



VILLAGE OF FOREMOST

MUNICIPAL DEVELOPMENT PLAN | 2019

BYLAW NO. XXYZ



DRAFT VERSION 2 – TO BE PRESENTED AT OPEN HOUSE #2 ON FEBRUARY 25, 2019

Table of Contents

1. Introduction.....	
2. Community Profile	#
3. Vision and Goals	#
4. Land Use Concept	#
5. Plan Policies.....	#
5.1 Planning Process	#
5.2 Growth Management	#
5.3 Residential Development	#
5.4 Commercial Development	#
5.5 Industrial Development	#
5.6 Recreation, Culture, and Community Services	#
5.7 Transportation	#
5.8 Infrastructure, Utilities and Services	#
5.9 Economic Development	#
5.10 Environmental and Historic Resources	#
5.11 Intermunicipal Collaboration	#

Appendices

A) Definitions	#
B) What We Heard Report	#
C) Growth Strategy	#

1. Introduction

1.1 Purpose

The Municipal Development Plan (MDP) integrates the community's vision with municipal planning and decision making to ensure that future growth and development is sustainable, orderly, appropriate, complementary, and efficient and that it enhances the quality of life for the residents of the Village. The MDP addresses environmental, economic, social, cultural and governance aspects of the community from a land use and development perspective, and applies equally to both private and municipal lands and interests. The MDP sets the Village's overall policy direction for community land use decisions, and all planning documents will be required to align with it. The MDP also provides direction to Village Council to help prioritize initiatives for capital projects, strategic planning and budgeting.

The Plan has been prepared in accordance with Section 632 of the *Municipal Government Act*.

1.2 Community Engagement

The MDP is a reflection of community values and objectives held by residents of the Village which have been determined through input and consultation with residents and Council. Prior to the start of the development of the MDP, a Public Participation Plan (PPP) was prepared in accordance with the Village of Foremost Policy Regarding Public Participation and Section 216.1 of the *Municipal Government Act*. The PPP was developed to recognize the value of public participation and set the stage for meaningful public participation in the development of the MDP.

The "What We Heard Report" provides a summary of the feedback from the public participation opportunities throughout the development of the Plan. The report can be found in **Appendix B**.

1.3 Planning Context

Prior to April 1, 2018, the Municipal Government Act (MGA) only mandated Municipal Development Plans (MDPs) for municipalities with a population of 3,500 or greater. With the Modified Municipal Government Act, the requirement is now that all municipalities within Alberta, regardless of population, must prepare and adopt a Municipal Development Plan (MDP).

As a policy document the MDP, for the most part, is general in nature and long range in its outlook. The MDP is a framework that is intended to guide decision-making, bylaw development and investment for the future, providing a degree of certainty to the Council, administration, and the public, regarding the form and character of the community. The MDP also formally provides the means whereby Council can evaluate immediate situations or proposals in the context of a long range plan for the Village. It is also a guide for administration, developers/investors, residents, and adjacent municipalities in evaluating and understanding land use decisions in the Village of Foremost.

As such, all bylaws adopted and works undertaken in the community must be consistent with the MDP. Concerning land use decision-making, the Land Use Bylaw serves as the regulatory document and operates within the framework developed in the MDP process (refer to Figure 1).

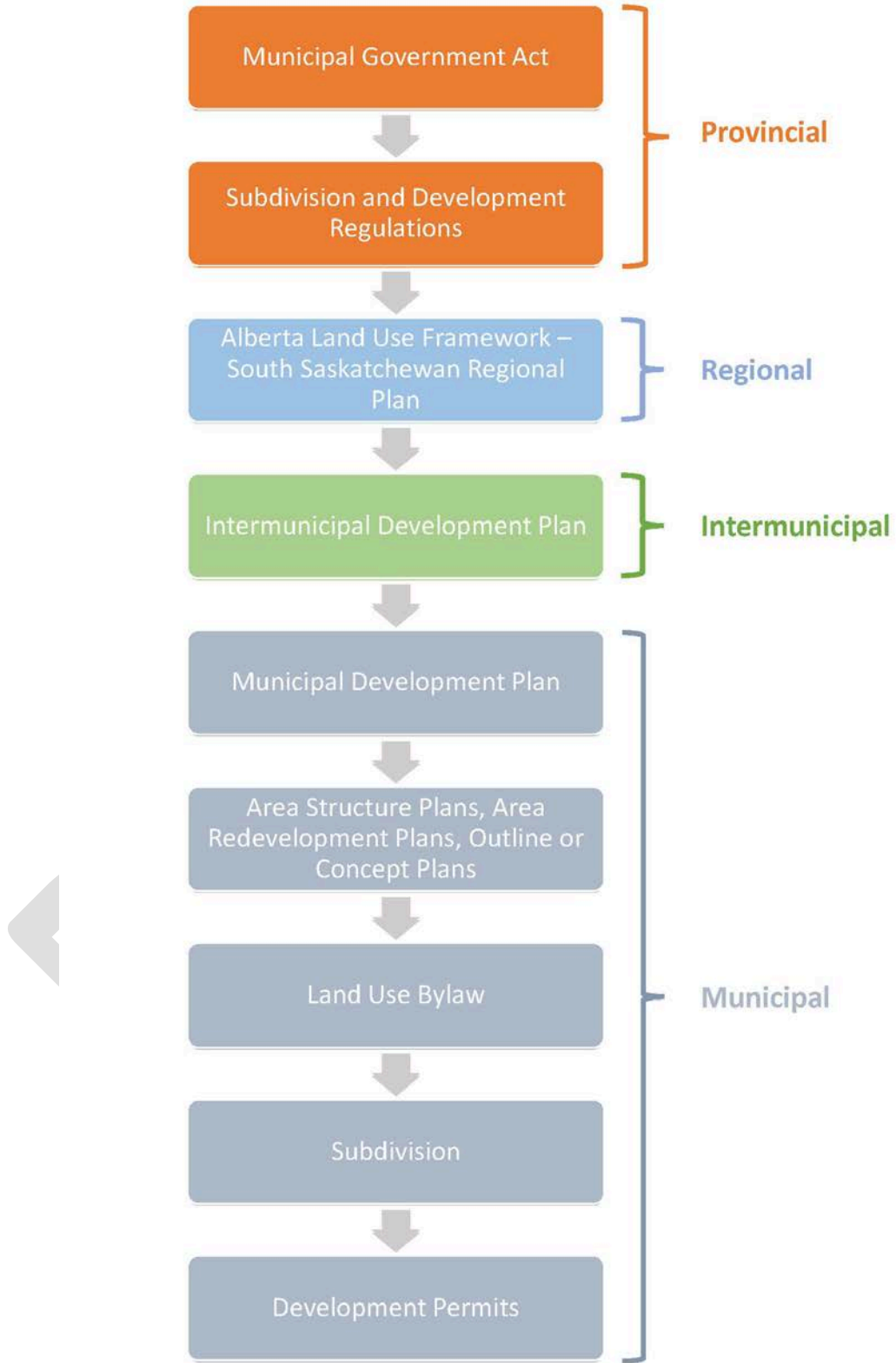


Figure 1: Hierarchy of Plans

2. Community Profile

The Village of Foremost is a small farming community in South East Alberta located 104km south east of the City of Lethbridge, and 106km south west of the City of Medicine Hat at the junction of Highway 879 and 61. The Village is 2.16km² in size and is bordered on all sides by the County of Forty Mile No. 8.



Figure 2 - Geographic Location

Established in 1913 as an agricultural service center and incorporated as a village in 1950, today, Foremost has a population of 541 and serves a trading area of over 2,000 people. The Village has seen positive population growth within the community and new dwellings and improvements continue to occur throughout the Village. Infrastructure projects and upgrades have been completed to better service the community including a new water treatment plant.

