by directing future commercial development to the area. Development will be designed to minimize conflicts with neighbouring land uses, to facilitate the economical provision of municipal services, and to promote an efficient commercial land use pattern.

5.2.2 Objective Ensure that the downtown area of Chipman both remains and is enhanced to be the central commercial core

5.2.2.1 Policy Chipman shall encourage development within the downtown commercial area, which is the Commercial area within the pre-annexation Village boundaries, which encourages the enhancement of the downtown area as the central business, service, and community area of the municipality. To that end, firstly, all forms of commercial and intensive community developments will be encouraged within the downtown Commercial area, which is that Commercial area within the former Village boundaries and not adjacent to Highway #15 or to Highway #834, and, secondly, commercial development outside the downtown Commercial area will be limited to that which will not compete with or which cannot be located within the downtown Commercial area.

5.2.2.2 Policy Commercial development within the Commercial area adjacent to Highway #834 will be limited to large scale commercial establishments which require Highway visibility, and tracts of land for display or storage purposes, such as automobile and recreational vehicle dealerships, lumber yards, and the like, commercial uses that are not compatible with the development policies for the mainstreet, and other commercial uses which serve the facilities located within the Mixed Recreation/ Commercial Area.

5.2.2.3 Policy Commercial development within the Commercial area adjacent to Highway #15 will be limited to large scale commercial establishments which require both Highway visibility and large tracts of land for display or storage purposes, such as automobile and recreational vehicle dealerships, lumber yards, and the like, and commercial establishments which serve the travelling public such as hotels, large-scale restaurants, and the like.

5.2.2.4 Policy The municipality will undertake a Plan for the downtown area which will articulate the ways the downtown area is to be designed

and developed so as to enhance its being the central commercial, service, and community area for the municipality.

5.2.3 Objective	Ensure that there is an adequate supply of competitively priced commercial land to realize Chipman’s commercial development potential
5.2.3.1 Policy	Chipman shall encourage developers to undertake commercial development.
5.2.3.2 Policy	Council will continue to encourage the development of the community as an important regional commercial/human service centre for the agricultural industry and for natural resources industry located in the region.
5.2.4 Objective	To separate and distinguish between various commercial uses.
5.2.4.1 Policy	Chipman shall encourage four types of commercial development, and shall distinguish them with different Districts in the Land Use Bylaw: <ul style="list-style-type: none">a) Primary Commercial – intensive retail and service establishments,b) Secondary Commercial – large land users (e.g., retailers and service providers that are very land dependent, requiring large amounts of land for storage and/or display purposes, often requiring better vehicular access than pedestrian traffic),c) Highway Commercial – goods and services provided for the travelling public, andd) Local Commercial – small retail outlets intended to provide goods and services to local residents on a neighbourhood basis.
5.2.4.2 Policy	The development of Commercial areas adjacent to Highways will take careful cognizance of the need to buffer the potential negative impacts of such development from adjacent uses.
5.2.4.3 Policy	All commercial development will be serviced efficiently and be consistent with the municipality’s Master Services Plan.
5.2.5 Objective	Ensure that the Commercial Area is attractive and vibrant
5.2.5.1 Policy	Lands within the Commercial Area on the Future Development Concept Plan shall be developed in a mix of commercial uses, mixed use developments, and high density residential developments.
5.2.5.2 Policy	New office development and major retail and service commercial uses will be encouraged to locate within the Commercial Area. The

rehabilitation of potentially healthy commercial buildings will be encouraged. Rehabilitative measures may involve structural repairs, cleaning, painting, or installing decorative features such as awnings, canopies, or shutters and installing street furniture such as benches and planters.

5.2.5.3 Policy

In order to ensure that the Commercial Area remains and is enhanced as a viable “downtown hub” area, any development of residential uses in the Commercial Area, other than residential uses which are strictly accessory to commercial uses or located in apartment buildings where the main floor of the building is predominantly occupied by commercial uses, will be considered as discretionary uses and considered on a case by case basis.

5.2.5.4 Policy

Chipman will endeavour to ensure that the maximum amount of land in the Commercial Area which is currently vacant or being used for residential purposes is developed for commercial uses, mixed uses or high density residential uses within the time frame of this Plan.

