



Municipal Development Plan

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Municipal Development Plan

Town of Carstairs
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01. INTRODUCTION + PURPOSE

The Town of Carstairs Municipal Development Plan (MDP) is a high-level document that provides a framework for the manner in which the community will develop over the next 20 years.

The MDP is a statutory plan that must be formally adopted by the Town of Carstairs Council. The Alberta Municipal Government Act (MGA) states that an MDP must address such issues as:

- future land use in the municipality,
- the manner of and proposals for future development, and
- the provision of municipal services and facilities.

Along with meeting the requirements of the MGA, the purpose of the Carstairs MDP is to ensure future growth and development is sustainable, orderly, and efficient, and that it enhances the quality of life for the citizens of Carstairs. The MDP is a policy document that can help shape both private and public sector decision-making. As a policy document, it is general in nature and long range in its outlook.

- **Sections 1.0 and 2.0** of the MDP provide introductory and background information about the role of the plan, recent growth and development trends in Carstairs and significant features influencing the future development of the community. These sections are presented for information only and are not to be interpreted as policy statements.
- **Section 3.0** of the MDP provides a vision for the type of community that Carstairs is committed to being in the future.
- **Section 4.0** provides an overview of future land use and the general direction of urban growth.
- **Sections 5.0 to 18.0** contain goals, objectives and policies. Each section contains specific policies to guide decision-making about planning for a specific development type. Throughout the Plan, the background information and goals are not to be interpreted as policy, but as context with which to guide policy interpretation or the exercise of discretion.



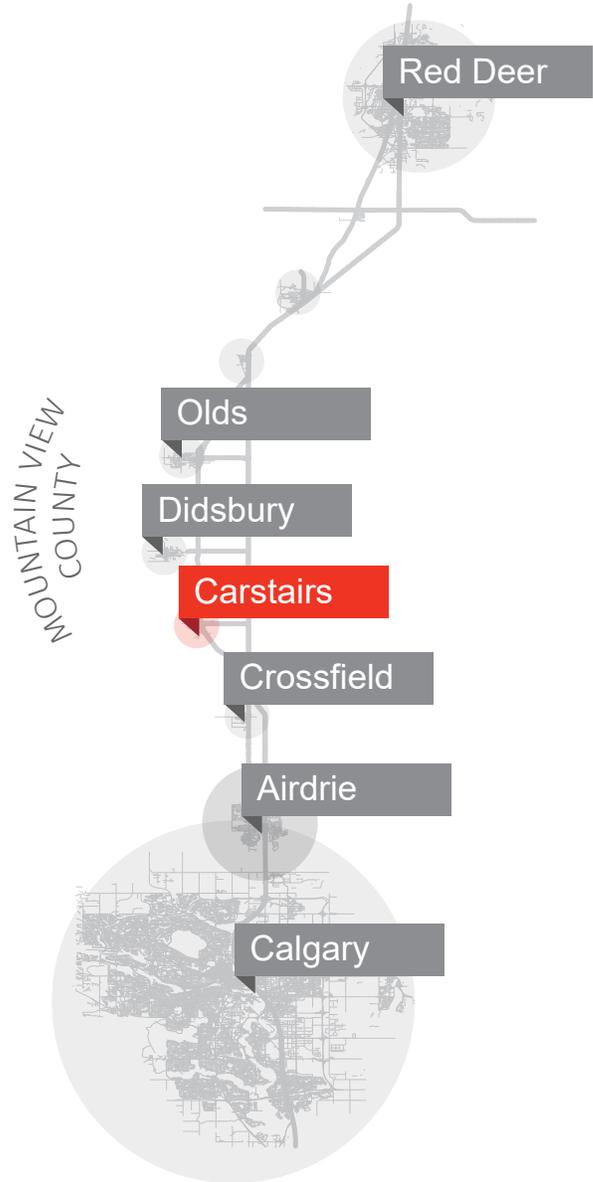
02. COMMUNITY CONTEXT + DEMOGRAPHICS

2.1 Community Context

The Town of Carstairs is a growing municipality in southern Alberta, situated between Calgary and Red Deer along the Highway 2 Corridor. The Town experienced significant growth over the past 10 years, but has aimed to continue to provide a high quality of life and a range of services, amenities and programs for residents. Carstairs' main street hosts a number of restaurants, cafes, commercial storefronts, a grocery store, and a post office. Numerous open spaces and parks are provided throughout the neighbourhoods, in addition to a golf course, campground, skate park, and splash pad. Carstairs also has a community hall and two schools that provide education for Kindergarten to Grade 12.