The community's economic base is farming and agriculture, with many generations of families continuing to operate successful farming operations. An emerging economic industry is in the field of unmanned aviation and flight, as the Foremost Centre for Unmanned Systems was recently established at the Foremost Aerodrome, which is located 1.6km west of the village. The strong local economy combined with a host of recreational facilities, a diversity of cultural activities, an award winning school and a broad range of businesses provides residents with a high quality of life.

The community is primarily residential with commercial fronting both Highway 61 and 867, the latter of which is better known as Main Street. Industrial is primarily in the South East of town where a new industrial park is developing. A small portion of industrial can also be found on the northern extent of the village along the former Canadian Pacific Railway line, which is now privately owned by Forty Mile Rail, which operates as a short line railroad pursuant to the Alberta Railway Act.

Community Statistics (2016 Stats Canada)

- Population of 541 represents a 2.9% change from 2011.
- Children aged 0-14 and seniors aged 65+ represent 18.5% and 19.4% of the total population. The working age population (15-64) represents 62.0% of the total population. In comparison, for Canada the proportions of children, of seniors and in age of working were 16.6%, 16.9% and 66.5% in 2016.
- 91.1% of persons living in a census family couple were married, compared to 83.2% in Alberta and 78.7% in Canada.
- 88.5% of people aged 25 to 64 in Foremost had a high school diploma or equivalency certificate, compared with 86.3% in Canada.
- Median total income of couples in Foremost was \$105,216 compared to \$87,688 for all couples in Canada.
- 8.3% of the persons in Foremost live in low income.
- 229 private dwellings in Foremost of which single-detached houses represented 95.7% of all occupied private dwelling.
- 93.3% own their dwelling compared to 67.8% in Canada.

3. Vision and Goals

The MDP represents the community's development vision for the coming 20 years and as such all future growth and development should respect and promote the vision and goals of the plan. The Plan is intended to be regularly reviewed and evaluated by Village Council and the community to ensure consistency with community priorities, applicable legislation, and other Village policies.

3.1. Vision

By embracing new ideas and innovative thinking, the Village of Foremost will promote growth and economic development that is well-planned and socially, environmentally, and financially responsible. Ensuring a safe, vibrant and prosperous community focused on maintaining its family-oriented small town atmosphere and agricultural roots.

3.2. Goals

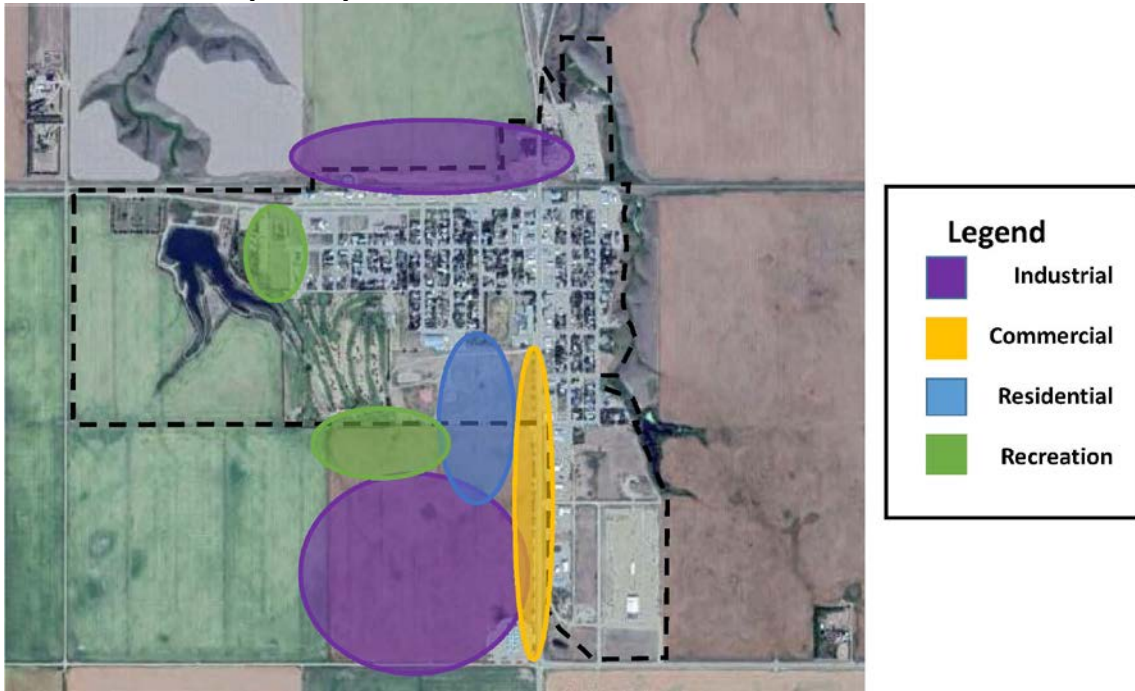
- a. **Efficient Growth** – Ensure orderly, complementary, contiguous, and efficient development.
- b. **Economic Resiliency** – Support continued economic growth by promoting a diverse local economy and business base anchored by agriculture.
- c. **Environmental Responsibility** – Support responsible development that maintains and improves the overall quality of the natural environment.
- d. **Revitalized Main Street** – Encourage a vibrant Main Street with streetscape improvements and low commercial vacancy.
- e. **Variety of Housing Types** – Encourage a mix of housing types and densities that promote affordability and ability to attract and retain residents.
- f. **Parks and Pathways** – Create, preserve, and enhance natural and recreational open spaces and amenities.
- g. **Culture and Community** – Enhance the experience of residents and visitors by supporting facilities and encouraging cultural and community initiatives.
- h. **Respect Heritage** – Protect and manage Foremost's historic resources.
- i. **Property Standards** – Work with property owners to ensure property is maintained to an appropriate standard consistent with bylaws.
- j. **Maximize Infrastructure** – Encourage development that makes efficient use of existing and planned transportation, water, sanitary and stormwater infrastructure.
- k. **Collaboration** – Seize opportunities to create efficiencies with regional partners by embracing positive relationships and demonstrating collaboration.

4. Land Use Concept

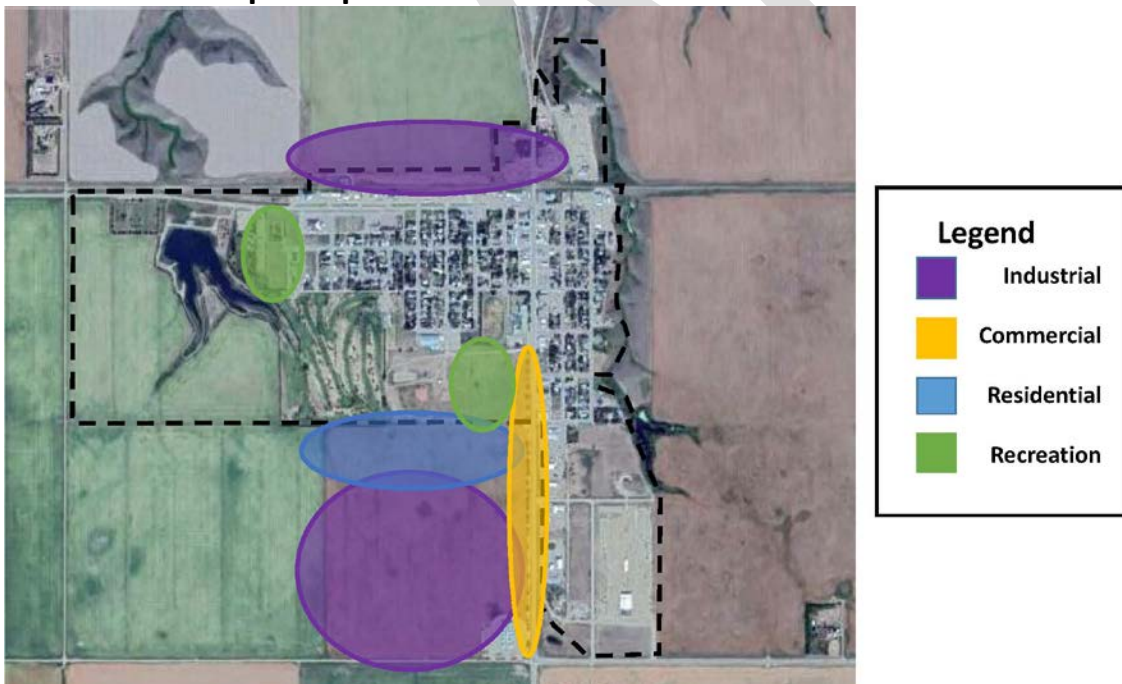
The Land Use Concept map identifies the general long term pattern of land use within Foremost. The map shows the general intent for future development, recognizing that more detailed boundaries and land uses will be determined or specified through area structure plans, area redevelopment plans, outline or concept plans, and the Land Use Bylaw.