5.2.5.5 Policy

Chipman will strongly encourage the development of an attractive pedestrian environment within the Commercial Area. This may involve:

- a) using building setbacks to create pedestrian rest areas and attractive landscaped niches at convenient locations,
- b) removing obstructions to pedestrian flow, providing sufficient sidewalk widths with decorative materials such as brick or stone, and clearly marking pedestrian crosswalks,
- c) The development of pedway corridors between streets in the downtown core, and
- d) encouraging businesses to provide rear or side entrances to offer access to employee and customer parking areas.

5.2.5.6 Policy

Chipman will endeavour to ensure an attractive street appearance in the Commercial Area by requiring the developer of properties to provide street furniture and landscaped areas which will give life and character to the street scene. Laneways should also be made attractive, illuminated for security reasons and improved, where necessary, for vehicular and pedestrian traffic.

5.2.5.7 Policy

Yards at the rear of business premises should be neat and properly maintained to present an attractive appearance to adjacent land uses. Dilapidated accessory buildings should be removed. Debris and weeds shall not be allowed.

5.2.5.8 Policy

Chipman shall investigate mechanisms and implementation measures required for the creation of an incentive program to encourage development in the Commercial Area to either revitalize or stay vital.

5.2.5.9 Policy Chipman will endeavour to ensure that adequate parking and loading/unloading spaces are provided for each development and that they are developed and maintained to suitable urban standards.

5.2.5.10 Policy Appropriate access for emergency vehicles should be provided to all buildings.

5.3 Residential Area

Chipman has experienced a limited amount of single family and even some multi-family residential development over the last ten (10) years.

There are three types of residential developments that characterize a community – single family (generally referred to as low density residential development), semi-detached and “row” housing (generally referred to as medium density residential development), and apartment buildings (generally referred to as high density residential development).

Most areas within Chipman that have been developed for residential purposes are developed at low density. All in the pre-annexation Village are connected to piped municipal water supply and sewage disposal services; however, there are some dwellings in the newly-annexed areas which are unserved.

This Plan strives to achieve a balance between providing opportunities for residential development while still supporting and preserving the livelihood and quality of life of the existing and future community, the physical environment and areas of historic and cultural significance within the community.

However, recognizing that the current community is very small and cannot afford to contribute financially to the development of the residential community envisioned by this Municipal Development Plan, these Residential Area policies clearly state that all servicing of residential development within the community shall pay its own way – that is, provide and pay for all the piped services, plant upgrades, roadway reconfigurations, and other works that may be required in order to allow the residential development to take place.

These objectives and policies apply within the area designated Residential on the Future Development Concept Plan.

5.3.1 General

5.3.1 Objective	Carefully regulate residential development in Chipman
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5.3.1.1 Policy	Residential development will be the predominant form of development within the areas designated Residential on the Future Development Concept Plan.
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5.3.1.2 Policy	Limited commercial development will also be allowed within the areas designated Residential on the Future Development Concept Plan; however that commercial development will be at a scale to serve only the nearby residential neighbourhoods in which the
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commercial development is located and will be designed so as to not negatively impact adjacent residential areas.

5.3.1.3 Policy Limited, small scale recreational and park development will also be allowed within the areas designated Residential on the Future Development Concept Plan; however that development will be at a scale to serve only the nearby residential neighbourhoods in which the recreational development is located.

5.3.1.4 Policy The municipality will attempt to minimize conflicts with neighbouring land uses, to facilitate the economical provision of municipal services, and to promote an efficient residential land use pattern.

5.3.1.5 Policy Before any development takes place within the areas identified as Area Structure Plan areas on Map 3, the Area Structure Plan map, an Area Structure Plan (ASP) shall be prepared by the owner of the land which is the subject of the ASP and approved by Council. The ASP will indicate:

- a) the locations and areas of various land uses which are planned to be developed within the ASP area, including residential densities, commercial types and approximate floor areas, park and recreation facilities, and roadway patterns,
- b) the means whereby the ASP area is to be provided with municipal piped water supply and sewage disposal services, storm water management services and roadway access, including any changes in the capacities and/or facilities (pipelines, plants, Highway facilities, ponds, etc.) both within and outside the ASP area which would be required to allow the development within the ASP area to take place,
- c) the means whereby the facilities described in (b) above are to be constructed, and
- d) the staging, that is, the sequence of development within the ASP area.

5.3.2 Housing Mix

Objective	To ensure that sufficient land and residential developments are available to meet future housing needs
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5.3.2.1 Policy Chipman shall encourage private developers to undertake residential development.

