



VILLAGE of HUGHENDEN

MUNICIPAL DEVELOPMENT PLAN

Bylaw No. 513-20 | April 2020



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ACKNOWLEDGEMENTS

The Village of Hughenden and Municipal Planning Services would like to thank the community members who contributed to the Village of Hughenden Municipal Development Plan by attending public meetings and providing feedback. This Municipal Development Plan is the result of your community pride and hard work.



VILLAGE COUNCIL

Edward Reynen	Mayor
Jeanette Ruud	Councillor
Todd Cornforth	Councillor

VILLAGE ADMINISTRATION

Richard Lavoie	Chief Administrative Officer
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CONSULTING TEAM

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INTERPRETATION

The Village of Hughenden Municipal Development Plan (the MDP) has been written with the purpose of being a document that can easily be read and used by the Village of Hughenden Council, Administration, residents, and development proponents. This purpose of this section is to provide greater clarity to the reader with respect to acronyms, common terms, actions, and the origins of key plan policies.

COMMON ACRONYMS/SHORT FORM

ARP	Area Redevelopment Plan
ASP	Area Structure Plan
ESA	Environmentally Significant Area
ICF	Intermunicipal Collaboration Framework
IDP	Intermunicipal Development Plan
LUB	Land Use Bylaw
LUF	Land Use Framework
MDP	Municipal Development Plan
MGA	<i>Municipal Government Act</i>
NSRP	North Saskatchewan Regional Plan
VILLAGE	Village of Hughenden

COMMON ACTION VERBS

Policies are written in the active tense using **SHALL, MUST, WILL, SHOULD,** or **MAY** statements and are intended to be interpreted as follows:

Where **SHALL, MUST,** or **WILL** is used in a statement, the statement is considered **MANDATORY**, usually in relation to a declaration of action, legislative direction, or situation where a desired result is **REQUIRED**.

Where **SHOULD** is used in a statement, the intent is that the statement is strongly **ENCOURAGED**. Alternatives can be proposed where the statement is not reasonable or practical in a given situation, or where unique or unforeseen circumstances provide for courses of action that would satisfy the general intent of the statement. However, the general intent is for compliance.

Where **MAY** is used in a statement, it means there is a **CHOICE** in applying the statement and denotes discretionary compliance or the ability to alter the requirements as presented.

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1. INTRODUCTION

1.1 PURPOSE OF THE MDP

The MDP is a statutory plan adopted by bylaw in accordance with the provisions of the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended (the MGA). The MDP functions as the principal long-range land use planning document for the Village. The authority for municipal land use planning is set out in Part 17 of the MGA. Part 17 provides for the preparation and adoption of plans, subdivision and development approvals, and a variety of tools through which municipalities can achieve land use planning objectives.

The MDP is a tool for managing growth and development. The MDP includes policy direction for land use activities within the Village. The MDP will provide direction and guidance to the Village’s decision making authorities when considering specific issues relating to a land use or development proposals.

The MDP is also a strategic document that provides the Village with direction and guidelines on matters of social, economic and environmental importance. It is designed to be read 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 one other.

The MDP is a highly integrated plan intended to:

- Consider community needs, values, opportunities, and constraints;
- Provide policy direction;
- Provide a means for residents/adjacent municipalities to contribute to planning decisions; and
- Align land use decision-making processes with the Village’s commitment to sustainable planning practices.

1.2 PLAN ORGANIZATION

The MDP is organized into sections. The background information within each section is to guide policy interpretation. Background information is not intended to be interpreted as policy statements. Each section of the MDP is uniformly organized and includes goal(s), an introductory statement, objectives, and policies. Maps are included with the MDP to identify the Village’s

desired future land use pattern, and to provide information about current conditions and features found within the Village.

1.3 PLAN PRINCIPLES

The Village of Hughenden MDP is rooted in the following five principles. These principles are fundamental to the creation and utilization of this document. The planning principles are derived from the Village’s planning obligations outlined in the MGA as well as the Provincial Land Use Policies.

PRINCIPLE 1	Land use & development will respect and maintain the local heritage of the community.
PRINCIPLE 2	In fulfilling planning responsibilities, the Village will assess impacts on regional partners, residents, the environment, and the economic viability of the municipality.
PRINCIPLE 3	Planning decisions ensure the efficient use of land, infrastructure, public services and public facilities.
PRINCIPLE 4	The Village will conduct planning activities in a fair, open, consistent, and equitable manner.
PRINCIPLE 5	The Village supports regional collaboration, and communication between urban and rural municipalities in the MD of Provost Region.

1.4 VISION AND GOALS

The Village of Hughenden, through the development of this MDP and its principles, establishes the following vision for future development in the community:

The Village of Hughenden is a vibrant service centre in east central Alberta that celebrates its agricultural and resource industry heritage.

The MGA also identifies requirements for what an MDP must address.

In order to achieve this vision and to comply with the specific requirements of the MGA, the Village of Hughenden has established the following goals which drive the policies within the MDP:

COOPERATION	Collaboration with neighbouring municipalities promotes compatible, cost effective and complimentary land use patterns, infrastructure, and service delivery systems.
FUTURE LAND USE	New development is designed to mitigate risk, promote orderly patterns of growth, and maintain the small town character of the community.
RESIDENTIAL AREA	High quality and diverse housing types meet the demographic and lifestyle needs of current and future residents.
COMMERCIAL/ INDUSTRIAL AREA	A diversified and robust local business community supports local and regional markets.
COMMUNITY AREA	Hughenden is a safe, vibrant community with programs and facilities that respond to the current and anticipated needs of residents.
NATURAL ENVIRONMENT	New developments conserve and enhance the community's unique ecological features.
INFRASTRUCTURE	Efficient and well maintained municipal infrastructure and roads meet present and future community needs.
PLAN ADMINISTRATION	Responsible and transparent land management and development processes guide decisions.

2. AUTHORITY

2.1 LEGISLATION

MUNICIPAL GOVERNMENT ACT

The MDP is a statutory plan adopted by bylaw in accordance with Section 632 of the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended (the MGA). The MDP contains policies respecting:

- future land use within the municipality;
- the manner of and the proposals for future development in the municipality;
- the coordination of land use, future growth patterns and other infrastructure with adjacent municipalities;
- the provision of required transportation systems;
- the provision of municipal services and facilities;
- the provision of municipal school reserves and municipal reserves;
- subdivision and development processes, consistent with the *Subdivision and Development Regulation*, AR 43/2002;
- environmental matters within the municipality; and
- the protection of agricultural operations.

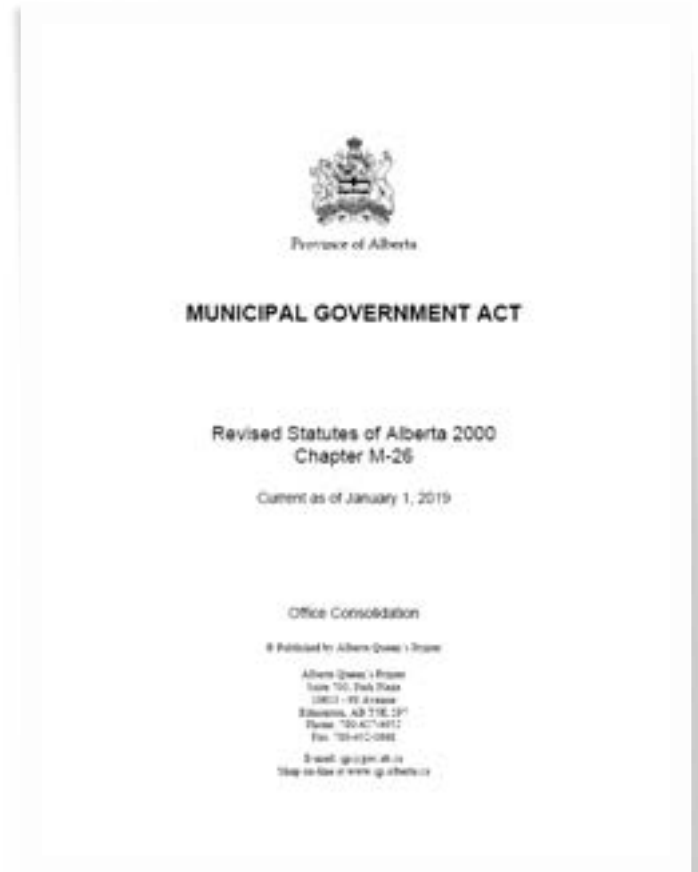
This MDP satisfies the requirements established in the MGA.

