

VILLAGE OF VETERAN

BYLAW NUMBER #535-19

BEING A BYLAW OF THE VILLAGE OF VETERAN IN THE PROVINCE OF ALBERTA TO ADOPT A MUNICIPAL DEVELOPMENT PLAN

WHEREAS: pursuant to the provisions of Section 632(1) of the Municipal Government Act, as amended, the Council of the Village of Veteran must, by Bylaw, passed in accordance with Section 692 of the Municipal Government Act, adopt a plan to be known as “The Village of Veteran Municipal Development Plan”

NOW THEREFORE: The Council of the Village of Veteran in the Province of Alberta, duly assembled, enacts the follows:

1. This Bylaw may be cited as “The Village of Veteran Municipal Development Plan”.
2. Council adopts as the Municipal Development Plan for those lands contained within its civic boundaries, “The Village of Veteran Municipal Development Plan”.
3. This Bylaw takes effect on the date of the third and final reading.

Public Hearing was held on this 27th day of August, 2019.

Read a first time in Council this 27th day of August, 2019.

Read a second time in Council this 27th day of August, 2019.

Read a third time and finally passed in Council this 27th day of August, 2019.

Jerry Wipf,
Mayor

Debbie Johnstone,
CAO



Municipal Development Plan

Bylaw No. 535-19



Prepared by:
Village of Veteran
and
Palliser Regional Municipal Services

2019

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1.0 INTRODUCTION

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

1.1 Statutory Requirements of the Plan

Section 632(1) of the Municipal Government Act (R.S.A., 2000, Ch M-26) provides that every council of a municipality must by bylaw adopt a municipal development plan.

Section 632 (3) of the MGA states:

The MDP must address:

- I. the future land use within the municipality,
- II. the manner of and the proposals for future development in the municipality,
- III. the coordination of land use, future growth patterns and other infrastructure with adjacent municipalities if there is no intermunicipal development plan with respect to those municipalities,
- IV. the provision of required transportation systems either generally or specifically within the municipality and in relation to adjacent municipalities, and
- V. the provision of municipal services and facilities either generally or specifically,

The MDP must contain:

- I. policies compatible with the subdivision and development regulations to provide guidance on the type and location of land uses adjacent to sour gas facilities,
- II. policies respecting the provision of municipal, school or municipal and school reserves, including but not limited to the need for, amount of land allocation of those reserves and the identification of school requirements in consultation with affected school boards,

- III. policies respecting the protection of agricultural operations.

The MDP may address:

- I. proposals for the financing and programming of municipal infrastructure,
- II. the co-ordination of municipal programs relating to the physical, social and economic development of the municipality,
- III. environmental matters within the municipality,
- IV. the financial resources of the municipality,
- V. the economic development of the municipality, and
- VI. any other matters relating to the physical, social or economic development of the municipality.

The MDP may contain:

- I. statements regarding the municipality's development constraints, including the results of any development studies and impact analysis, and goals, objectives, targets, planning policies and corporate strategies, and
- II. policies respecting the protection of conservation reserve in accordance with section 664.2(1)(a) to (d).

Section 632(4) of the MGA states:

- I. A municipal development plan must be consistent with any intermunicipal development plan in respect of land that is identified in both the municipal development plan and the intermunicipal development plan.

2.0 CONTEXT

2.1 History

With the promise of land, many people made their way west to homestead in the Veteran area. Their ethnic origins were diverse, but they shared in the optimism of a better life for themselves and their families.

Veteran was incorporated as a village on June 30, 1914.

The surrounding area is a thriving agricultural community with considerable activity in the oil and gas industry. Veteran is also a popular locale for hunters, with deer, ducks and geese in abundance. We are very proud of our community and we welcome visitors.

It is the people who live here that make Veteran such a special place. Our seniors provide the history while our youth provide our future - both are an important part of our community.

2.2 Population

The most recent census data from Statistics Canada, 2016 indicates a population of 237 people, which is a -4.8% decrease from the 2011 population of 249. The 2006 population was 293 and the 2001 a population of 292.

2.3 Education

Veteran School serves 66 students enrolled in kindergarten through grade 9. Senior high students attend school in the Village of Consort.

2.4 Housing

The Village of Veteran is estimated to have 112 dwelling units. The dwelling units in Veteran are predominately single detached houses.