5.3.2.2 Policy In cooperation with developers and other government agencies, Chipman will endeavour to ensure the provision of:

- a) a range of dwelling and lot sizes;
- b) a variety of housing types;
- c) an adequate supply of rental units;
- d) social housing to meet special housing needs in the community; and

- e) affordable non-market housing to meet the needs of the community.

5.3.2.3 Policy

All residential ASP areas will have a residential housing mix normally reflecting a ratio of 60% low density (that is, single family) housing, 20% medium density (that is, semi-detached and ground-oriented multi-family) housing, and 20% high density (that is, apartment) housing. A larger percentage of higher density residential development may be allowed by the municipality in any particular ASP area if it can be demonstrated that:

- a) the development can be serviced in a manner that is consistent with the municipality’s servicing plan;
- b) the overall development pattern is complementary to adjacent land uses and infrastructure;
- c) the development will provide an appropriate level of social and/or affordable housing; and
- d) the development will provide additional public amenity areas, including but not limited to, park areas, trails, recreation amenities and/or public art, to accommodate the increased density.

5.3.2.4 Policy

Chipman will endeavour to encourage the provision of the housing mix indicated above in each neighbourhood as they develop within the annexation area.

5.3.2.5 Policy

The municipality may encourage the development of innovative housing including new building forms, design and construction techniques.

5.3.2.6 Policy

Rehabilitation of older, structurally sound housing units will be encouraged wherever feasible.

5.3.2.7 Policy

Where Chipman deems necessary, new residential developments will be required to provide buffering from potential negative impacts of adjacent land uses.

5.3.3 Neighbourhood Planning

5.3.3 Objective	Ensure that residential development is orderly, planned, and efficient, and encourages community and neighbourhood pride
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5.3.3.1 Policy

The neighbourhood shall be the basic planning unit for future residential development and redevelopment. Consideration of the design and development of complete neighbourhoods will be part of the evaluation criteria for all ASPs.

5.3.3.2 Policy

Chipman’s overall density of residential development within a designated neighbourhood unit should be approximately 20 to 20 dwelling units per net residential hectare.

- 5.3.3.3 Policy** Ground oriented medium density residential development (“row” housing) will be permitted in each neighbourhood. Medium density residential sites should be spread throughout each neighbourhood rather than being concentrated in any one (1) area.
- 5.3.3.4 Policy** Ground-oriented medium density residential development will not normally exceed a density of 40 units per net residential hectare.
- 5.3.3.5 Policy** High density residential developments will not normally exceed a density of 80 units per net residential hectare.
- 5.3.3.6 Policy** High density and medium density housing sites should locate adjacent to arterial or collector roads and public amenity areas such as park space.
- 5.3.3.7 Policy** Housing for senior citizens should be made available at convenient locations.

5.3.4 Subdivision and Site Planning

5.3.4 Objective	Ensure that residential development is subject to the highest standards of design
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- 5.3.4.1 Policy** Different housing types should relate to neighbourhood and community facilities, services, recreation facilities, and schools. Senior citizens’ housing, for example, should be close to commercial facilities.
- 5.3.4.2 Policy** Subdivision and site planning techniques using building forms, landscaping features, etc., should be used to reduce adverse effects of noise sources such as major roadways on residential areas, foster a sense of neighbourhood security; and provide visual privacy.
- 5.3.4.3 Policy** Residential areas and dwellings should be designed so as to minimize energy use.
- 5.3.4.4 Policy** Chipman may use architectural control of major developments so as to create an aesthetically pleasing residential environment.
- 5.3.4.5 Policy** Wherever possible, street frontages of individual residential lots should be minimized. Excessive frontage adds to development costs and increases maintenance costs.
- 5.3.4.6 Policy** Dwellings that are commonly referred to as mobile homes, that is, dwellings that are much longer and narrower than conventional houses, shall be restricted to specific areas designed for this type of dwelling.
- 5.3.4.7 Policy** In general, residential subdivision design should encourage quiet

neighbourhoods that minimize flow-through traffic.

5.3.4.8 Policy High density residential development may be allowed in the downtown area as part of commercial developments.

5.3.5 Development Phasing

Development phasing should encourage contiguous growth and development in order to minimize costs associated with new servicing and maintenance. However, non-contiguous phasing of development or “leap-frogging” may occur where the developer agrees to pay for the associated extension of servicing, at its own cost, including the cost of oversizing to accommodate future development.