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Land Use Concept – Option 1



Land Use Concept – Option 2



5. Plan Policies

The MDP's policies are organized into sections. Each section of the plan is uniformly organized and includes an introductory statement, objectives, and policies. The introductory statement is to provide background and guide policy interpretation, but is not meant to be interpreted as policy statements. The objectives present the overall desired direction and outcomes for each section of the MDP and are followed by a set of clear and realistic policies that outline how the Village can achieve these objectives.

The MDP is designed and intended to be read and utilized in a comprehensive manner. Sections and policies are closely connected to each other, and need to be read in context and not in isolation from each other.

It should be noted that in some objectives/policies, reference is made to matters or areas over which the Village as a municipality has no jurisdictional authority. In such cases, Village Council will endeavor to achieve the stated statements through cooperation with the appropriate authorities.

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5.1. Planning Process

The Municipal Development Plan is a statutory plan identified in the hierarchy of planning in the *Municipal Government Act*. It has been prepared for the Village of Foremost in accordance with the provisions of the *Municipal Government Act* and the Subdivision and Development Regulation. The *Municipal Government Act* requires all local plans and bylaws to be consistent with the provincial legislation and adopted by bylaw.

The MDP, for the most part, is general in nature and long range in its outlook. The MDP is intended to guide decision-making, bylaw development and investment for the future, providing a degree of certainty to the Council, administration, and the public, regarding the form and character of the community. Therefore, responsibility for implementation not only involves Village Council and administrative staff, and its advisory boards and committees, but the residents of Foremost through public engagement opportunities.

Many policy initiatives in this plan will require municipal staffing resources and may be costly, and so will only be undertaken when deemed financially prudent by Council, notwithstanding strong policy commitment. Implementation over time will ensure that financial impacts are transferred to the community in a responsible manner.

As a living document, the MDP will need to respond to the evolving nature of the community and should be monitored and reviewed regularly to ensure the vision, goals, and objectives remain relevant.

Objectives

1. Adopt a plan which provides municipal decision makers the guidance to make informed and consistent land use decisions in the Village of Foremost.
2. Ensure that the municipal decision makers have sufficient information to make an informed decision and a process in which to obtain and review that information.
3. Promote consistency of decision making by ensuring decisions are made within a framework of policies.
4. Establish a mechanism whereby the plan may be revisited, refined and amended to accommodate changes in the municipality.

Policies

Roles and Responsibilities

1. The public's role for implementation of this plan will be conducted in accordance with the Village's Public Participation Plan. Council will consider input from all residents and interest groups in its decision making processes.
2. The Village Council will make budget decisions related to the implementation of policies and recommendations within this plan.
3. The Village's administrative staff, Municipal Planning Commission, and planning advisor will implement this plan by being responsible for receiving and providing the initial review of land use, subdivision and development proposals.

Interpretation

4. The MDP is, for the most part, general in nature and long range in its outlook. The MDP provides the means whereby Village Council and administration can evaluate immediate situations or proposals in the context of a long range plan for the Village. In this regard, the boundaries between land uses shown on the Land Use Concept are not to be rigidly interpreted and the specific boundaries shall be determined through the designation of land use.
5. Subject to Council's approval, minor variation from the policies of the Municipal Development Plan will not require an amendment to the plan. More substantive changes will require an amendment to the MDP and any other affected plan.
6. The Municipal Development Plan policies are written in the active tense using "shall", "must", "will", "should", or "may" statements and are intended to be interpreted as follows:
 - a. "shall" or "must" or "will" policies are mandatory and must be complied with;
 - b. "should" policies mean compliance in principle, but are subject to the discretion of the applicable authority on a case by case basis; and
 - c. "may" policies indicate that the applicable authority determines the level of compliance that is required.

Implementation & Monitoring

7. The objectives and policies of the various sections of the MDP will be implemented through the development, adoption, and day-to-day application of statutory and non-statutory plans and policies including the Land Use Bylaw. As such, all statutory plans shall adhere to the MDP and all non-statutory plans and policies adopted by Council shall be consistent with the MDP.
8. The MDP recommends expenditures on behalf of the Village to ensure successful implementation; however, it is not the intention to commit Council to funding decisions. Any funding decisions shall be considered by Council through the regular budgeting process and any public consultation Council deems necessary in its decision.
9. In order to ensure the MDP is current, the entire plan should be reviewed approximately every four years, preferably after each municipal election.

Amendment

10. Subject to Council's approval, minor variation from the policies of the MDP will not require an amendment to the plan. More substantive changes will require an amendment to the MDP and any other affected plan.
11. Before any amendments or changes are made to this plan, it shall be ensured that public opinion is included in the decision-making process through information meetings and a public hearing.
12. Amendment of the MDP must follow the appropriate procedures outlines in the *Municipal Government Act*.

5.2. Growth Management

As the Village intends to grow it is important that we ensure growth within the community is strategically managed at a pace and manner that can be integrated into the community's social, physical infrastructure and environment, while considering the long-term fiscal implications.

As we explore where future growth will occur in the Village, it is anticipated that a portion of future growth will occur within existing areas where vacant or underdeveloped lots exist, while at the same time the majority of new development will expand into currently undeveloped areas.

Objectives

1. Ensure orderly, complementary, contiguous, and efficient development of the physical environment within the Village.
2. Manage growth at a level that can be integrated into and sustained by the Villages social and physical infrastructure.
3. Identify appropriate areas for development and redevelopment based on infrastructure, site characteristics, and compatibility with adjacent and existing uses.
4. Meet specific regulations of the *Municipal Government Act* for reserves, agricultural policies, and sour gas facilities.

Policies

General

1. Future urban growth, development and subdivision of land shall, whenever possible, adhere to the goals and policies of this plan and occur in general conformance with the Land Use Concept. Proposals that do not comply with this plan will require amending this plan.
2. The Village shall attempt to ensure that new growth and development occurs in a stable and fiscally sound manner, given infrastructure, land carrying capacity and physical constraints.
3. The Village shall ensure the efficient use of land and infrastructure by planning for an orderly progression and staging of contiguous development. Non-contiguous or skip-development shall not be permitted.
4. Development within the Village shall only be considered where all of the following criteria are met:
 - a. Development provides or broadens amenities, types of housing, commercial services, or other economic diversification;
 - b. Infrastructure such as utilities and roads are readily available to service the development; and
 - c. Development is considered compatible and does not negatively impact adjacent development and the community.
5. The Village should give consideration to the following matters when reviewing proposed developments, subdivisions, and/or amendments to the Land Use Bylaw:

- a. The vision, goals, objectives and policies of the MDP and other applicable statutory and non-statutory plans and/or non-statutory policies adopted by Council;
 - b. The views of the public;
 - c. The physical characteristics of the subject and adjacent lands;
 - d. The use of other land in the vicinity;
 - e. The availability of an possible impact on public and private utilities;
 - f. Access to and possible impact on the transportation systems;
 - g. Design elements that consider safety factors and facilitate accessibility by police, fire, and ambulance services;
 - h. The overall design; and
 - i. Any other matters which, in the opinion of Council, Development Authority, and/or Subdivision Authority, are relevant.
6. Non-contiguous growth shall not be considered unless there will be a net community benefit from the type of development proposed.
 7. The Village, at its sole discretion, may require any or all of the following in advance of development:
 - a. Area structure plan by municipal bylaw or conceptual scheme by resolution which will govern subsequent subdivision and development of the specific area; and
 - b. Any additional information not addressed or contemplated in this plan or other guidelines, at the time of application review including but not limited to Environmental Assessments, Geotechnical Assessments, Transportation Impact Assessments, etc.
 8. The Village will assume a role in land development, including acquisition, servicing and subdivision, in order to ensure an adequate supply of land to meet future residential, commercial, industrial, and institutional needs of the community.