ALBERTA LAND STEWARDSHIP ACT

The *Alberta Land Stewardship Act*, S.A. 2009, c. 26.8, as amended (ALSA) establishes regional planning in Alberta. ALSA outlines the requirements of regional plans and the process for implementing regional plans.

ALBERTA LAND USE FRAMEWORK

The Alberta Land Use Framework (LUF) sets out an approach for managing public and private lands and natural resources to achieve Alberta's long-term economic, environmental, and social goals. The LUF establishes the Alberta government's model for regional plans and identifies three desired outcomes:



- A healthy economy supported by our land and natural resources;
- Healthy ecosystems and environment; and
- People-friendly communities with ample recreational and cultural opportunities.

The MDP has been developed in a manner that adheres to the intended purpose of the regional plans, as identified in the Alberta Land Use Framework.

2.2 RELATIONSHIP WITH OTHER PLANS

NORTH SASKATCHEWAN REGIONAL PLAN

The LUF establishes seven planning regions in Alberta based on watersheds. The Village of Hughenden is located entirely within the North Saskatchewan Regional Plan (NSRP) area. To date, the NSRP has not been approved by the Province of Alberta.

INTERMUNICIPAL COLLABORATION FRAMEWORKS

All municipalities in Alberta are required to adopt an Intermunicipal Collaboration Framework (ICF) with each municipality they share a common border with. The purpose of an ICF is to:

- provide for the integrated and strategic planning, delivery, and funding of intermunicipal services;
- to steward scarce resources efficiently in providing local services; and
- ensure municipalities contribute funding to services that benefit their residents.

INTERMUNICIPAL DEVELOPMENT PLANS

An Intermunicipal Development Plan (IDP) is a statutory plan prepared by two (or more) municipalities that share a common border. An IDP ensures future development concepts and land use policies for areas of mutual interest are coordinated between the two municipalities, and helps to reduce the possibility of any future land use conflicts between the municipalities by establishing processes for communication, referral, and dispute resolution.

The MDP must be consistent with any approved IDP. At present, the Village has not adopted an IDP. If an IDP is adopted in the future, then the MDP may be reviewed to ensure compliance.

AREA STRUCTURE PLANS

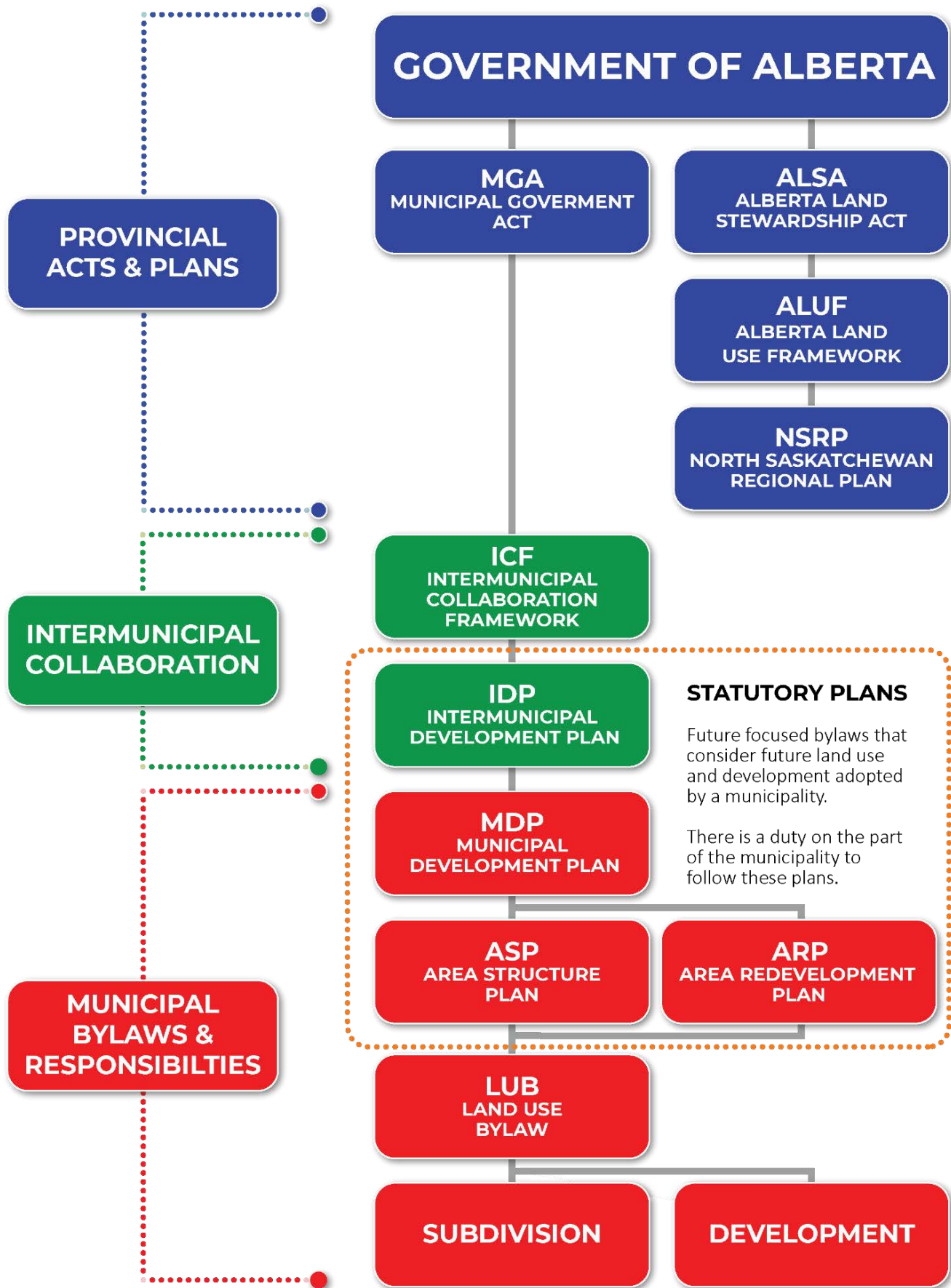
Area Structure Plans (ASP) and Area Redevelopment Plans (ARP) are statutory plans adopted by a municipality. They provide a policy framework for future subdivision and development for a particular area at a local level. They provide land use, access, and servicing policy direction for specific neighbourhoods or areas of a municipality.



An ASP or an ARP must be consistent with an approved IDP and MDP. Currently, there are no approved ASPs or ARPs in the Village.

PLAN HIERARCHY

The chart on the following page illustrates how the MDP relates to provincial acts and regulations, intermunicipal collaboration efforts, statutory plans, and planning processes.



2.3 ROLES AND RESPONSIBILITIES

VILLAGE COUNCIL

1. Village of Hughenden Council will adhere to the goals and policies of the Village of Hughenden Municipal Development Plan.
2. Village of Hughenden Council will be responsible for the following implementation duties:
 - a. Initiate and oversee the planning recommendations, programs, and committees necessary to fulfill the goals of the Village of Hughenden Municipal Development Plan;
 - b. Consult with all relevant stakeholders in the implementation of the Village of Hughenden Municipal Development Plan;
 - c. Engage the public in municipal decision making with respect to the goals and policies contained within the Village of Hughenden Municipal Development Plan;
 - d. Assign specific tasks to various boards, agencies, and committees related to the implementation, monitoring, and review of specific Village of Hughenden Municipal Development Plan policies.
3. Council will consider possible amendments to the Municipal Development Plan from time to time to respond to changing circumstances.
4. Council will determine the timing of a comprehensive review and update of this Municipal Development Plan.