Nevertheless, the major land owner within the municipality has suggested that the Urban Village area be within the first phases of new development within the community. That is acceptable to the municipality, provided, however, that the Urban Village and the community’s mainstreet area are connected and, further, that the area between the Urban Village and the mainstreet area be among the first Residential areas to be developed.

5.3.5 Objective To ensure that residential development is phased – that is, that residential development occurs in a compact form relative to existing development and that new development not leapfrog over large stretches of undeveloped lands

5.3.5.1 Policy Chipman shall require the staging of future development in order to ensure the orderly extension of all municipal services.

5.3.5.2 Policy A stage of subdivision should provide a supply of lots that could reasonably be expected to be fully developed within a two-year time frame. The size of each stage should be large enough to offer a variety of housing types and to meet anticipated residential demands. All amenities such as parks, landscaping or recreational facilities should be phased along with the construction of the dwellings.

5.3.5.3 Policy Chipman should not approve successive stages of an Area Structure Plan area until the majority of lots in previous stages have been issued development permits or unless the developer can clearly demonstrate that the lots in a successive stage would not remain undeveloped for an extended period of time.

5.3.5.4 Policy The Residential Area between the Urban Village and the mainstreet area shall be among the first residential areas developed.

5.3.6 Residential Infrastructure

5.3.6 Objective To minimize municipal costs associated with residential development

5.3.6.1 Policy All residential development will be serviced efficiently.

5.3.6.2 Policy All servicing of residential development will be undertaken at the sole cost of the developer.

5.4 Institutional Area

The Institutional designation on the Future Development Concept Plan reflects the large scale institutional facilities that are to be developed within Chipman’s urban area.

These objectives and policies apply within the area designated Institutional on the Future Development Concept Plan.

5.4 Objective	Provide adequate public and quasi-public facilities to meet the community’s needs
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5.4.1 Policy Major institutional development will be allowed within the areas designated Institutional on the Future Development Concept Plan.

5.4.2 Policy Smaller scale institutional development will be allowed within the all areas in Chipman, subject to appropriate access, servicing, and design controls.

5.4.3 Policy The areas designated Institutional on the Future Development Concept Plan shall be developed in parks, recreation facilities, institutional uses (such as schools, health care facilities, arenas, etc.).

5.4.4 Policy Public and quasi-public building uses in this policy shall be:

- a) educational facilities (eg., schools),
- b) community facilities (eg., municipal office, community centre, pool, etc.),
- c) government facilities (eg., provincial buildings),
- d) institutional facilities (eg., places of worship),
- e) medical facilities (eg., hospital).

5.4.5 Policy All public and quasi-public facilities shall be properly maintained.

5.5 Recreation and Open Space Area

Chipman contains a range of valuable and unique environmental features which support not only a regional ecosystem but also can enhance the economic, social and cultural systems within the community. Recognizing that a successful and sustainable future is dependent on the vitality of all of the interconnected systems (built and natural environment, economic, social and cultural) Chipman is adopting a strong approach for environmental management as well as a variety of policies to encourage recreation within the community.

These objectives and policies apply within the area designated Recreation and Open Space on the Future Development Concept Plan.

5.5 Objective	Encourage low intensity park, recreation or community development and/or in appropriate locations to preserve significant environmental features in their natural or semi-natural state
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5.5.1 Policy The only developments which will be allowed within the area designated Recreation and Open Space on the Future Development Concept Plan are low intensity natural reserves and low intensity, passive recreational uses.

5.5.2 Policy Significant environmental features will be persevered in their natural or semi-natural state.

5.6 Public Utility Area

Within Chipman, Public Utility areas identify major public utilities such as water treatment facilities, waste transfer stations and sewage treatment systems, both existing and proposed. Objectives and Policies for this area will help to ensure that the location and the scale of public utilities within the community are appropriate in relation to existing and proposed developments.

These objectives and policies apply within the area designated Public Utility on the Future Development Concept Plan.

5.6 Objective	Ensure that the existing municipality's services are adequately maintained and upgraded
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5.6.1 Policy The developments which will be allowed within the area designated Public Utility on the Future Development Concept Plan are water and sewage treatment systems and waste management facilities.

5.6.2 Policy The capacity of the water and sewage system shall be increased when warranted by increased population and/or use.

5.6.3 Policy All expansions required to water and sewage systems to allow for development will be paid entirely by the development which requires the expansion.