Infill and Redevelopment

9. Within existing areas, infill and redevelopment will be considered as a mean for accommodating growth and maximizing existing infrastructure. Factors that are important to consider include:
 - a. The new development is in context with or provides an appropriate transition from existing development;
 - b. Adequate utility services and infrastructure can support the development; and
 - c. Amenities and services that support the development are or will be provided nearby.

Efficient Use of Infrastructure and Services

10. Development that utilizes existing infrastructure efficiently and minimizes financial impact on the Village will be encouraged.
11. Development of lands will be encouraged adjacent to built-up areas where capacity exists in infrastructure, services, and community facilities.
12. Development in new areas must be preceded by the provision of infrastructure, utilities and services, or satisfactory arrangements made for their provision.

Urban Design

13. A high level of quality and aesthetic appeal will be encouraged in all development and redevelopment to ensure the enhancement of public spaces such as streets and roads. The implementation of these requirements should recognize and be sensitive to the impact of such features on development costs and a balance should be achieved.

Off-site Levies

14. The Village may establish bylaws concerning off-site levies in accordance with the provisions of the *Municipal Government Act* to finance the expansion of existing or creating new public facilities and services for sanitary, water, storm water, roads, and other community facilities.

Municipal, Environmental, Community and School Reserves

15. The dedication of municipal, school and environmental reserves shall be carried out at the time of subdivision or pursuant to section 665 of the *Municipal Government Act*.
16. The municipality, pursuant to section 666 of the *Municipal Government Act*, may require a 10 percent land dedication or money-in-lieu for municipal and/or school reserve, which may be used for open space requirements in new residential and non-residential developments.
17. Where the reserve requirement is to be satisfied as money in place of land, it shall be done so in accordance with the provision of Section 667 of the *Municipal Government Act*.
18. 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*.
19. The Village of Foremost will receive all municipal reserve funds paid and, should a school authority in the future require land for a school, and agreement for possible municipal assistance will be discussed at that time.
20. In locations where municipal reserve dedications to be provided as land are not desirable, the Village may allow municipal reserve requirements to be transferred to a more appropriate location. This should be addresses through an area structure pan or deferred reserve caveat.

21. Municipal reserve lands may be disposed of for development purposes only where there is a clear community-wide benefit that outweighs any negative effect on an individual neighborhood.
22. The Village may utilize environmental reserve and environmental conservation easements as mechanisms to protect environmentally significant areas.
23. Through the subdivision process, the Village shall require that lands considered unsuitable for development area be dedicated as environmental reserve as per the provisions of the *Municipal Government Act*.
24. Lands dedicated as environmental reserve shall remain in their natural state and/or be used as part of the public trail system where necessary to ensure a continuous integrated trail system
25. 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 the purposes at Land Title Office in accordance with Section 665 of the *Municipal Government Act*.

Agricultural

26. Agricultural land and existing farming operations within the Village shall be protected for as long as possible until required for future urban development.
27. The Village shall ensure an orderly progression and staging of development in order to prevent premature land development and to minimize land use conflicts with existing agricultural operations.

Legislated Setbacks

28. No development and/or subdivision resulting in the creation of a permanent dwelling shall be approved within 100m of a sour gas facility or an oil and gas well shall be at a minimum in accordance with the *Provincial Subdivision and Development Regulations 43/2002*, as amended from time to time.
29. No development and/or subdivision of a school, hospital, food establishment or residential use shall be approved within 300m of the working area of a wastewater treatment facility or waste transfer station without the written consent of the appropriate provincial department, in accordance with the *Provincial Subdivision and Development Regulations 43/2002*, as amended from time to time.

5.3 Residential Development

Residential development will continue to be a primary focus.

The existing residential areas in Foremost are primarily characterized by single detached homes (95%) with wide streets and mature trees. In addition to single detached homes there are also mobile homes, apartments, and multi-unit buildings.

Although, the emphasis has been on single detached homes over the years, alternate housing types will be an important consideration for the community in the future as providing affordable housing options for residents of all ages, incomes, and family structures was identified as a challenging issue facing the community. Diverse housing types such as multi-unit buildings and secondary suites in the form of basement suites or detached garage suites should be supported.

While the majority of new residential growth will be accommodated through new subdivisions it is critical that the established neighbourhoods are maintained and supported by encouraging infill redevelopment, renovations, and maintenance and upkeep of older homes that is sensitive and compatible with existing development. Infill development within established residential areas increases overall density and uses existing infrastructure without compromising the character of the community.

Objectives

1. Encourage a range of aesthetically pleasing housing types, tenures, and densities that accommodate a broad range of demographics, incomes, and lifestyles to both attract and retain residents.
2. Ensure serviced residential lots are available in the community that cater to all residents and housing needs.
3. Encourage high quality housing design, layout, site amenities and development for all new residential housing projects.
4. Ensure appropriate separation and buffering of residential areas from incompatible land uses.

Policies

General

1. Future residential development should be accommodated through:
 - a. Infill developments within the existing community; and
 - b. New developments within the future residential development areas as depicted on the Land Use Concept.
2. The Village should promote compact community development and the utilization of existing services through the support of residential infill and redevelopment. This type of development allows for the increase of population without the need for new and costly services installation and their long term maintenance.

Housing Variety

3. Although detached housing will be the dominant housing type, the Village supports the provision of a wide range of housing types (including but not limited to: secondary suites, accessory dwellings, semi-detached or two-unit dwellings, or townhouses) in order to meet all of its housing needs.
4. Alternate lot configurations or the subdivision of existing parcels to accommodate new residential uses is supported, including 'pan-handle subdivisions' that provide access to a new rear lot.
5. Higher density housing is encouraged to develop in small clusters with good access to major roads. Consideration should also be given to proximity to schools, open spaces, commercial developments and community facilities.

Affordable Housing

6. The development and construction of affordable market and non-market housing opportunities through new development and redevelopment is supported in order to ensure Foremost remains an inclusive and diverse community.

Non-Residential Uses

7. Home based businesses will be allowed as discretionary uses in residential districts provided they are secondary to the residential use and do not detract from the amenities of the surrounding residential neighborhood.
8. Neighbourhood-serving public and quasi-public uses, such as nursing home, child care, group homes, churches and community centres, will be supported in residential areas. Additional buffering and/or landscaping may be required to avoid impacting neighbouring properties.
9. As future residential development occurs, additional public spaces for parks, playgrounds, and facilities shall be identified along with linkages to existing amenities.

5.4 Commercial Development

Foremost has a strong retail and commercial sector that serves the basic needs of its residents and those in surrounding rural areas. It is expected that demand for commercial and retail opportunities will increase as Foremost grows in the future. Existing retail commercial development such as restaurants, retail stores, post office, and services are primarily located along the Village's Main Street (Highway 867) where a number of businesses are located within short walking distance. Larger scale highway commercial uses like fuel stations, grocery store, motel, and agricultural based businesses are located along Highway 61 and on the southern outskirts of Highway 867.

The Village supports continued development of commercial enterprises to serve the Village and area residents. Future commercial development shall be encouraged and should be designed in an aesthetic manner to enhance the streetscape and community.

Objectives

1. Promote and encourage the provision of a full range of goods and services for the residents to lessen dependence on outside municipalities.
2. Encourage aesthetically pleasing commercial development.
3. Increase and diversify the commercial tax base of the Village.
4. Recognize and emphasize the role of Main Street as the commercial heart of the community.