2.5 Economic base

The Village of Veteran's economic base is centered around agricultural activities in the surrounding areas.

2.6 Geography and Topography

The Village of Veteran is located in central Alberta east of Red Deer on Highway 12.

Land within the Village is described as flat terrain with various small knolls and low areas. Land elevations range from approximately 795 m above sea level.

As would be expected, there are well maintained boulevards, parks and trees within the Village.

2.7 Community facilities and services

Veteran is a full service community that contains, but is not limited to the following:

Library	K-9 school	Volunteer Fire Department	Garbage pickup & recycling available	Parks and green space
Veteran Senior Lodge	Arena	Curling rink	Museum	FCSS
Churches (2)	RV Campground	Ball diamonds	Skateboard park	Soccer field
Auction Mart & Restaurant	Feed Store/Gas & Propane	Chemical & Fertilizer Retailer	Community Hall	Banking & Registry services

2.8 Water

Veteran receives potable water from the Shirley McClellan Regional Water Services Commission. With approximately 4.32 kilometers of water mains.

2.9 Sewage

The Village of Veteran is responsible for approximately 4.19 kilometers of wastewater mains. Veteran's sanitary sewer system treats the wastewater through a series of lagoons.

2.10 Solid waste

The management of solid waste is done through the Big Country Waste Management Services Commission.

2.11 Natural gas

Natural gas is provided by Direct Energy, Enmax, & ATCO.

2.12 Internet Services

Internet services are provided by Netago, LTR Communication and VitalNet.

2.13 Electricity

Electricity is provided by Direct Energy, ATCO, Enmax.

2.14 Transportation

The Village of Veteran is centrally located near the intersection of Highway 884 and Highway 12. Veteran's location allows for quick access to the major center of Red Deer (2 hours).

2.15 Protective services

The Village of Veteran receives enforcement services from the Consort RCMP Detachment.

The Village of Veteran receives firefighting services from the Veteran Volunteer Fire Department.

The department has 10 volunteer members. They operate 5 units:

Veteran Engine 1 - Special Areas Fire Truck

Veteran Engine 2 - Village Fire Truck

Truck 3 - Village Pumper

Tender 5 - Special Areas Tank Truck

Veteran Rescue Unit

3.0 GROWTH AND DEVELOPMENT IN THE FUTURE

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

3.1 Municipal, Environmental and School Reserve

The *Municipal Government Act (MGA)*, stipulates that a Municipal Development Plan must address the provision of municipal and school reserve.

(a) Objectives

- i. To establish guidelines for the allocation of municipal and school reserve.
- ii. To ensure that any applicable municipal and/or school reserves are addressed or acquired at the time of subdivision.

(b) Policies

- i. Municipal and/or school reserve will be provided in accordance with section 666 of the *Municipal Government Act*.
- ii. Where the reserve requirement is to be satisfied as money in place of land, it shall be done so in accordance with the provisions of section 667 of the *Municipal Government Act*.

- iii. Municipal and/or school reserve will not be required to be provided subject to situations under section 663 of the *Municipal Government Act*.
- iv. In the opinion of the Municipal Planning Commission, environmental reserve may be provided at the time of subdivision, in accordance with section 664(3) of the *Municipal Government Act*, but environmental easements may also be considered.
- v. Where the provision of land for municipal, school or environmental reserve has been required, such lands shall be designated on a final instrument and registered for those purposes at Land Titles Office in accordance with section 665 of the *Municipal Government Act*.
- vi. Where the municipality is of the opinion that certain lands may be resubdivided in the future, the Subdivision and Development Authority may require that municipal or school reserves be deferred by caveat pursuant to section 669 of the *Municipal Government Act*.
- vii. The municipality may also acquire lands for municipal reserve purposes pursuant to section 665 of the *Municipal Government Act*.
- viii. The Village of Veteran will receive all municipal reserve funds paid and, should a school authority in the future require land for a school, an agreement for possible municipal assistance will be discussed at that time.

3.2 Sour Gas Facilities

The *Municipal Government Act (MGA)*, stipulates that a Municipal Development Plan must address guidance on land use adjacent to sour gas facilities.