VILLAGE ADMINISTRATION

The duties of the Village of Hughenden Administration are to:

1. Implement the policies of the Village of Hughenden Municipal Development Plan in the course of day-to-day operation.
2. Have regard for and adhere to the policies of the Village of Hughenden Municipal Development Plan in making decisions on development permits.
3. Engage local residents, development proponents, and community stakeholders in the review, amendment, and updating of the Village

of Hughenden Municipal Development Plan as requested by Council.

4. Identify inconsistencies between the Municipal Development Plan and other planning documents.
5. Provide recommendations to Village Council for possible amendments.
6. Ensure that all statutory plans and documents, including amendments, conform to the Village of Hughenden Municipal Development Plan.

COMMUNITY MEMBERS

The duties of the Village of Hughenden residents are to:

1. Review the Village of Hughenden Municipal Development Plan and consult with Village Administration prior to making subdivision and development applications.
2. Provide ideas, concerns, and feedback to Village Council and Administration at public meetings, public hearings, and other opportunities when the Village of Hughenden Municipal Development Plan is proposed to be reviewed, amended, or updated.

3. COMMUNITY PROFILE

3.1 HISTORY AND GEOGRAPHY

The Village of Hughenden was established as a Village in 1917. The name Hughenden is derived from the Hughenden Manor – a Victorian mansion in Buckinghamshire, England that was the country house of former United Kingdom Prime Minister Benjamin Disraeli.

From 1917 to 1986, the Village’s municipal boundaries expanded five times through the annexation of lands from the MD of Provost. The Village is located in east central Alberta, along Highway 13. The Village is bisected by an active CP rail line, which extends east to the Town of Provost (and further into Saskatchewan) and northwest to the Town of Hardisty (and further into central Alberta).

Immediately west of the Village is the Hughenden Golf Club, which is situated adjacent to Hughenden Lake. Highway 13 extends south of the Village. Lands further south, east and north of the Village within the MD of Provost are used for agricultural and rural residential purposes. Several permanent and naturally occurring wetlands and waterbodies are located immediately adjacent to the Village, on lands within the MD of Provost.



FIGURE 1: HUGHENDEN, CIRCA 1907 (ALBERTA ARCHIVES)

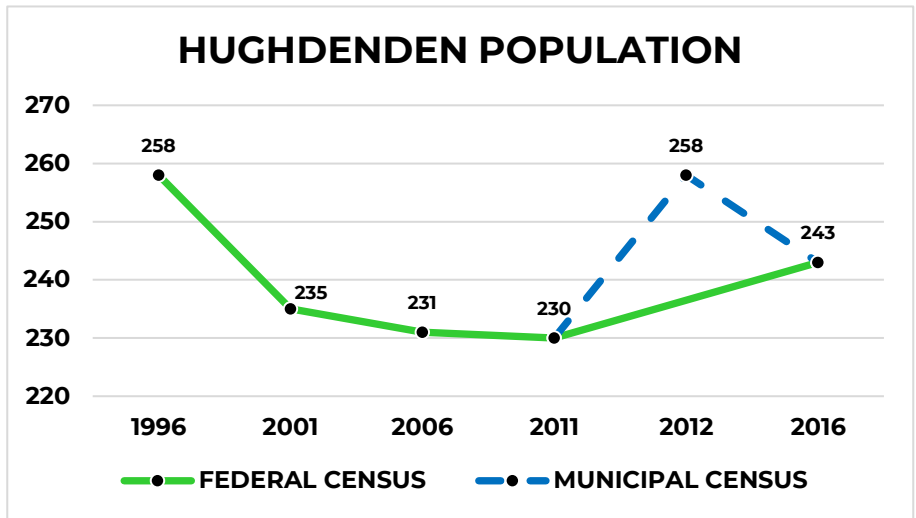
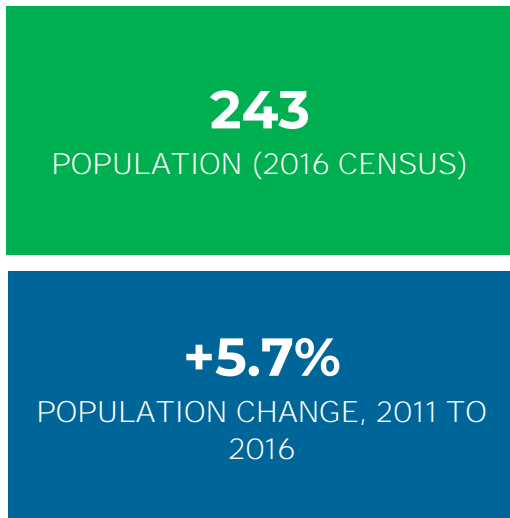


FIGURE 2: HUGHENDEN, CIRCA 1965 (ALBERTA ARCHIVES)



FIGURE 3: HUGHENDEN, 1980 (ALBERTA ARCHIVES)

3.2 POPULATION AND DEMOGRAPHICS

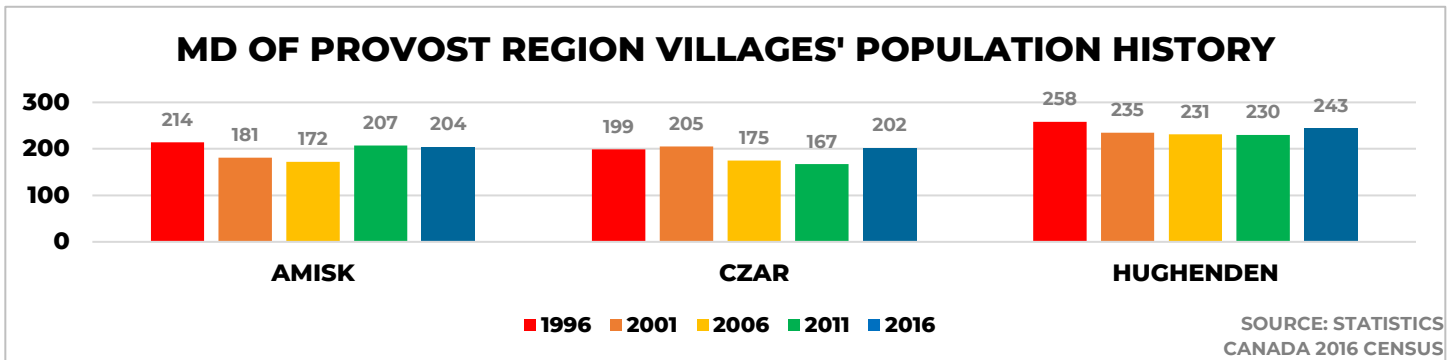


The Village of Hughenden has been experiencing minor population changes over the last twenty years (according to 1996 to 2016 federal and municipal census information). In Hughenden the average age of Village residents is 38.3, which is higher than the provincial equivalent (37.8). The median age (35.4) of residents' in the Village is lower than that of the province (36.7).

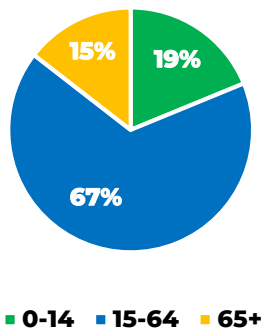
Hughenden's 0-14 age cohort accounts for 18.8% of the Village's population (slightly lower than the provincial equivalent of 19%). Persons aged 15-64 account for

66.7% of the Village's population (69% province-wide), while those 65 and older represent 14.6% (12% at the provincial level).

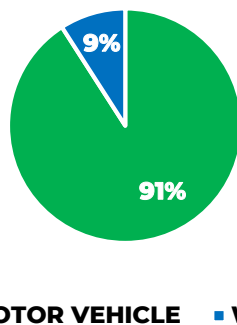
Typical of small urban municipalities in Alberta, the primary mode of transportation for employment-aged Village residents is via private automobile (car/truck, driver/passenger). Nine percent of respondents to the 2016 census reported that they walk as the primary mode of commuting for their daily activities.