Policies

General

1. Future commercial development should be accommodated through:
 - a. Infill developments within the existing commercial areas, with a focus on existing, underutilized, and vacant properties on Highway 879 (Main Street) and Highway 61.
 - b. New development within the future commercial development areas as depicted on the Land Use Concept.
2. The Village will encourage and promote expansion of new and existing commercial businesses within the Village.
3. The external design and finish of all commercial development should be of high quality and reflect or complement existing development in the vicinity.
4. All unsightly materials or objects being stored outdoors in commercial districts should be properly screened and enforced by an appropriate municipal bylaw.
5. All commercial subdivision and development shall be referred to Alberta Transportation for comments and/or approvals if adjacent to Highway 61 or 879.

Main Street

6. The existing commercial core of Main Street, as identified on Map X, should be maintained as the service and retail centre of the Village. Appropriate new businesses are encouraged to locate in this district through the redevelopment of existing, underutilized, and vacant properties.
7. Appropriate development on Main Street shall generally consist of service and retail businesses requiring minimal outdoor space or storage for their operations. This type of development promotes a dense, walkable core area that builds on the existing configuration.
8. New development and redevelopment on Main Street should improve not deter from the pedestrian friendly and aesthetically pleasing public realm, by including:
 - a. Building frontage that address the public street;
 - b. High quality design and materials; and
 - c. Parking areas that are located to the rear of the building with access from the lane.
9. The Village should look to reinvest and revitalize Main Street to make it an engaging and comfortable pedestrian environment by looking at developing a revitalization plan for the street that contemplates public infrastructure improvements including but not limited to:
 - a. A consistent theme;
 - b. Wayfinding signage;
 - c. Wider sidewalks;
 - d. Improved lighting;
 - e. Landscaping and street furniture including but not limited to planters, benches, and bicycle racks;
 - f. And creation of a public space in a vacant lot for outdoor events and gatherings, outdoor seating, etc.

4.5 Industrial Development

The Village has a range of light and medium industrial land uses and businesses. Much of this development has been established to support the local agricultural industry. Industrial development is crucial to Foremost's economy as it provides significant non-residential tax revenue to the municipality and provides high levels of employment.

Future industrial growth shall be encouraged by the Village to provide services and employment opportunities. Such growth should be balanced against any negative externalities that could impact adjacent landowners.

Objectives

1. Support diversification of the economy.
2. Accommodate a broad range of responsible industrial development and activities that provide economic opportunities and services to residents, tourists, and the business community.
3. Minimize potential conflicts between industrial and non-industrial land uses.

Policies

General

1. Future industrial development should be accommodated through:
 - a. Vacant parcels within the developed Industrial Park.; and
 - b. New development within the future commercial development areas as depicted on the Land Use Concept.
2. The Village will encourage and promote expansion of new and existing industrial businesses within the Village.
3. The Village will seek to minimize the potential negative externalities associated with industrial developments by considering strategies such as buffering with open spaces or a gradual transition from industrial, to commercial, to residential uses.
4. The Village will encourage the relocation of existing uses with negative externalities to more appropriate locations in new industrial areas.
5. The Village will ensure that the design of new industrial areas considers appropriate road design and offers a variety of lot sizes to reflect the needs of a variety of industries.
6. The municipality should try to ensure that a high standard of visual screening including fencing and landscaping for industrial sites, particularly in highly-visible sites adjacent to major roadways.
7. Industrial sites should be serviced by an efficient traffic circulation system that is designed to handle the volumes and various types of industrial traffic generated by this type of activity.
8. A development proposal may be required to demonstrate that impacts such as noise, dust, vibration and visual clutter are contained within the boundary of the site.

9. Industrial development should utilize proven environmental and health and safety practices in managing solid and liquid waste storage, handling and disposal.

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4.6 Recreation, Culture, and Community Services

In order to provide a high quality of life for Foremost residents and to support a healthy community, the Village places a high priority on the provision of a broad range of recreation and cultural facilities, services, and programs that are available to residents and visitors of all ages, skills, lifestyles, and incomes. Major community facilities include a community centre, library, seniors centre, arena, curling rink, outdoor pool, 9-hole golf course, ball diamonds, rodeo grounds, and a campground with walking trail.

Natural areas and recreational parks are important parts of life in the Village. With future growth, a key component of good community design and development will be the provision of access to high quality parks and open spaces. Having plentiful access to public open spaces is important to provide informal meeting places and to enable residents and visitors to enjoy outdoor activities.

The provision and management of a number of services that positively affect the quality of life of the residents of Foremost are actually outside of the municipality's mandate and jurisdiction. Therefore, the municipality must act in cooperation, agreement and support with many of the organizations, agencies, and other government departments that do provide these important services.

Objectives

1. Provide adequate and accessible community facilities, services, and programs that enhance the social, cultural, educational and recreational needs of the residents of the Village.
2. To maintain communications with external organizations that provide community services to residents.
3. Develop and maintain high quality parks and open spaces to serve all residents.
4. To support and promote volunteer and community service organizations that operate within the Village.

Policies

Community Facilities

1. Existing community recreational and cultural facilities and the community's needs and demands for such facilities will be periodically reviewed by the Village. These facilities include:
 - a. Community Centre;
 - b. Library;
 - c. Seniors Centre;
 - d. Civic Arena;
 - e. Outdoor Swimming Pool;
 - f. Ball Diamonds;
 - g. Campground and Dam area; and
 - h. Parks and Playgrounds;

2. New facilities and enhancements to existing facilities should be included in capital budgeting and may be provided where there is demonstrable community support, subject to Council approved financial planning and budgeting.
3. The Village should prioritize the maintenance, upgrading and potential expansion of playground equipment at Lions Park and at the Dam/campground so they are attractive, safe, and enjoyable for youth in the community.

Parks and Open Spaces

4. Parks and open spaces will be generally accommodated within existing areas including the Dam/Campground area and the Ball Diamonds/Rodeo area and as such, the Village should make improving existing parks and open spaces a priority.
5. The Village should strive to make all parks and open spaces more enjoyable safe and accessible to all members of the community, including those with special needs and ensure that recreational spaces are compatible with other adjacent land use activities.
6. The Village supports the preservation of natural green spaces and natural vegetation within its parks and open spaces whenever possible.
7. The Village should continue exploration of options to develop a continuous pathway system at the dam, completing the loop.
8. The Village may utilize municipal reserves to establish future parks and open space, as per Section 5.2.

Third Party Community Services

9. The Village shall encourage and collaborate with non-profit groups/organizations and relevant government agencies and service providers to endeavor to reach and maintain the following areas at appropriate levels of service, including:
 - a. Accommodation and extended care for senior citizens;
 - b. Childcare/daycare;
 - c. Public education;
 - d. Publicly available health services;
 - e. Protective services (police); and
 - f. Emergency Medical Service (fire/ambulance)
10. The Village shall cooperate with other community contributors, such as faith based spiritual organizations, businesses and individuals, to facilitate the provisions of community services such as daycares, youth centres, emergency services, and cultural, recreational and art based programs.

Community Volunteerism

11. Programs and initiatives should be developed that encourage and enhance volunteerism and community service organizations as they contribute considerably to the quality of life in Foremost.
12. The municipality should continue to support and work in mutual agreement with other government department or agencies to help provide various community services to residents.

Community Education

13. The Village will endeavor to cooperate with Prairie Rose School Division concerning the provision of educational resources and opportunities to residents of the Village.
14. The Village should continue to work with Prairie Rose School Division for the shared use of open space and playground areas.

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4.7 Transportation

Roadways within Foremost play an important part in the everyday lives of residents and businesses. Mobility is required for economic prosperity and ensuring main roads are both functional and attractive is crucial for a thriving community.