(a) Objectives

- i. To meet the legislative requirements of the *Municipal Government Act*, the Provincial Land Use Policies and the *Subdivision and Development Regulation*.
- ii. To identify any sour gas facilities within the corporate limits of the Village of Veteran.
- iii. To minimize any adverse land use conflicts for a proposed subdivision or development in close proximity to a sour gas facility.

(b) Policies

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

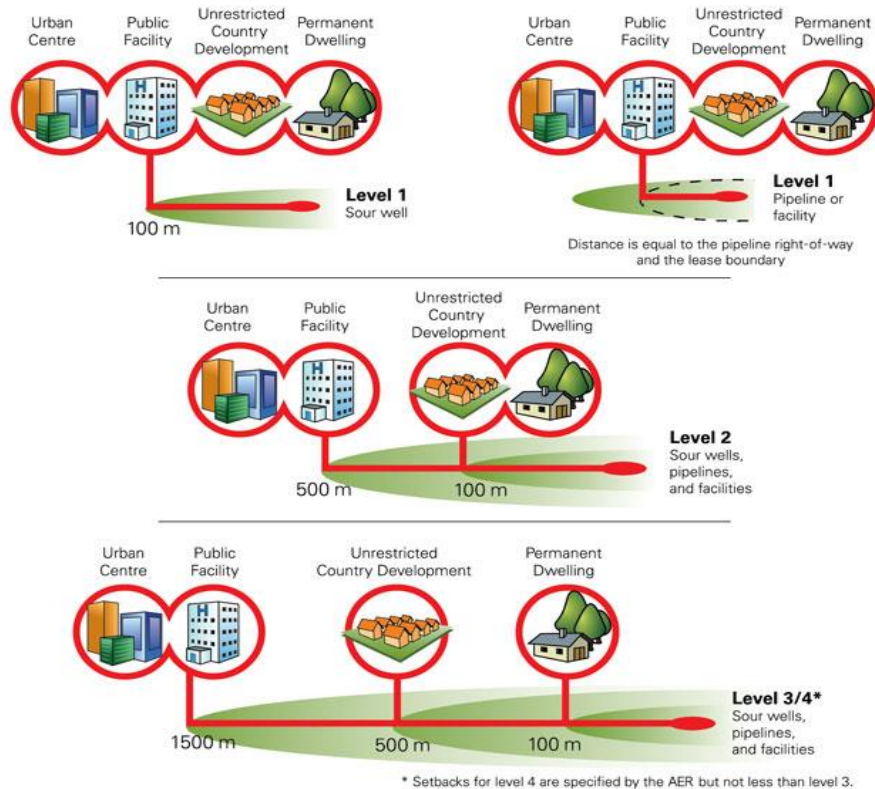


Figure 1: ERCB Setbacks

3.3 Residential

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

(a) Objectives

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

(b) Policies

- i. To promote the development of vacant lots, prior to expansion of undeveloped land. Council may contact the owners of such properties,

and local builders, to determine the level of interest in and potential timing for development of these lots.

- ii. Council may offer tax incentives to encourage development of vacant residential lots in the Village.

3.4 Commercial

The Village supports commercial development on undeveloped land in existing designated commercial areas.