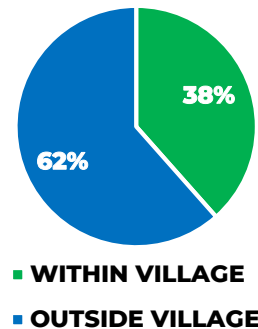
AGE DISTRIBUTION



MODE OF COMMUTING



COMMUTING DESTINATION



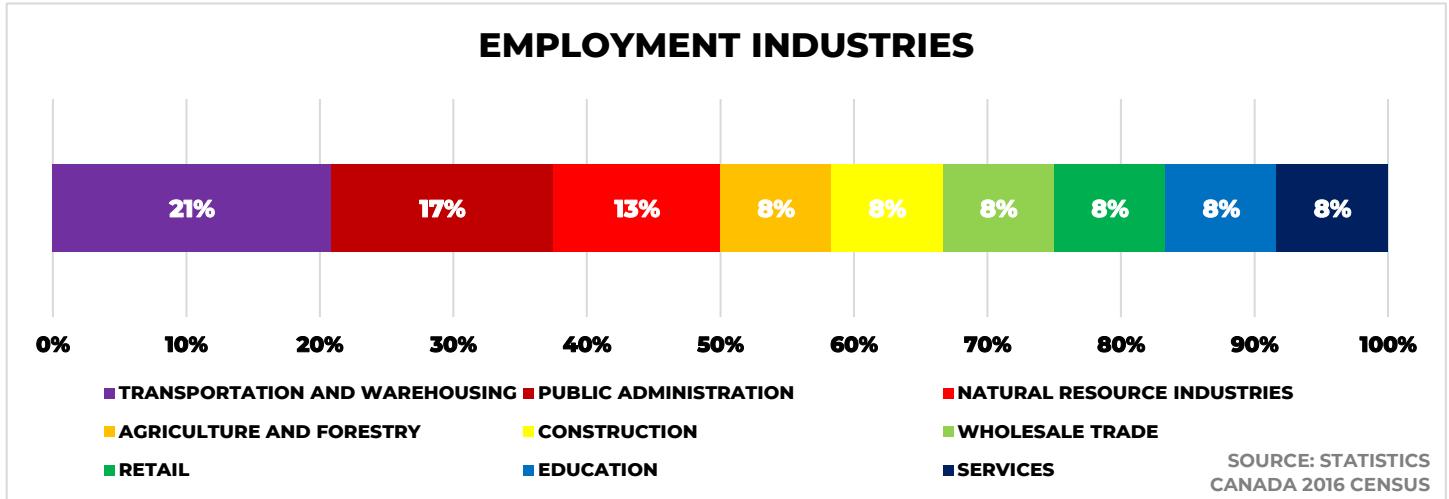
SOURCE: STATISTICS CANADA 2016 CENSUS

Residences in the Village are primarily owner-occupied and single detached. However, 15% of the Village’s housing stock consists of rental units. Nineteen percent of Hughenden residents live in housing types that are not single detached dwellings. In both instances, these are similar rates as other small urban communities in northern and central Alberta.

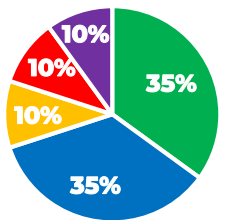
Village residents are employed in a variety of fields. Over half of residents are employed in natural resources,

construction, whole sale trade, and transportation sectors. The vast majority of employed residents (81%) commute outside of the Village for work.

Policies within the MDP ensure that future development patterns will support the needs of current and anticipated area residents. It is anticipated that Hughenden will remain a predominately small rural Village. The policies are intended to support current and anticipated levels of growth.

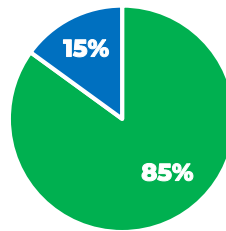


PERSONS PER HOUSEHOLD



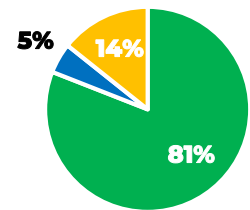
■ 1 ■ 2 ■ 3 ■ 4 ■ 5+

HOME OWNERSHIP



■ OWNER ■ RENTER

HOUSING TYPES



■ DETACHED
■ ATTACHED
■ MOVEABLE DWELLING

SOURCE: STATISTICS CANADA 2016 CENSUS

4. COOPERATION

The Village of Hughenden supports a proactive approach to fostering cooperation with immediate and regional municipal neighbours and other levels of government to improve communication on land use and related matters.

A focus on intergovernmental regional cooperation will connect the Village with surrounding municipalities and ultimately senior levels of government. Benefits of collaboration include: more coordinated planning efforts, increased opportunities for regional service delivery, and increased opportunities for economic growth and investment in the community.

GOAL

Collaboration with neighbouring municipalities promotes compatible, cost effective and complimentary land use patterns, infrastructure, and service delivery systems.

OBJECTIVE 1

To work with neighbouring municipalities and the Province of Alberta to pursue economic development initiatives that benefit the region.

POLICIES

1. The Village of Hughenden will endeavor to identify new areas for collaboration in economic development and opportunities that support the region.
2. The Village of Hughenden will work with municipalities and government stakeholders in the MD of Provost Region through planning processes – from conceptual design to development – to ensure compatible land uses in adjoining areas, or areas of shared importance.
3. The Village of Hughenden will endeavor to strengthen partnerships with businesses, government, school authorities, post-secondary institutions, and non-profit sectors, to develop and operate recreational, cultural, educational, and community facilities that support the regional labour force and local businesses.

OBJECTIVE 2

To collaborate with regional partners to improve communication and increase organizational efficiency in service delivery.

POLICIES

1. The Village of Hughenden will cooperate with other municipalities, government agencies, housing organizations and community groups in the MD of Provost Region to support new seniors housing and affordable housing initiatives in the community.
2. The Village of Hughenden will explore opportunities to negotiate transportation and utility servicing agreements with adjacent municipalities and regional service providers where it is mutually beneficial and cost effective.
3. The Village of Hughenden will support the continuing use of intermunicipal agreements and regional partnerships as means of delivering services, such as affordable housing, recreation, and emergency and community services in a co-operative manner.
4. The Village of Hughenden will work with the Federal Government, Province of Alberta, facility operators, and regional utility providers to protect existing and future regional infrastructure – including highways, railways, and major utility corridors, such as regional water lines, wastewater lines, and power line corridors.
5. The Village of Hughenden supports the use of joint use agreements with the MD of Provost, other Towns and Villages in the MD of Provost Region, and local school authorities to make effective use of community facilities and programs developed within the Village of Hughenden.
6. The Village of Hughenden will work collaboratively with MD of Provost in the planning of lands adjacent the Village.
7. The Village of Hughenden will circulate applications for proposed subdivisions and for proposed major developments to the MD of Provost for comment.

8. The Village of Hughenden will refer proposed amendments to this MDP for comment to:
 - a. The MD of Provost, if the amendment may affect land in the MD;
 - b. Any public agency whose interest is relevant to the proposed amendment;
and
 - c. Any other person or agency that Council considers necessary.

5. FUTURE LAND USE

GOAL

New development is designed to mitigate risk, promote orderly patterns of growth, and maintain the small town character of the community.

5.1 PLANNING AREAS

The boundaries of the future land use areas, as illustrated on the **FUTURE LAND USE MAP**, are intended to be conceptual and are subject to refinement at time of LUB amendment or the subdivision stage of development.

The land use areas described in this MDP are general indications of the Village’ preferred future form of development. They do not necessarily correspond directly to existing land use districts set out in the Village of Hughenden Land Use Bylaw (LUB). At the redistricting or development permit stage, more specific land uses that are generally consistent with the policies of this MDP may be approved. Similarly, redistricting applications to LUB districts that are generally consistent with the land use areas shown in this MDP may be approved.

1. Where the boundary of a land use area does not follow a property line, road or significant natural feature, or where there is uncertainty regarding the location of the boundary, the specific boundary location may be determined at the time of subdivision or development, through legal survey and/or supporting documents. The final Municipal Development Plan boundaries will be determined on consideration of such surveys, plans, or supporting studies by Village Council or the appropriate Approval Authority.
2. An amendment to revise the **FUTURE LAND USE MAP** of this MDP is not required if the proposed land use represents a similar and complimentary development that may provide a beneficial service to the residents and visitors of the Village.