The road pattern within Foremost is primarily characterized by the traditional grid system, laid out south of the railway and Highway 61. The main access to Foremost is from Highway 61 from the West and from Highway 867 from the North and South. All roads in Foremost have been paved and are maintained by the Village. Developments created post 1980, located on the west side of the Village are characterized by crescents and cul-de-sacs.

It is envisioned that future roads should be logical extensions of the existing road system and a continuation of utilizing a grid system is desirable.

Objectives

1. Develop an effective and fiscally sustainable transportation system that is integrated with land use, connected to the regional network, and provides safe and efficient routes for automobiles, pedestrians, and cyclists.
2. Identify short and long term transportation needs of both the Village and the surrounding region and strive to ensure that these needs are adequately met in a manner that is compatible with existing and future development.
3. Liaise with Alberta Transportation and/or County of Forty Mile with respect to any transportation matters.

Policies

General

1. Future roads shall be developed in general accordance with **Map X – Future Transportation Network**. More precise alignment of local roads shall be determined through the preparation of area structure plans, outline plans, and plans of subdivision.
2. The transportation network will be planned, operated and maintained in a manner that promotes safety for all modes of transportation in all seasons.
3. The movement of pedestrians should be integral in the design and reconstruction of the transportation network including the provision of sidewalks on at least one side of the street in residential and commercial areas.
4. Highway 61 and 867 are provincial highways under the jurisdiction of Alberta Transportation. Any future development in proximity to the highways shall be planned in consultation with Alberta Transportation to protect this highway from uses and development that may be detrimental to the flow and safety of traffic.
5. As subdivision occurs, land required for future transportation and utility corridors shall be protected. The Village may require that developers subdividing lands adjacent to highways and collector roads provide lands for future road widening.
6. The Village may restrict driveway access to developments along major transportation routes.

7. The Village will endeavor to maintain and upgrade roads and sidewalks in a cost effective and efficient manner.
8. The Village will strive to work with Forty Mile Rail to ensure the safety of train traffic within the Village.

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4.8 Municipal Infrastructure, Utilities and Services

The provision and maintenance of infrastructure, utilities and services in the Village improves the quality of life for residents and visitors. The municipal public works function is to efficiently maintain the infrastructure including public parks, roads, sidewalks, storm water drainage, the water distribution system, sewage collection system and solid waste collection and disposal.

The Village of Foremost in collaboration with the County of Forty Mile completed a new Water Treatment Plan in 2018 which will be owned by the Village who will sell water to the County of Forty Mile for their regional water supply pipelines to various Hamlets ensuring excellent quality and quantity of water.

Objectives

1. Maintain an effective, safe, and fiscally sustainable utility service infrastructure system appropriate for the current and future needs of the community.
2. Ensure that future land developments have adequate infrastructure to handle the capacities required for future growth.
3. Minimize capital expenditures on municipal infrastructure through the promotion of efficient patterns of development and effective infrastructure management.
4. Support the adequate, safe, economical and efficient provision of municipal and private utilities.
5. Ensure municipal services are provided in a timely and efficient manner.

Policies

General

1. Installation, maintenance, and operational costs related to infrastructure should be minimized through limiting the amount of linear infrastructure by promoting efficient pattern of development.
2. An ongoing process of assessing the condition, capacity, and long-term performance of the Village's infrastructure should be completed in order to develop appropriate plans for rehabilitation, replacement, and expansion.
3. Development in new areas must be preceded by the provision of infrastructure, utilities and services, or satisfactory arrangements made for their provision.
4. The Village shall monitor and ensure that existing infrastructure has the ability to support additional capacities associated with projected growth of the municipality.
5. The Village will continue to work collaboratively with County of Forty Mile and other levels of government to provide efficient and sustainable infrastructure, utilities, and services.

Infrastructure and Servicing Costs

6. The burden of supplying infrastructure services to subdivision or new developments shall be borne by the development proponent.

7. In addition to grants, reserves, and taxes, the Town may use off-site or local improvement levies (see Policy X.X), special taxes or differential utility rates to recover infrastructure related capital costs as provided for within the *Municipal Government Act*.

Servicing Agreement

8. Private developers may be required by the Village to enter into a subdivision servicing or development agreement with the municipality pursuant to the *Municipal Government Act* which will be registered by caveat against the certificate of title to ensure the agreement is binding on the land owner, or successors in title, to install and pay for the installation of public utilities that are necessary to service the subdivision or development, pursuant to Sections 650 and/or 655 of the *Municipal Government Act*.

Water, Wastewater, and Stormwater

9. All development shall connect to the municipal water system. The use of private water systems is prohibited.
10. All development shall connect to the municipal sanitary sewer system. The use of private sewage disposal systems is prohibited.

Stormwater

11. Stormwater infrastructure should be designed with a goal of maintaining or improving the pre-development hydrologic system within the development site and adjacent areas.

Lighting

12. A community lighting evaluation should be completed to evaluate whether the community is appropriately lit in terms of function and scale for both the pedestrian and the vehicle. Downcast lighting that minimizes light pollution shall be used.

Electrical, Natural Gas and other Utilities

13. The Village should work with utility companies to encourage the improvement of existing infrastructure for residents and businesses.
14. Utility and utility right-of-way locations should be coordinated between the Village and the respective utility company. Utility companies are required to obtain approvals from the Village.
15. The municipality should ensure that modern and adequate infrastructure of other utilities (fiberoptic) is available to enable new technology-based industries and high-tech business to operate. A plan should be formulated that may enable this infrastructure to be programmed to coincide with existing infrastructure upgrades.

Municipal Services

16. Village residents should, wherever possible, be provided with adequate, timely and efficient snow removal of streets within the municipality.
17. Village residents should, wherever possible, be provided with adequate, timely and efficient garbage collection within the municipality.

5.9 Economic Development

The Village is committed to economic development within the Village and the region. The Village recognizes that diversification of business development is important in developing a strong economy that is resilient to change and will look to build upon existing assets and successes like the UAS and Forty Mile Rail to support and promote opportunities for growth of a variety of commercial and industrial uses.

Economic development is influenced by a variety of factors, many of which are beyond municipal control. The role of the Village in economic development is to work with stakeholders and partners to ensure municipal processes and requirements do not create unnecessary barriers to business, but still align with the long-term vision and goals of the community. In this regard, the Village will work with economic development partners such as the Chamber of Commerce to achieve economic growth across all sectors to promote ease in conducting businesses and to provide a variety of meaningful employment opportunities within the community.

Objectives

1. Support a wide-range of business development to grow the local economy, create economic sustainability, and provide employment opportunities.
2. Support local business and industry by maintaining a business friendly environment where barriers to opportunity are diminished.

Policies

General

1. The Village will work to ensure a strong and stable diversified local economy by supporting economic development initiatives, whether on its own, by the private sector, or in the form of a public-private partnership.
2. Through land use planning and strategic business planning, the Town will establish an environment that retains and attracts new businesses and industry. This may include reviewing its municipal processes to remove barriers and explore the creation of business incentives to promote Foremost as a welcoming and easy place to do business.
3. The Village will encourage development that will broaden the tax base to lessen the tax burden on residential assessment.
4. The Village will encourage development that will provide a variety of employment opportunities for residents of the community.
5. The provision of essential commercial services shall be supported by the Village, with a focus on Main Street, to strengthen local retail opportunities, encouraging local retail purchases of products and services, while reducing leakage of dollars into surrounding economies.
6. The Village supports the development of opportunities related to the UAS and Forty Mile Rail.
7. The Village should support the development of amenities and infrastructure that enhances the character of the community and promotes economic development initiatives, including tourism, which may include:

- a. Affordable housing;
- b. Trails, sidewalks, and pathways;
- c. Wayfinding signage;
- d. Revitalized main street;
- e. Spaces for community gathering and events;
- f. Open spaces and recreational opportunities; and
- g. The natural environment.

Partnerships

8. The Village supports, whenever possible, joint economic development initiatives with other municipalities in the region.
9. The Village will support the initiatives of the Chamber of Commerce to support existing local businesses and services in the community.