5.6.4 Policy Encouragement and support of the volunteer fire department shall be maintained.

5.6.5 Policy Wherever possible, all new service connections (power, telephone, etc.) should be underground.

5.6.6 Policy Street maintenance should be actively pursued.

5.7 Mixed Recreation/Commercial Area

It is intended that the area designated Mixed Recreation/Commercial Area be developed as a centre for large scale recreation facilities and a wide range of commercial uses that serve both the recreation facility and the travelling public. The commercial uses in this area, however, will not be of the type that will compete with the commercial facilities within the Commercial Area.

These objectives and policies apply within the area designated Industrial on the Future Development Concept Plan.

5.7 Objective Encourage the development of a major recreation facility together with facility serving commercial uses and some other commercial uses designed to serve the travelling public

5.7.1 Policy Within the Mixed Recreation/Commercial Area, it is intended that large recreation facilities such as an equestrian centre, rodeo grounds, arena, curling rinks, and the like be developed, along with commercial facilities that serve the recreation facilities.

5.7.2 Policy In addition, within the Mixed Recreation/Commercial Area, commercial establishments which serve the travelling public may also be developed. However, no commercial development that would compete with commercial development in the Commercial Area will be allowed.

5.7.3 Policy Because of its proximity to Highway #834, all development within the Mixed Recreation/Commercial area will be specifically designed so as to not negatively impact aesthetic views from the Highway.

5.7.4 Policy Before any development takes place within the Mixed Recreation/Commercial area and also identified as Area Structure Plan areas on Map 2, the Area Structure Plan map, an Area Structure Plan (ASP) shall be prepared by the owner of the land which is the subject of the ASP and approved by Council. The ASP will indicate:

- a) the locations and areas of various land uses which are planned to be developed within the ASP area, including an identification of the recreational facilities to be developed, commercial types and approximate floor areas, park and recreation facilities, and roadway patterns
- b) the means whereby the ASP area is to be provided with municipal piped water supply and sewage disposal services, storm water management services and roadway access, including any changes in the capacities and/or facilities (pipelines, plants, Highway facilities, ponds, etc.) both within and outside the ASP area which would be required to allow the development within the ASP area to take place,
- c) the means whereby the facilities described in (b) above are to be constructed, and
- d) the staging, that is, the sequence of development within the ASP area.

5.8 Urban Village Area

The vision for the Urban Village is a contemporary urban design utilizing a mixed-use development approach.

These objectives and policies apply within the area designated Urban Village on the Future Development Concept Plan.

5.8 Objective Encourage the development of residential and commercial options, in an innovative design and structured environment, that would not otherwise be considered appropriate in the mainstreet area

- 5.8.1 Policy** The Urban Village will be developed in a mix of medium and high density residential development, together with commercial development and recreational, institutional, and community developments, in an integrated whole.
- 5.8.2 Policy** Complementary residential and commercial uses may be combined so as to provide opportunities for residents to live, work and play within the Urban Village area.
- 5.8.3 Policy** Special attention should be paid to the design and development of mixed residential/commercial buildings as they are important and integral to the overall success and energy of the Urban Village.
- 5.8.4 Policy** A mix of low, medium and high density residential uses shall be considered within the Urban Village, while at the same time being aware of the strong relationship between inside and outside and that the social energy of outdoor spaces develops along the buildings edges. Densities and building heights may be generally greater and higher than those of the other portions of the municipality, but only if municipal servicing and fire protection issues are resolved to the satisfaction of the municipality.
- 5.8.5 Policy** The goals, objectives and development criteria for the Urban Village will be articulated in more detail within an Area Structure Plan to be approved and adopted by Council.
- 5.8.6 Policy** The Area Structure Plan for the Urban Village will identify proposed land uses, density of population, the general location of roads, servicing, sustainability criteria, and public spaces.
- 5.8.7 Policy** The Urban Village development principles and concept will be more defined in an Area Structure Plan that expands on the following basic concepts:
- Urban design with the Urban Village shall be based on a traditional grid or modified grid pattern;
 - The Urban Village shall be built around central green space with a public square as the focal point;
 - Principles of walkability and pedestrianization shall be incorporated into the overall design of the Urban Village;
 - Principles of sustainability shall be incorporated into the overall design and construction of the Urban Village with a goal of reducing the carbon footprint from development;
 - A maximum height of six to seven storeys may be allowed around the public square, provided that concerns with respect to fire protection are dealt with to the satisfaction of the municipality, transitioning to lower building heights as development moves outward;
 - Building facades shall be oriented towards the central public square in order to enhance visual appeal;
 - On-street parking shall be allowed on all streets, with angle parking encouraged in front of buildings with commercial development on street level;