As development proceeds in the Village, land requirements for parks, community facilities, transportation infrastructure, or other municipal service uses may be identified through the development of area structure plans or outline plans at the subdivision stage for large, multi-phase developments.

This MDP assumes that as development proceeds, the responsible agencies will acquire land through private purchase or the dedication of municipal reserve to accommodate these land uses.

RESIDENTIAL AREA	Lands within the Village of Hughenden identified on the FUTURE LAND USE MAP as RESIDENTIAL are areas where residential development (and redevelopment) will be the predominant future land use.
COMMERCIAL/ INDUSTRIAL AREA	Lands within the Village of Hughenden identified on the FUTURE LAND USE MAP as COMMERCIAL/INDUSTRIAL are areas where commercial and light industrial forms of development (and redevelopment) that support the local and regional economy will be located.
COMMUNITY AREA	Lands within the Village of Hughenden identified on the FUTURE LAND USE MAP as COMMUNITY are areas that will consist primarily of recreational and institutional land uses that provide service to local and regional residents, as well as natural areas with significant development constraints.

Policies that apply to lands within these planning areas are identified in the following sections.

5.2 GENERAL DEVELOPMENT

The policies in this section apply to all lands within the Village.

OBJECTIVE 1

Minimize conflicts between large scale agricultural activities and natural resource developments that are incompatible with urban development and urban expansion.

POLICIES

1. Confined feeding operations shall be prohibited within the Village.
2. No aggregate resource extraction developments will be allowed within the Village.
3. The development of oil and gas infrastructure (e.g. well sites, pipelines) shall be discouraged within the Village. In the event that oil and gas infrastructure is proposed to be developed within the Village, the Development Authority shall work with the proponents to ensure that the proposed infrastructure does not unnecessarily fragment important natural features and infrastructure corridors.
4. Development near oil and gas facilities and pipelines will adhere to the setbacks identified in the Subdivision and Development Regulation and Directive 79.

5.3 RESIDENTIAL AREA

The Village of Hughenden has experienced a limited amount of residential development over the past ten years and has a relatively uniform style of residential (i.e. single detached homes). Residential areas within the community are connected to municipal services and infrastructure. Growth in the community has occurred in a contiguous manner that avoids land use conflicts. This is a sought after condition of any future growth as it results in effective delivery of services and cohesion within the community.

A sustainable increase of housing is acknowledged as an aspirational way to support growth in the community. This process can also prompt greater housing diversity including, but not limited to, semi-detached housing or suites. Providing opportunities for a wider variety of housing stock will help the Village meet the diverse needs of current and future residents as well as support

the aging in place process. Housing stock may also be revitalized through the process of infill development.

The policies in this section apply to the lands identified as Residential on the **FUTURE LAND USE MAP**.

GOAL

High quality and diverse housing types meet the demographic and lifestyle needs of current and future residents.

OBJECTIVE 1

To encourage the development of diverse and complete neighbourhoods.

POLICIES

1. The preferred locations for residential development in the Village are identified on the **FUTURE LAND USE MAP**.
2. The Village of Hughenden will encourage the development of vibrant and complete neighbourhoods to accommodate projected population growth.
3. The Village of Hughenden will encourage intensification and infill within existing neighbourhoods to provide a wide variety of housing options.
4. Areas designated for residential development or redevelopment may be subdivided and developed for residential use provided the Village is satisfied that this expansion:
 - a. Is the logical and contiguous extension of existing developed land;
 - b. is necessary to meet projected residential growth demands;
 - c. would not force the Village into premature extensions of roadways or utilities that are not fully funded by the developer;
 - d. is engineered and constructed to meet current municipal design standards;
 - e. offers a variety of housing types to meet anticipated residential demands; and
 - f. provides neighbourhood services and amenities, such as parks, schools, landscaping or recreation facilities, which are phased in with the construction of dwelling units.

5. Residential subdivisions should be staged/phased to ensure an appropriate supply of lots that can reasonably be expected to be developed within a five year period.

OBJECTIVE 2

To ensure the co-ordination of residential development with the provision of roadways, utilities, municipal services, emergency services, and amenities.

POLICIES

1. New development areas shall be designed to protect the function of arterial and major collector roadways. Residential subdivision and site design along arterial and major collector roadways shall adhere to the following:
 - a. The road right-of-way and/or lot should include sufficient land to allow for landscaping, berming, boulevards, and/or development setbacks along the roadway.
 - b. New direct driveways and/or approaches onto residential lots from major arterial roadways shall be discouraged.
2. Multi-family developments should be located near to major community facilities, business centres, transportation routes, schools, and recreation areas.
3. New multi-family development shall contain sufficient area for on-site parking, an amenity area, and be compatible with surrounding developments.
4. In general, multi-family buildings should not exceed four storeys in height. The local fire department shall be consulted as to requirements in designing any residential buildings over two storeys in height.
5. The Village of Hughenden will only allow new development to proceed if the development is connected to municipal water and wastewater systems.

OBJECTIVE 3

To ensure that new development is of a high aesthetic standard.

POLICIES

1. New development will be of a high quality and aesthetically attractive design.
2. The Village of Hughenden may require developers (as part of a subdivision or development application) to submit a detailed architectural design and site plan showing proposed building locations, designs, scale and orientation, colour and finish, parking plans, drainage plans, or similar information necessary to evaluate the architectural merits of the project.

5.4 COMMERCIAL/INDUSTRIAL AREA

The Village supports current businesses and encourages new business development. The Village recognizes that businesses depend on the effective provision of municipal services and are assisted by strong community involvement. The Village also recognizes that the existing agricultural operations are important to the local and regional economy. Acknowledging the interconnectedness of these components, the Village shall strive to attract and retain businesses that enrich the village atmosphere found with Hughenden.

Historically, commercial businesses in the Village have served residents, the highway traveling public, tourists to the region, and the surrounding agricultural community. The Village understands its positioning as a local commercial centre which provides some services to the surrounding area, while larger centres such as Wainwright and Provost provide larger scale commercial and industrial opportunities for residents within the region.

The policies in this section apply to the lands identified as Commercial/Industrial on the **FUTURE LAND USE MAP**.

GOAL

A diversified and robust local business community supports local and regional markets.

OBJECTIVE 1

To encourage the diversification of commercial and industrial business sectors.

POLICIES

1. The Village of Hughenden will continue to promote economic development and support provincial policies and incentives to assist commercial and industrial development in the community and surrounding area. The Village will:
 - a. pursue businesses and industries which could successfully locate within the community;
 - b. continue to promote Hughenden and the MD of Provost Region as a good place to live and establish a business; and
 - c. attempt, through its residential development policies, to attract a diversified labour force.
2. The Village of Hughenden will support expansion and diversification of the economic base by allocating sufficient land for industrial and commercial land uses, including home-based businesses.
3. The Village of Hughenden shall collaborate with regional partners and other key stakeholders in the Agriculture and Oil and Gas Industry to identify opportunities for regional business development.

OBJECTIVE 2

To provide for the development of a high quality commercial and industrial areas in Hughenden.

POLICIES

1. The preferred locations for future commercial and industrial development in the Village are identified on the **FUTURE LAND USE MAP**.
2. Industrial activities with the potential for generating noise, odours, toxic or noxious emissions, or for discharging solid, liquid or gaseous wastes or similar hazardous by-products, shall be required to locate away from adjacent residential developments. If the pollution hazard is likely to be severe, the industrial activity may not be allowed to locate within the Village of Hughenden.
3. Highway commercial land uses, which would benefit from highway exposure, and secondary commercial uses, which require large sites and

outdoor storage areas, shall be encouraged to locate:

- a. along major thoroughfares;
 - b. at high exposure locations; and
 - c. at entrance points to the Village.
4. The Village of Hughenden shall encourage the preparation of an overall concept for development and servicing prior to the approval of major commercial or industrial subdivisions and development projects.
 5. Industrial and commercial subdivision site design shall:
 - a. provide for a variety of parcel sizes and dimensions suitable for the types of commercial or industrial development anticipated;
 - b. provide for adequate on-site parking and loading facilities; and
 - c. ensure adequate buffering, such as fences or planted screens, throughout the site, particularly where outdoor storage areas abut other properties, public roads and/or municipal reserves.
 6. The Village of Hughenden may consider the application of a direct control district to industrial sites where flexible and comprehensive development is required.