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4.10 Environmental and Historic Resources

In addition to the valuable farmland surrounding the Village, there are lands of environmental significance within the Village including the coulee on the eastern edge and area around the dam.

The protection and management of environmental resources is important to quality of life. The significance of natural areas and lands shall be considered in land use decisions. Further, the Village, as well as individual residents and business of Foremost are encouraged to become leaders in a variety of environment practices as the protection and management of environmental resources.

For a Village of Foremost's size there are a significant number of buildings and structures with potential historic significance including many of the buildings on Main Street. The protection and management of these potential historic resources is important to quality of life and should be considered in land use decisions. Further, the Village, as well as individual residents and business of Foremost are encouraged to take an active role in the protection and management of historic resources in the community.

Objectives

1. Protect and preserve existing natural areas whenever possible.
2. Support initiatives and development that minimizes the impact of the built environment on the natural environment.
3. Continuously improve the Village's environmental performance.
4. Support the preservation and revitalization of the historic Main Street and individual historic sites.

Policies

Environmental Resources

1. Development proposals should be designed and constructed to conform to the natural topography and drainage patterns.
2. Development should consider landscaping techniques that enhance the natural environment and reduce water consumption. Such landscaping techniques include:
 - a. Prohibiting noxious weeds and invasive plants;
 - b. Encouraging plant materials that are hardy and native to the region; and
 - c. Encouraging drought-tolerant species.
3. The Village may require an environmental assessment/audit to be carried out on a site that is subject of a development proposal.
4. The Village supports the protection of environmentally sensitive and significant areas in their natural state, more or less. The Village may utilize environmental reserve and environmental conservation easements as mechanisms to protect environmentally significant areas, as per reserve policies in Section 5.2.
5. Development in areas determined to be environmentally significant may be limited to low impact developments such things as public trails, playgrounds, public signs, benches, and any development necessary to ensure safe access and overall public safety.

Historical Resources

6. The preservation of significant historical and archaeological resources will be encouraged by the Village.
7. The Village should consider the development of a heritage resources management plan including an inventory of all buildings, structures, landscapes, and archaeological resources, and policies to promote the conservation and reuse of heritage resources.
8. Opportunities to better utilize existing buildings with potential historic significance should be explored.
9. The Village should encourage property owners to pursue heritage designation in accordance with the Historical Resources Act, and ensure that heritage resources are protected from adverse impacts.

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5.11 Intermunicipal Cooperation

The Village is surrounded on all sides by the County of Forty Mile and recognizes the need for cooperative intermunicipal and regional planning. The Village is committed to good working relationships with the County of Forty Mile and is committed to joint ventures that ensure efficient and cost effective provisions of shared services within the region, promote economic development and ensure compatibility between land uses.

Objectives

1. Undertake cooperative planning with the County of Forty Mile.
2. Coordinate land use policies for the fringe areas which are mutually beneficial to both municipalities.
3. Take advantage of mutual opportunities to maximize efficient use of resources by coordinating the provision of roads, facilities, and other services that serve residents of both municipalities.
4. Engage with the County to take advantage of synergies between municipalities.

Policies

General

1. The Village will ensure that planning and land use decisions align with broader regional planning, such as the South Saskatchewan Regional Plan in order to contribute to achieving shared goals for the region.
2. The Village supports the development of a Village/County Intermunicipal Development Plan to address issues of mutual concern and to ensure development in either municipality complements the existing and future land uses of the other municipality. Until an IDP is in place, the adopted Urban Fringe Agreement shall be referred to for all development considerations in the fringe area.
3. The Village supports the development of a Village/County Intermunicipal Collaboration Framework to address opportunities for inter-municipal agreements for undertakings that are mutually beneficial, including but not limited to: regional connections to municipal infrastructure and utilities, waste management, emergency services, recreation, housing, and transportation.
4. The Village will ensure that once a Village/County Intermunicipal Collaboration Framework and Intermunicipal Development Plan are adopted by bylaw that the Municipal Development Plan aligns.
5. The Village will discourage, whenever possible, development or uses that may have a negative impact on adjacent uses in County of Forty Mile.
6. The Village will endeavor to foster new partnerships with businesses, government, school boards, post-secondary institutions and non-profit sectors, to develop and operate recreational, cultural, and community facilities and programs.
7. The Village supports, whenever possible, joint economic development initiatives with other municipalities in the region

APPENDIX A – DEFINITIONS

[yet to be completed]

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APPENDIX B – What We Heard Report

[Separate document for now]

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APPENDIX C – GROWTH STRATEGY

It is important that the growth strategy effectively encourages and facilitates efficient and rational growth in the community by setting a framework for decision-making, consistency, and certainty for the community. As the role of a MDP is to guide and direct the evolution of a community 20+ years into the future, decision makers need to consider reasonable extensions of current development and any constraints to expansion that may exist.

Population Projections

The population in Foremost over the past 40+ years has been fairly stable as it has fluctuated between 534 in 1976 and 541 people in 2016, the most recent census. However, between 2011 and 2016 the population increased by 15 residents reflecting a +2.9% change or a growth rate of 0.5% per year. The community’s population growth between 2001 and 2016 is reflected in Figure 3.

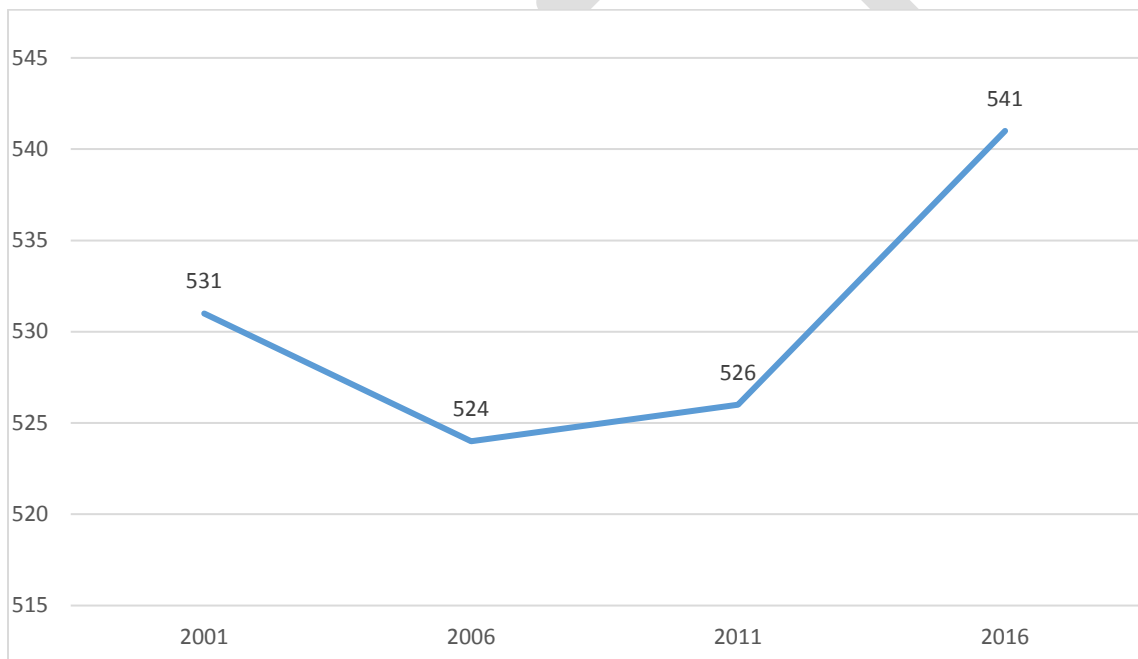


Figure 3 - Population Growth (2001-2016)

To calculate population projections a straight linear method has been utilized using three growth rates: slow (0.5 percent), moderate (0.75 percent), and high (1.5 percent). This method predicts the future population based on a predetermined growth rate and can offer an indication of potential population growth. It should be noted that this method does not take into consideration external factors such as economic influences. These population projections are shown in Figure 4.