(a) Objectives

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

(b) Policies

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

3.5 Industrial

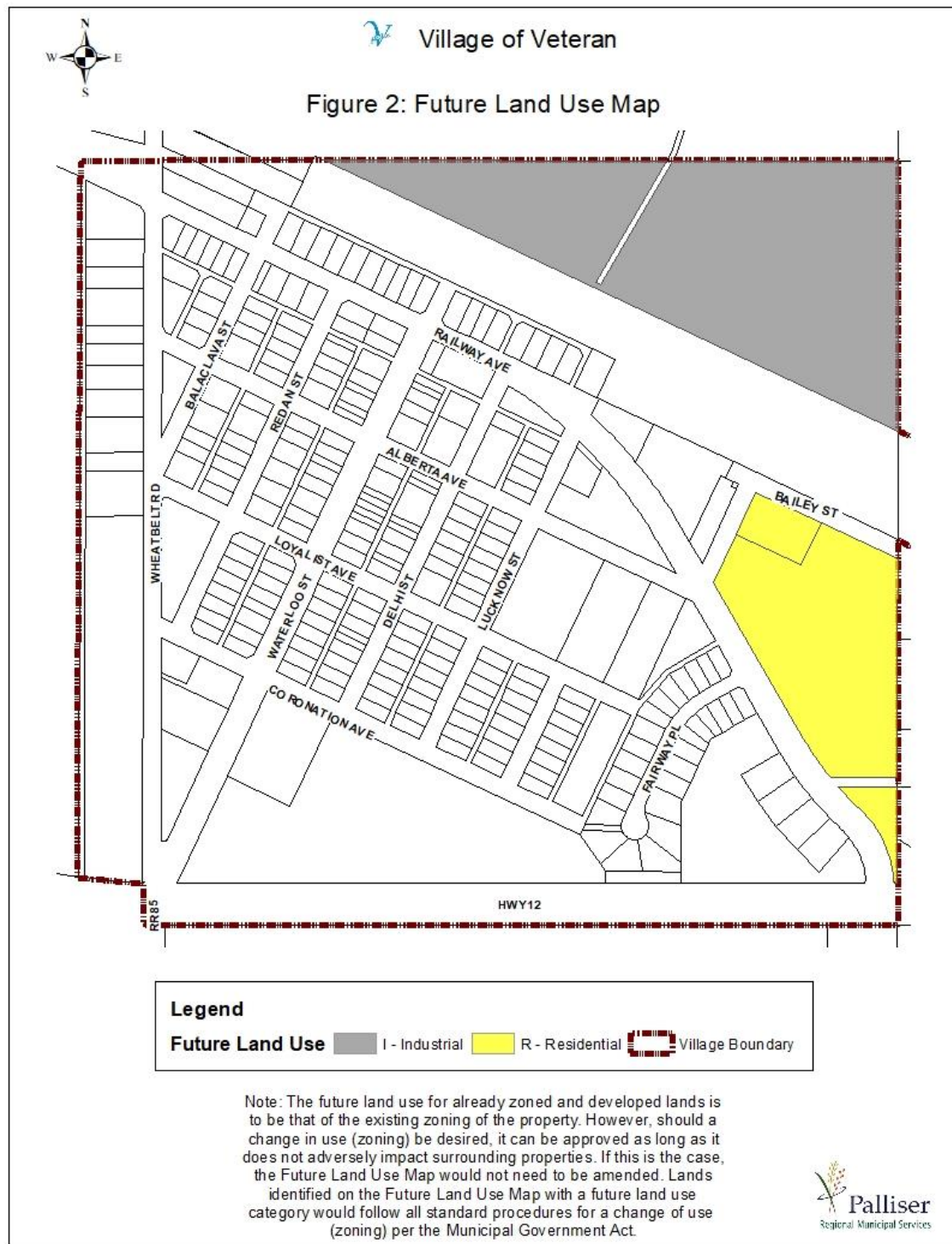
Industrial development will always play an important role in the economic well-being and financial viability of the Village of Veteran. Increasing local employment opportunities, outside of agriculture related pursuits, will help to diversify and potentially stabilize the local economy.

(a) Objectives

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

(b) Policies

- i. Council may promote appropriate land in the Village for industrial purposes through social media and marketing campaigns with our regional partners.
- ii. Industrial development should occur in a logical manner, with utilities being extended from the boundary of existing development.
- iii. Council and/or the Development Authority may consider the environmental impacts of any proposed industrial development or subdivision in the Village.



3.6 Parks/Recreation/Open Space

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

(a) Objectives:

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

(b) Policies:

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



3.7 Agriculture/Undeveloped/Urban Reserve

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

(a) Objectives:

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

(b) Policies:

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

3.8 Environment

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

(a) Objectives

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

(b) Policies

- i. Council may seek to establish a permanent, garbage recycling project.

- ii. Council may develop and implement a tree planting and replacement program for the community.