OBJECTIVE 3

To support the integration of compatible commercial and industrial developments within the community.

POLICIES

1. Where a commercial or industrial development is situated adjacent to a primary highway, access to the development shall be from an arterial roadway(s) serving the highway system.
2. Access to individual lots shall be from internal roadways within new industrial areas.

5.5 COMMUNITY AREA

The Village is an inclusive community that encourages community spirit, volunteerism, diversity, culture, recreation, and local entrepreneurialism.

The Village recognizes the importance of having recreational facilities, community hubs, and volunteer groups that build a strong sense of community. These entities work together to create community events and a thriving social environment that facilitates a sense of belonging for residents and visitors. The Village understands the value in connecting as well as supporting these entities where possible.

Community amenities and assets in the Village include the Hughenden Public School, the Central Sports Garden, the Lion's Playground, The Hughenden Bowling Center, the Devonian Park, the Hughenden Municipal Campground, the Community Hall, and the Hughenden Bulk Water Station.

As Hughenden grows, the need for (and use of) community facilities and services will increase. As the Village's population increases, it may be possible to provide facilities and services that were previously not feasible. The Village of Hughenden will ensure that suitable sites are available to accommodate: parks, trails, schools, places of worship, recreation facilities, and community centres, etc.

The policies in this section apply to the lands identified as Community on the **FUTURE LAND USE MAP**.

GOAL

Hughenden is a safe, vibrant community with programs and facilities that respond to the current and anticipated needs of residents.

OBJECTIVE 1

To ensure that land, facilities, and programs are available to meet the social, cultural, educational, and spiritual needs of the community.

POLICIES

1. Community and institutional facilities shall be:
 - a. located conveniently for those they are intended to serve;
 - b. designed to allow for phased expansion;

- c. able to accommodate multiple uses, where practical;
- d. developed to meet the needs of all community members, in terms of vehicular and pedestrian access, and site and building design; and
- e. appropriately located with respect to major activity areas, shopping and open spaces.

2. The Village of Hughenden will co-operate with local school authorities concerning the provision school facilities. Where possible, the Village will also co-operate with local school authorities in the use of joint-use agreements to provide facilities for recreation and educational programs in the community.
3. The Village of Hughenden will work in conjunction with public and private providers of health, education, social and cultural services to provide a regional level of service which meets community needs.

5.5.1 COMMUNITY SERVICES

The policies in this section apply to all lands within the Village.

OBJECTIVE 1

To ensure lands are sufficiently allocated for park spaces and schools to meet the needs of the community.

POLICIES

1. The Village of Hughenden shall require that as a condition of subdivision approval in new neighbourhoods that land be dedicated as Municipal Reserve (MR) and/or as Municipal School Reserve (MSR) for the provision of new parks and/or schools. MSR shall be required where new school sites have been identified in an approved Area Structure Plan or where a school site has been requested by a local school authority; and money-in-lieu of reserve for school development purposes shall not be taken unless a joint agreement between the Village of Hughenden and the respective school authority has been signed. Where MR is required, the Subdivision Authority may accept money-in-lieu of land if the proposed MR site is too small, or too remote to provide recreational value.

OBJECTIVE 2

To encourage community involvement and inspire civic pride.

POLICIES

1. The Village of Hughenden supports the development of programs for communicating information about community affairs and developments to community residents.
2. The Village of Hughenden recognizes the contribution of volunteers and service clubs to the quality of life in Hughenden and encourages their continued efforts. These groups may assist the Village in the exchange of ideas and provide an additional forum for disseminating information.

OBJECTIVE 3

To ensure that civic and emergency services are provided to the community at a consistently high level.

POLICIES

1. The Village of Hughenden will continue to provide reliable emergency services by supporting the RCMP, the local fire department, social services, and other emergency and first response services.
2. The Village of Hughenden shall ensure that in all new subdivisions and developments allowance is made for the safe and efficient movement of emergency vehicles (fire trucks, ambulance, rescue vehicles, police) and access to emergency facilities.

5.6 NATURAL ENVIRONMENT

Mature tree stands are present throughout the Village on private residential, institutional, and commercial lots. On the periphery of the Village, wetlands and areas of natural vegetation can be found.

The policies in this section apply to all lands within the Village.

GOAL

New developments conserve and enhance the community's unique ecological features.

OBJECTIVE 1

To protect natural landforms and environmentally sensitive areas, such as healthy tree stands and wetlands.

POLICIES

1. The Village of Hughenden shall attempt to preserve significant natural features.
2. Development in the Village of Hughenden shall be discouraged from altering or permanently destroying permanent wetlands. Where possible, wetlands shall be avoided and protected within an environmental reserve (ER) or through an Environmental Reserve Easement (ERE).
3. The Village of Hughenden may require development proponents to identify the percentage slope of a proposed development area, and provide a slope stability assessment to demonstrate the suitability and safety of the site.
4. Development will be discouraged from locating on lands within a slope greater than 10%; development on lands with a slope greater than 15% will be prohibited.
5. The Village of Hughenden may require a developer to conduct water table testing for those areas being considered for subdivision or development where the water level is suspected to be high or where variable water table levels exist. A high water table level is defined as one where water is found within 2.1 m of the ground surface.
6. If high water table levels exist in the subject area, an alternative site should be chosen for development. Alternatively, the Village of Hughenden shall, as a condition of subdivision or development approval, require that the developer undertake measures to address the development constraints associated with high water table levels.

6. INFRASTRUCTURE

A safe and efficient transportation and utility delivery system is vital to ensure cost effective service delivery and opportunities for economic growth. The Village of Hughenden is committed to the provision of both a road network and municipal services that meet the current needs of residents, businesses, and visitors and that accommodates future growth.

The road network within the Village is characterized by a slightly rotated grid system, resulting in many non-90 degree angles at intersections within the community.

The policies in this section apply to all lands within the Village.

GOAL

Efficient and well maintained municipal infrastructure and roads meet present and future community needs.

OBJECTIVE 1

To ensure that roadways provide safe, convenient, well demarcated, and efficient travel.

POLICIES

1. In designing the roadway network for the Village of Hughenden in new development areas, the following provisions shall apply:
 - a. New development areas shall be designed so as to protect the function of arterial and collector roadways.
 - b. Roadway systems should link industrial traffic directly with the Provincial Highways, and not require local truck traffic to circulate through residential neighbourhoods.
 - c. The Village of Hughenden will require that sufficient right-of-way and noise attenuation measures are provided along the highways, rail corridors, and arterial roadways, for noise attenuation purposes and landscaping. During preparation of Area Structure Plans and subdivision plans, private developers shall consult with Alberta Transportation, CP Railways, and the Village as appropriate, regarding

required development setbacks, buffers, and design requirements for noise attenuation devices.

OBJECTIVE 2

To provide for the orderly and economical extension of existing services into new areas.

POLICIES

1. The Village of Hughenden will ensure that in new development areas provision are designed and developed to an urban standard including:
 - a. Engineered water and wastewater facilities;
 - b. Stormwater management facilities; and
 - c. Franchise utilities (e.g. power, gas, cable television, and telephone).
2. The Village of Hughenden shall not permit premature installation of municipal services that would adversely affect the desired sequence of future development, or contravene the policies of an approved Intermunicipal Development Plan.
3. Utility systems shall be upgraded and expanded in accordance with the Village of Hughenden's long term utility servicing plans and as needs dictate.
4. Subdivisions shall be designed so that future development is adequately set back from utility right-of-ways.
5. Developers shall consult with the Alberta Energy Regulator and licensees to determine setback requirements from oil and gas facilities and pipeline corridors.

OBJECTIVE 3

To ensure adequate servicing capacities are available for current developments and future expansion.