Land Use Bylaw controls will be designed to achieve the mixed use development concept, with an emphasis on the “look and feel” of the built form, rather than on the use of individual buildings. In order to implement this, Direct Control Districts on a site-by-site and site-specific basis may be used;

A range of uses may be allowed, including:

- Residential uses throughout,
- Street level retail with residential uses above,
- Street level retail with professional offices above,
- Street level office uses with residential or office uses above,
- and/or
- Other appropriate mixes of uses as may be described in the Area Structure Plan.

- 5.8.8 Policy** Open spaces throughout the Urban Village will offer gathering places where people can meet or as a refuge for those seeking a moment of quiet.
- 5.8.9 Policy** An interconnecting system of pathways shall be provided that links the Urban Village to the existing mainstreet area.
- 5.8.10 Policy** Strong urban treatment of paving, lighting, seating and planting should extend throughout the Urban Village.
- 5.8.11 Policy** Trees and other vegetation combined with street furniture shall be used to line the roads so as to attract the local community to explore, shop and gather.
- 5.8.12 Policy** A centralized open space, or town square, area shall be provided so as to evoke a “sense of place” for area residents. The central open space shall act as a gathering place for all ages.
- 5.8.13 Policy** No development shall take place within the Urban Village area without the prior approval of a detailed Area Structure Plan which will articulate land uses, building form, interconnectivity both internally and externally to the Urban Village, development phasing, the interface with the Recreation and Open Space Area to the east of the Urban Village, and the means of accessing and servicing the lands.

SECTION 6.0 PLAN ADMINISTRATION

6.1 Authority of the Plan

Pursuant to the Municipal Government Act, R.S.A., 2000, this Plan shall be adopted by the Village of Chipman, as the Chipman Municipal Development Plan. Subdivision, development and re-development of lands within Chipman shall be in accordance with the provisions of this Plan. Council shall encourage the Provincial and Federal governments to have regard for the provisions of this Plan in the development and re-development of crown lands, and in the formulation and implementation of Provincial and Federal policies and programs, within Chipman.

6.1 Objective	Ensure that all municipal statutory and regulatory planning documents are consistent and up-to-date and to conduct reviews and consider amendments to the Plan as required
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6.1.1 Policy When this Plan or any part thereof takes effect, the Land Use Bylaw of Chipman shall be amended, if necessary, to conform to this Plan.

6.1.2 Policy The Municipal Government Act outlines the procedure for an amendment to the Municipal Development Plan. When reviewing proposals for amendment, Council shall ensure that the change is in agreement with the plan goal and objectives. Council should require that a request for an amendment be made in writing. The submission should also address the reasons for the amendment and conformity with the Plan's goals and intent. When reviewing an amendment, Council should consult with any agencies it feels may be of assistance.

6.1.3 Policy Planning is a continuous process and it is important that the Municipal Development Plan be monitored, reviewed and updated in order to ensure that the planning needs of the municipality are being met. A review may be appropriate when:

- (a) changes in economic, social or technical developments occur,
- (b) a new Council is elected, or
- (c) an amendment to the plan is made.

A major review should be undertaken at least once every five years.

6.2 Intermunicipal Co-operation

6.2 Objective	Engage in cooperative and collaborative communication with regional and provincial partners
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6.2.1 Policy The planning process must include and involve neighbouring municipalities. To that end, Chipman will actively consult with Lamont County during the consideration of amendments to this Plan, amendments to this Plan or to the Land Use Bylaw, proposed subdivisions, or significant discretionary development permits when the proposal is in close proximity to Lamont County or when, in the opinion of Chipman, the proposal may impact Lamont County, in order to obtain their views on the proposal. The approving

authority will give careful consideration to any matters raised during this consultation; however, Chipman will not be bound by the recommendations of Lamont County.

6.2.2 Policy

Likewise, Chipman will seek input into Municipal Development Plan and Land Use Bylaw amendments, proposed subdivisions, and significant discretionary development permits when the proposal is within 3.2 km of Chipman in order to convey their views on the proposal to Lamont County.