3.9 Infrastructure and Utilities

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

(1) Water, Waste Water and Storm Water

(a) Objectives

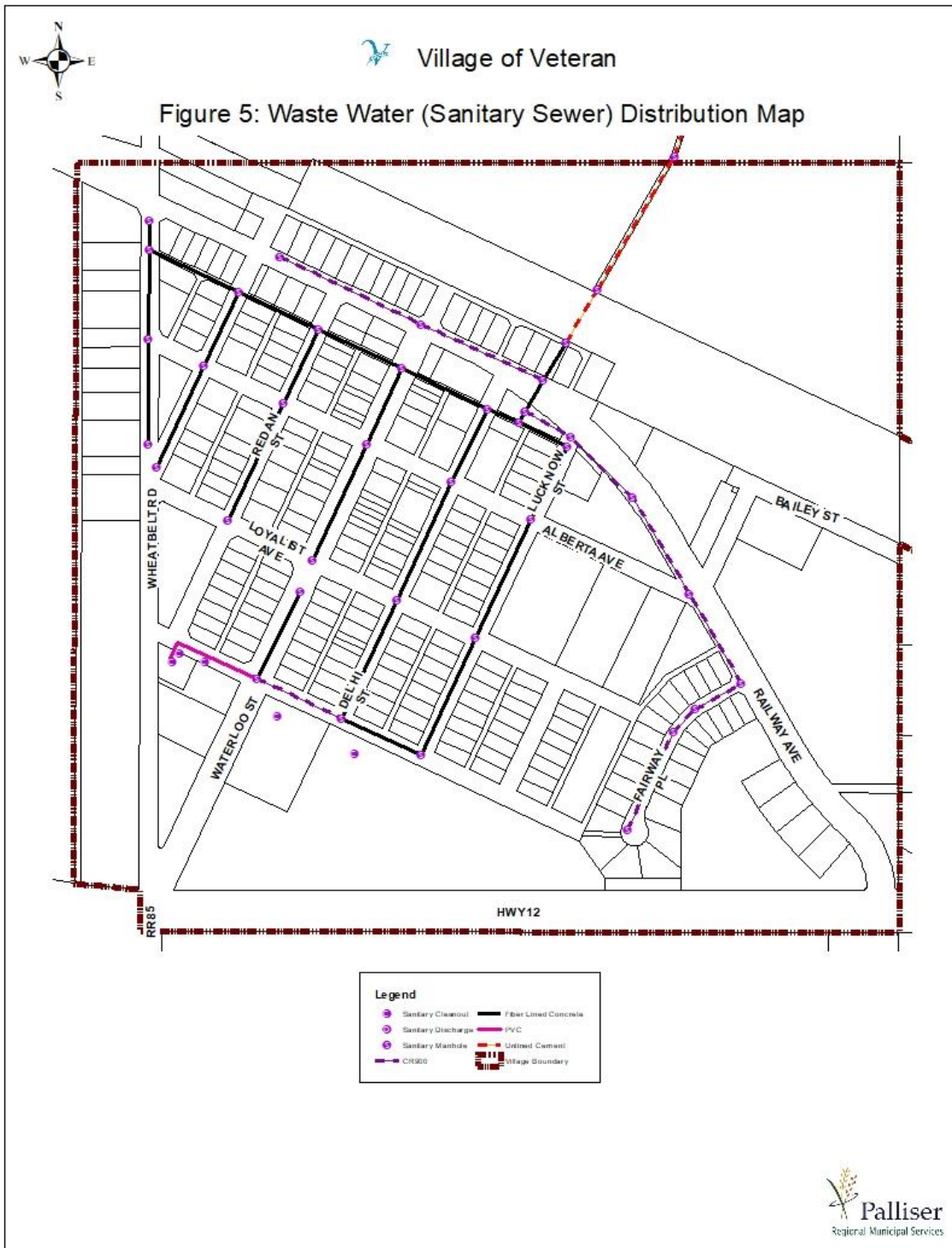
- i. To encourage extensions to the municipal water and waste water systems to proceed in an orderly, efficient and cost conscious manner.
- ii. To increase the number of developments utilizing the municipal storm water system.
- iii. To encourage the use of water conservation practices in the Village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

(b) Policies

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

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





(2) Transportation

(a) Objectives

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

(b) Policies

- i. Council may develop financial reserves to finance future road and sidewalk improvements.
- ii. Council may erect signage indicating designated truck routes and monitor their effectiveness.
- iii. Council may develop and implement a maintenance, dust control, and/or paving program.
- iv. Based on demonstrated demand and feasibility, the Village may install sidewalks along existing roads.



4.0 IMPLEMENTATION

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

(a) Objectives

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

(b) Policies

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