POLICIES

1. The Village of Hughenden will endeavour to:
 - a. monitor the need to upgrade utility infrastructure;
 - b. enable the scheduling of improvements;
 - c. determine the method of financing; and

- d. allocate improvement funds toward system upgrading.
2. In all private development areas, the developer shall be responsible for providing the required roadways, sidewalks, curbs, stormwater management facilities, extension of water and wastewater services, and public utilities to the satisfaction of the Village of Hughenden.
3. The Village of Hughenden shall require that, as a condition of subdivision approval, a development proponent to enter into a development agreement with the Village concerning the costs of infrastructure to service the development.
4. Where applicable, The Village of Hughenden will require development proponents to obtain all necessary licensing and permits from Alberta Environment for proposals to divert water for stormwater management purposes and to consult with Alberta Environment in the design and construction of stormwater facilities.

7. PLAN ADMINISTRATION

Pursuant to the *Municipal Government Act*, R.S.A., 2000, c. M-26, as amended (the MGA), this MDP shall be adopted by the Village of Hughenden, as the Village of Hughenden Municipal Development Plan. Subdivision, development, and redevelopment of lands within the Village of Hughenden by the municipality and public shall be in accordance with the provisions of this MDP. Council shall encourage the Provincial and Federal governments to have regard for the policies of this MDP in the development and redevelopment of crown lands and waterbodies, and in the formulation and implementation of Provincial and Federal policies and programs, within the Village of Hughenden.

GOAL

Responsible and transparent land management and development processes guide decisions.

OBJECTIVE 1

Ensure that all Village of Hughenden planning documents are consistent and up-to-date.

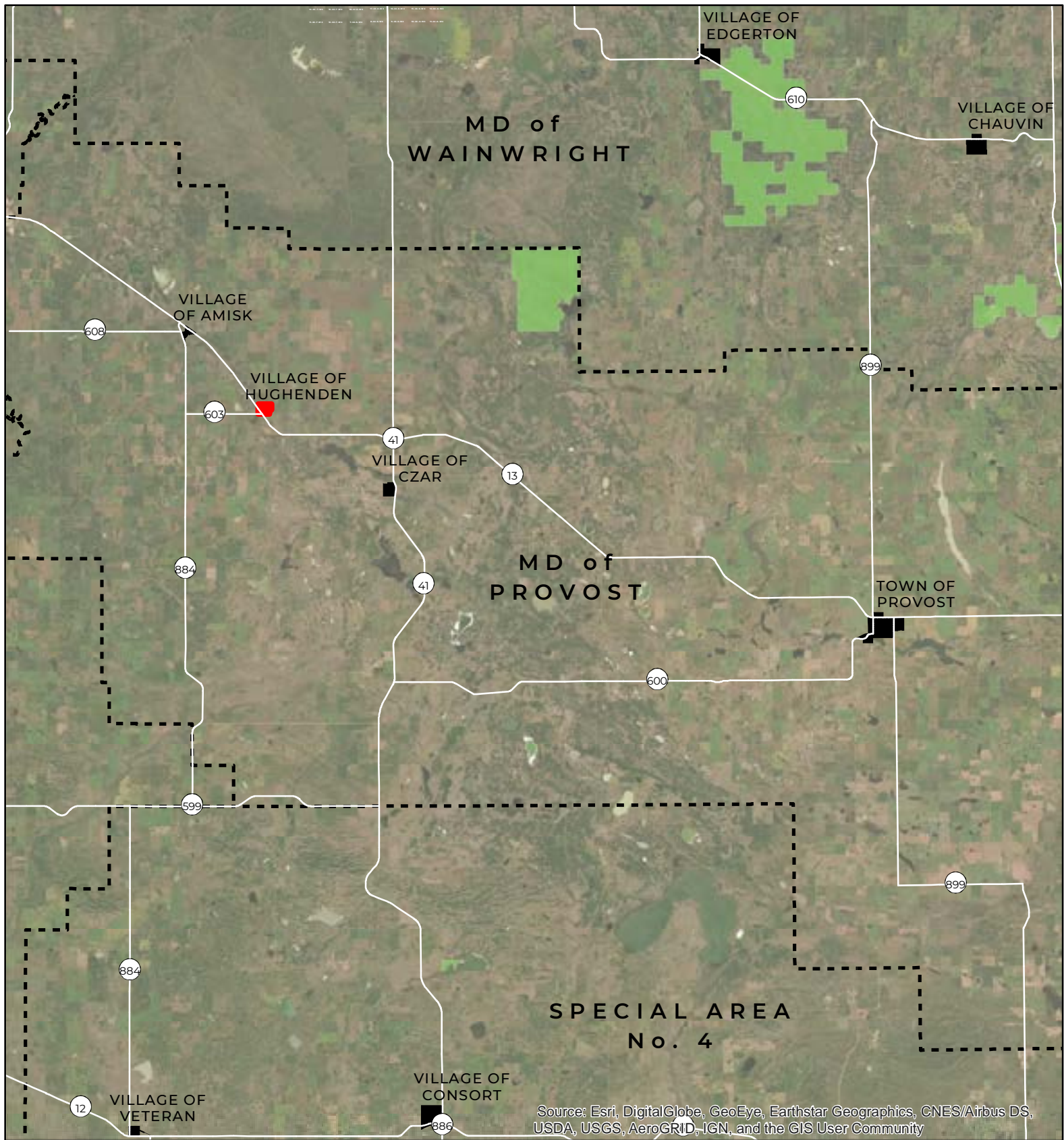
POLICIES

1. Amendments to this MDP shall be consistent with any Intermunicipal Collaboration Frameworks and Intermunicipal Development Plans adopted by the Village of Hughenden.
2. When this MDP or any part thereof takes effect, the Village of Hughenden Land Use Bylaw (LUB) shall be amended, if necessary, to conform to this MDP.
3. The MGA outlines the procedure for an amendment to the MDP. When reviewing proposals for amendment, Council shall ensure that the change is in agreement with the MDP goals 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 MDP's goals and intent. When reviewing an amendment, Council should consult with any agencies it feels may be of assistance.
4. Planning is a continuous process and it is important that the MDP be monitored, reviewed and updated in order to ensure that the planning needs of the Village of Hughenden 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 LUB is made.
5. Should changing conditions necessitate an amendment to this MDP, the amendment will be by bylaw.
6. In order to ensure that the original intent of the MDP is maintained and that a proper evaluation of the impact of a proposed amendment on the goals, objectives and policies of the MDP should be undertaken.
7. All plan amendments that are not incited by Council shall take following form:
 - a. a formal request for amendment will be submitted to Council by the proponent(s);
 - b. the request will be in the form of a written brief demonstrating the implications and conformity of the proposed amendment with the goal, intent, objectives and policies of the MDP;
 - c. during deliberation on the proposed amendment, Council may refer the request to such agencies as it considers necessary for comment; and
 - d. Council may request such information as it deems necessary from the proponent to reach a decision on the proposed amendment.
8. When considering an amendment to this MDP, Council and Administration shall comply with all notification and public consultation requirements in the MGA and the Village's Public Consultation Policy.
9. A review of the MDP should be undertaken at least every five years from the date of adoption.
10. Village of Hughenden Administration may develop a method for monitoring, evaluating and analyzing the effectiveness, viability and relevance of this MDP.