SECTION 7.0 MAPS

7.1 MAP 1 – LOCATION MAP

7.2 MAP 2- FUTURE DEVELOPMENT CONCEPT PLAN

7.3 MAP 3 – AREAS WHERE AREA STRUCTURE PLANS ARE REQUIRED

CHIPMAN

MUNICIPAL DEVELOPMENT PLAN

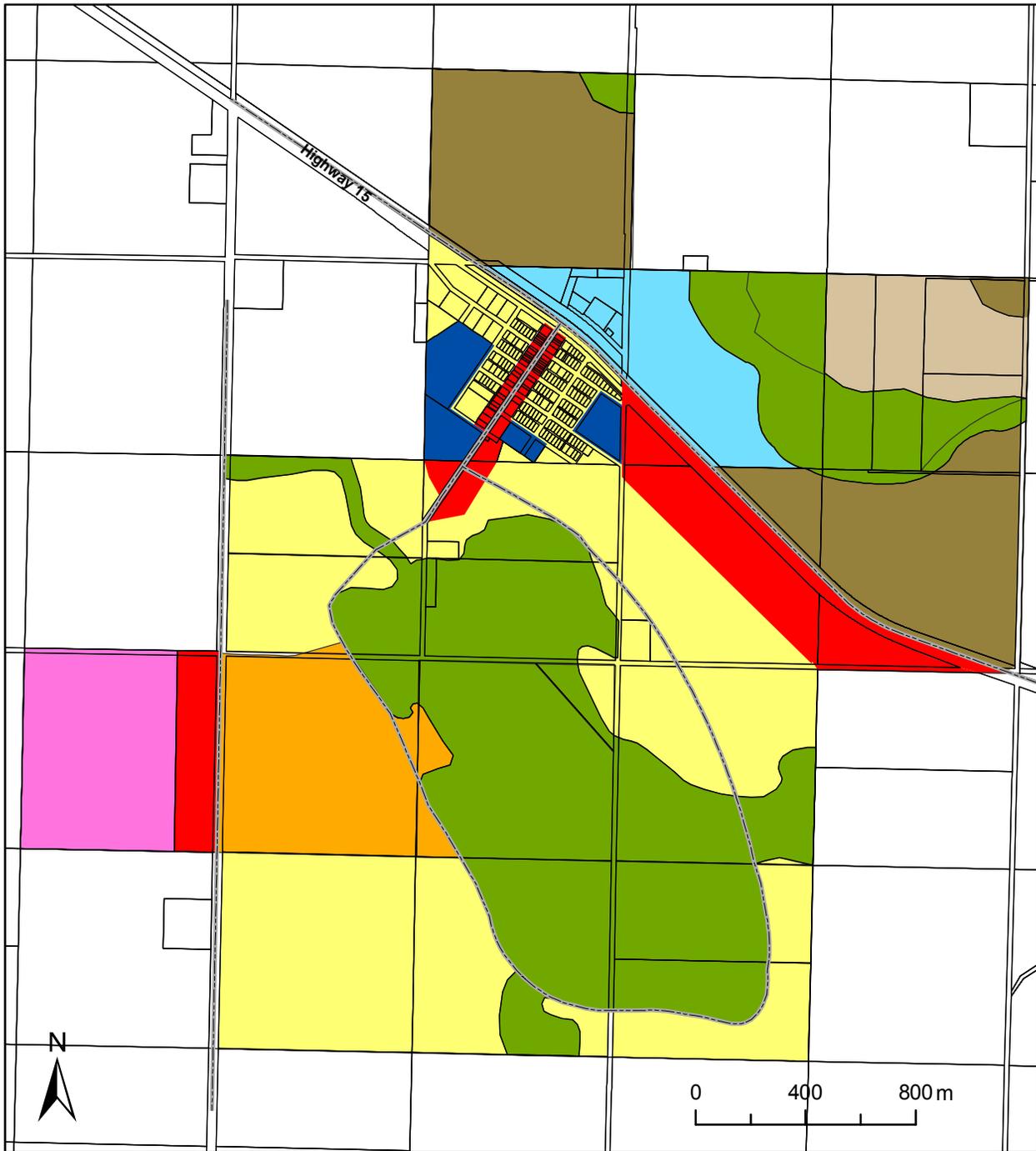
MAP 1 LOCATION MAP



LAMONT COUNTY



0 400 800m



Village of Chipman

MUNICIPAL DEVELOPMENT PLAN

MAP 2

FUTURE DEVELOPMENT CONCEPT PLAN

Legend

- Residential Area
- Commercial Area
- Future Study Area
- Industrial Area
- Institutional Area
- Mixed Recreation/Commercial Area
- Public Utility Area
- Recreation and Open Space Area
- Urban Village Area
- Road