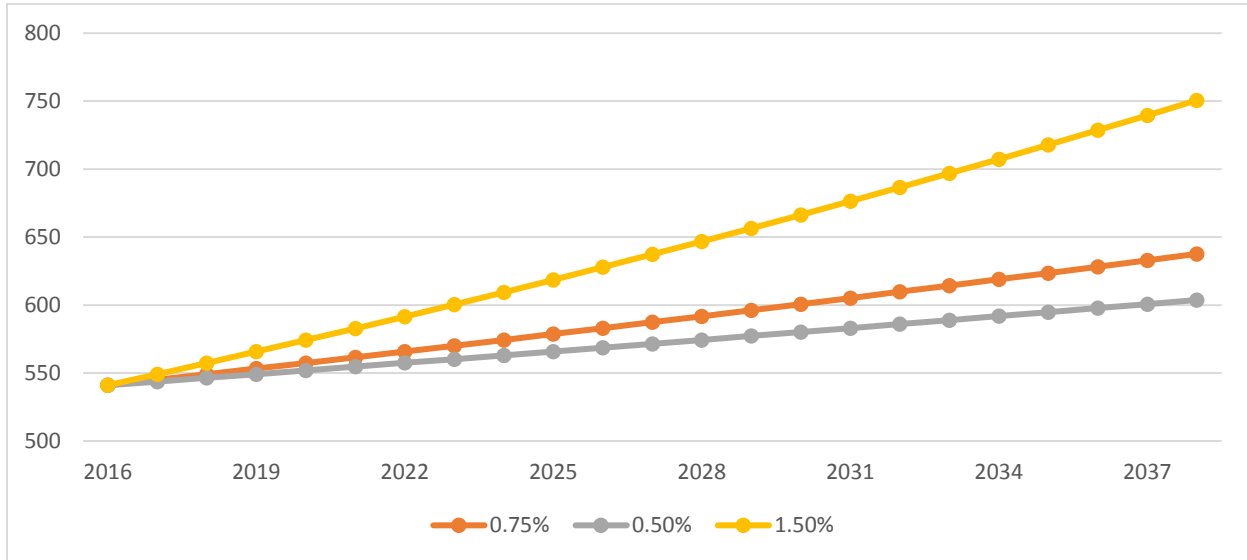


Figure 4 - Population Projections

These projections indicate that in 2028 the population could potentially range from 574 to 647 persons and by the year 2038 range from 604 to 751 persons. **Based on the historic annual growth in population the moderate growth rate of 0.75 percent will be utilized for the growth strategy.**

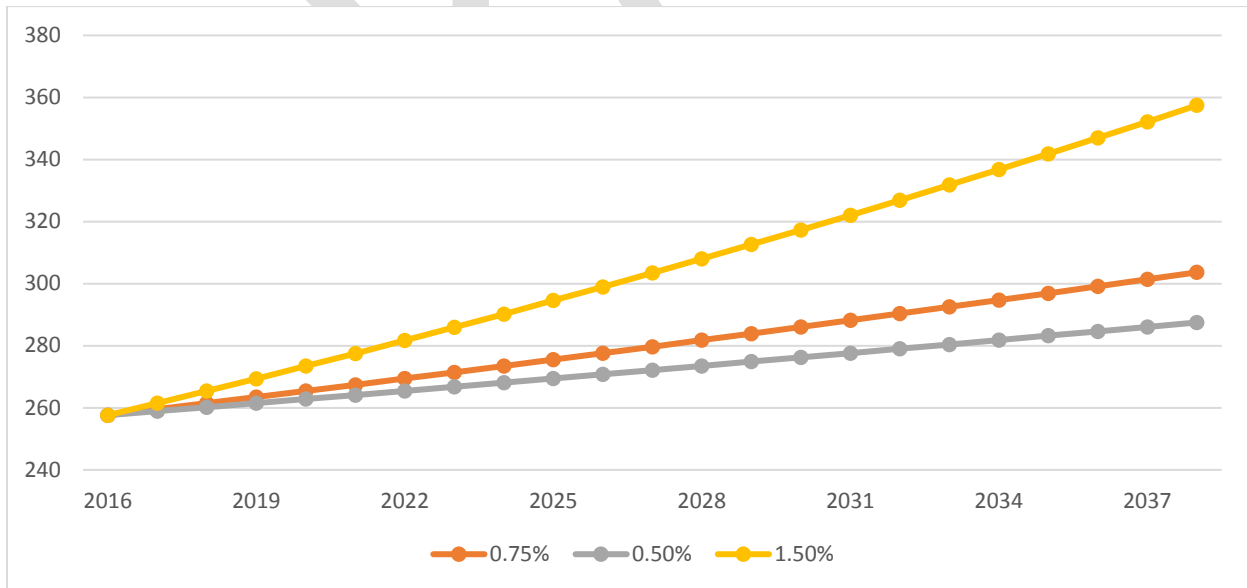


Figure 5- Dwelling Unit Projections

Building from the population projections, assuming an average household size of 2.1 it can be anticipated that the number of dwelling units in 2028 could potentially range from 274 to 308 and by the year 2038 range from 287 to 357

Land Use Consumption Estimates

Growth within the Village will be composed of a combination of residential, commercial, open space, institutional and industrial land uses. As such, a number of assumptions can be made with respect to the consumption of land and are shown below:

Land Use	Growth Assumptions
Residential	<ul style="list-style-type: none"> ▪ Average household size of 2.1 persons. ▪ Average density of 4.7 units per gross developable acre. ▪ Residential growth factor of 0.75% ▪ Currently 14 vacant residential lots.
Commercial	<ul style="list-style-type: none"> ▪ Current vacant lots and opportunities for redevelopment along Highway 61, Highway 867, and within the industrial subdivision.
Industrial	<ul style="list-style-type: none"> ▪ The Foremost Industrial Park was developed in 2010 with 53 acres (21ha) of developed industrial lots. Approximately 4.5 acres (1.8ha) remains available. ▪ Historic land consumption rate of 5.26 acres/year (2.13ha/year).
Other (Open Space, Public Uses, Transportation, and Utility)	<ul style="list-style-type: none"> ▪ The Village will require 20% of additional land on top of the residential, commercial, and industrial for other land uses.

Land Requirement Projections

The following conclusions can be drawn from performing the land consumption analysis and provides an indication of future land requirements:

Land Use	Growth Conclusions
Residential	<ul style="list-style-type: none"> ▪ Projected to average 2 units per year being built. Over the next 20 years it is anticipated that 40 new homes are built within the community. ▪ It is anticipated the next residential subdivision of approximately 1.5ha should take place in 2026. ▪ To accommodate growth until 2038, an additional 6.63 acres (2.68 Ha) of residential land will be required to be developed.
Commercial	<ul style="list-style-type: none"> ▪ With existing vacant lots and development opportunities within industrial lands. No new commercial specific land is anticipated to be required within the next 20 years.
Industrial	<ul style="list-style-type: none"> ▪ Although past consumption would suggest the need to develop more land within the next two years. It is more realistic that the next industrial subdivision of approximately 50 acres (40 ha) should take place in 2023 or when there is less than 1 Ha of vacant land remaining. ▪ To accommodate growth until 2038, an additional 100 acres (40 Ha) of industrial land will be required to be developed.

- Projections do not take into consideration residential and industrial infill/redevelopment.
- Projections do include an additional 20% for new subdivisions to accommodate open space, public uses, transportation, and utilities.

Stats Canada: <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/details/page.cfm?Lang=E&Geo1=CSD&Code1=4801009&Geo2=CD&Code2=4801&Data=Count&SearchText=foremost&SearchType=Begins&SearchPR=01&B1=All&TABID=1>
<https://regionaldashboard.alberta.ca/region/foremost/property-assessments/#/?from=2012&to=2016>
<https://regionaldashboard.alberta.ca/region/foremost/#/>

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