8. MAPS

MAP 8.1 – REGIONAL LOCATION

MAP 8.2 – FUTURE LAND USE



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

- Rural Municipalities
- Parks & Protected Areas



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MAP 8.1

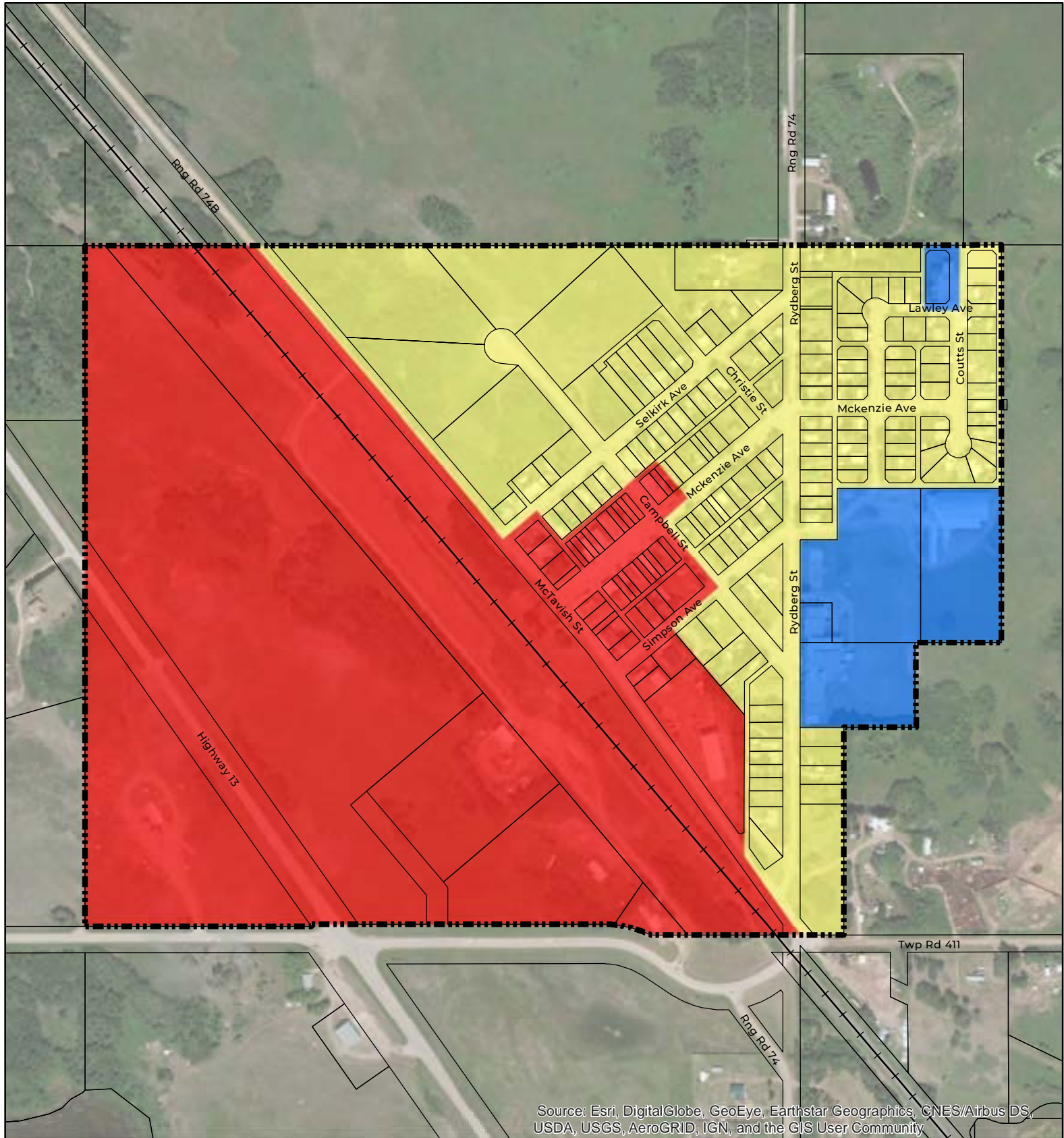
REGIONAL
LOCATION

VILLAGE of HUGHENDEN

MUNICIPAL DEVELOPMENT PLAN

Digital Information:
Geogatis, Geodiscover,
and Altalis
Projection:
UTM NAD 83 12N





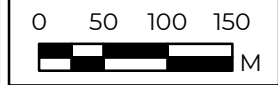
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

- Commercial/Industrial Area
- Community Area
- Residential Area

- Municipal Boundary
- ++ Rail



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MAP 8.2

FUTURE LAND USE

VILLAGE of HUGHENDEN

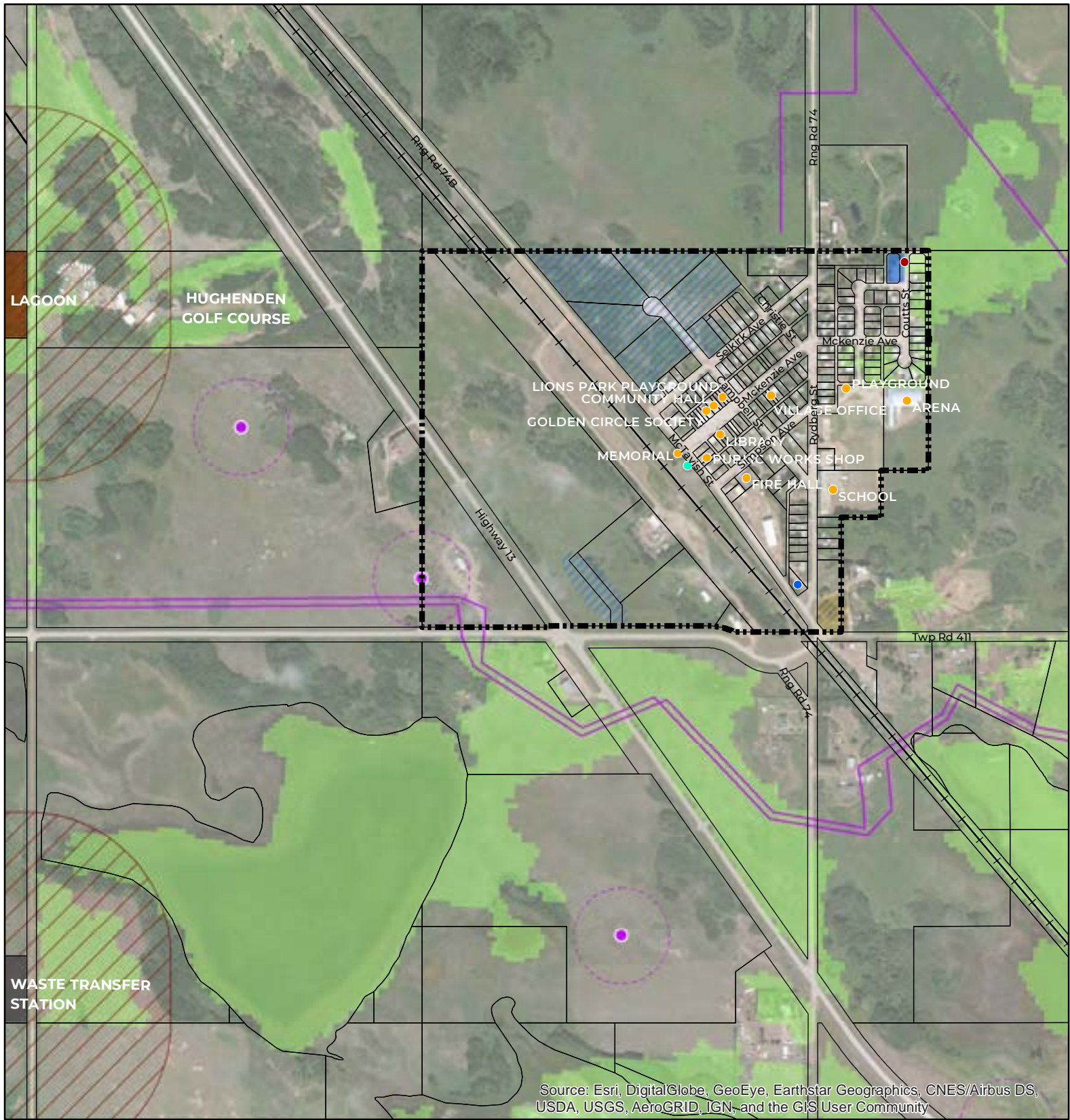
MUNICIPAL DEVELOPMENT PLAN

Digital Information:
Geogratis, Geodiscover,
and Altalis
Projection:
UTM NAD 83 12N



APPENDIX A

MAP A.1 – DEVELOPMENT CONSIDERATIONS



Village Boundary	Water Treatment Plant	Transfer Station
Amenities & Community Features	Bulk Water Station	Lagoon
GOA Merged Wetland Inventory	Lift Station	300m Setback
Potential Fuel Contamination	Oil & Gas Wells	Rail
Low Elevation/Potential High Water Table	100m Setback	
Water Treatment Septic Tank	Oil & Gas Pipelines	

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MAP A.1

DEVELOPMENT CONSIDERATIONS

VILLAGE of HUGHENDEN

MUNICIPAL DEVELOPMENT PLAN

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