September, 2010

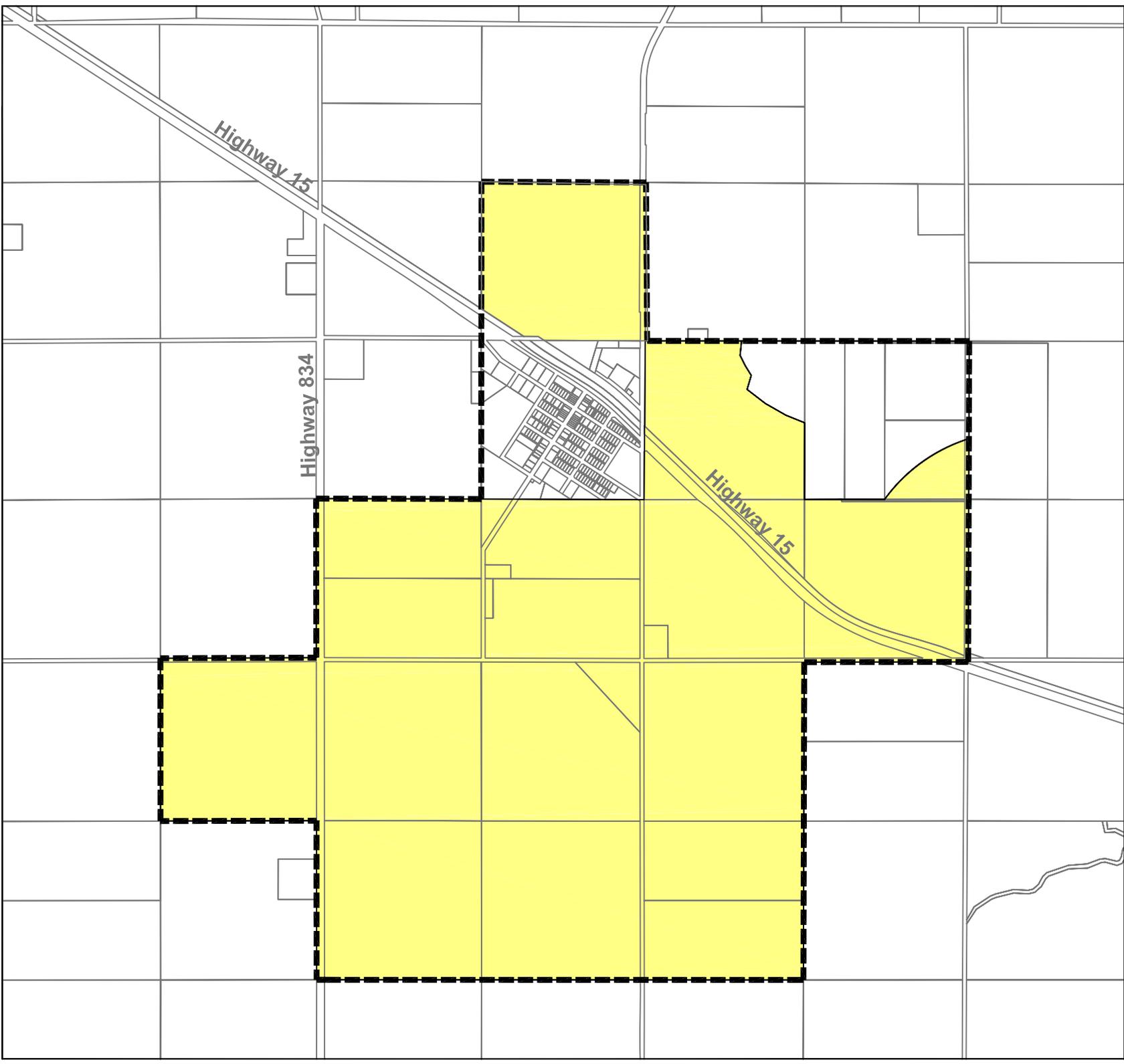
CHIPMAN

MUNICIPAL DEVELOPMENT PLAN

MAP 3

AREA STRUCTURE PLAN AREAS

 AREAS WHERE
AREA STRUCTURE
PLANS ARE
REQUIRED BEFORE
DEVELOPMENT
OCCURS



May, 2010 

0 400 800m