Carstairs is one of the key regional centres in its area. The Town is approximately 50 kilometres north of the City of Calgary, 30 kilometres north of the City of Airdrie, and 80 kilometres south of the City of Red Deer. There are numerous small municipalities between Carstairs and these major centres, which collectively form the Mountain View Corridor. Collectively, the municipalities in this corridor have a diverse range of industries and operations that support the attraction of a skilled labour force to the region. The connections between the municipalities allows labour to commute and be mobile within the region, creating a larger, stronger workforce for businesses to draw upon.

NOTE: The data and information in this section represents the statistics that were available in Summer 2019. Over time, the MDP should be reviewed, at which time it may be useful to conduct updates to this section.

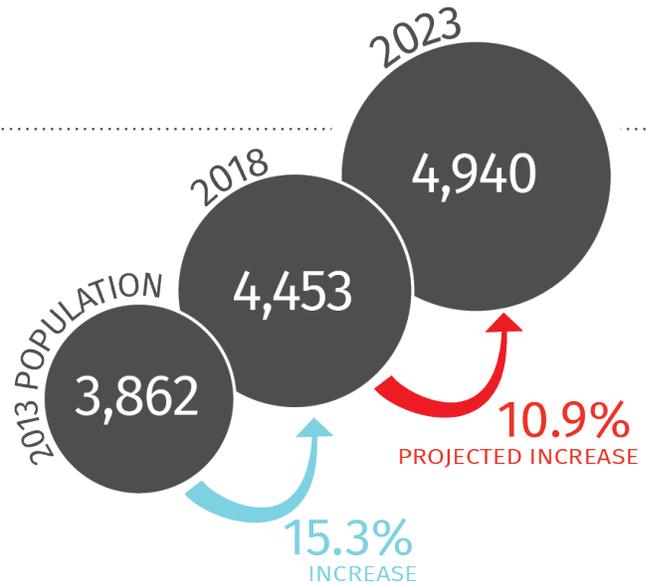


2.2 Demographics



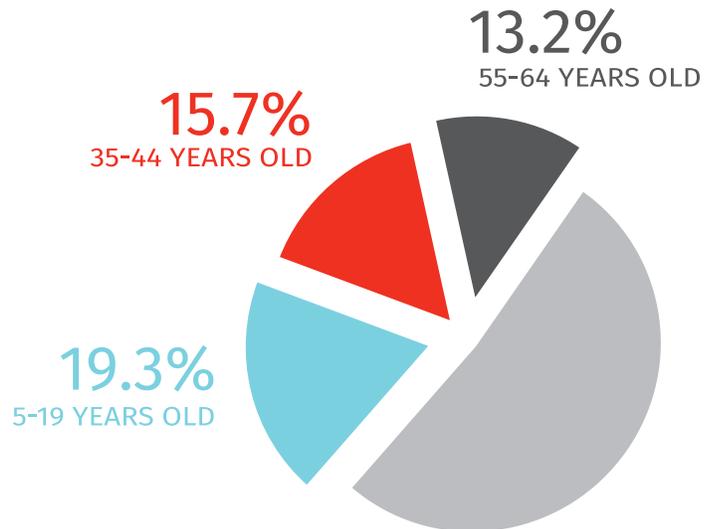
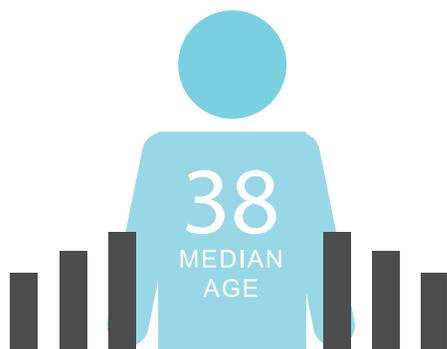
POPULATION

From 2013 to 2018, the Town grew significantly at a rate of **15.3%** (**3,862 people to 4,453 people**) and is projected to grow at a rate of **10.9%** from **2018 to 2023**, to a population of 4,940. Both of these growth periods have surpassed the provincial average at 10.4% and 9.4%, respectively. This growth trend reinforces the need for planning and coordination of future development in Carstairs, as well as the services and amenities the Town can provide to the growing population.



AGE

The median age in Carstairs is 38 years old, which is significantly younger than Mountain View County (45 years old), but close to the provincial median at 37 years old. The age groups that contain the largest percentages of the population are: **5-19 years (19.3% of the population)**, **35-44 years (15.7%)**, and **55-64 years (13.2%)**. Overall, the Town has a younger population than Mountain View County, but is generally aligned with provincial averages and medians.

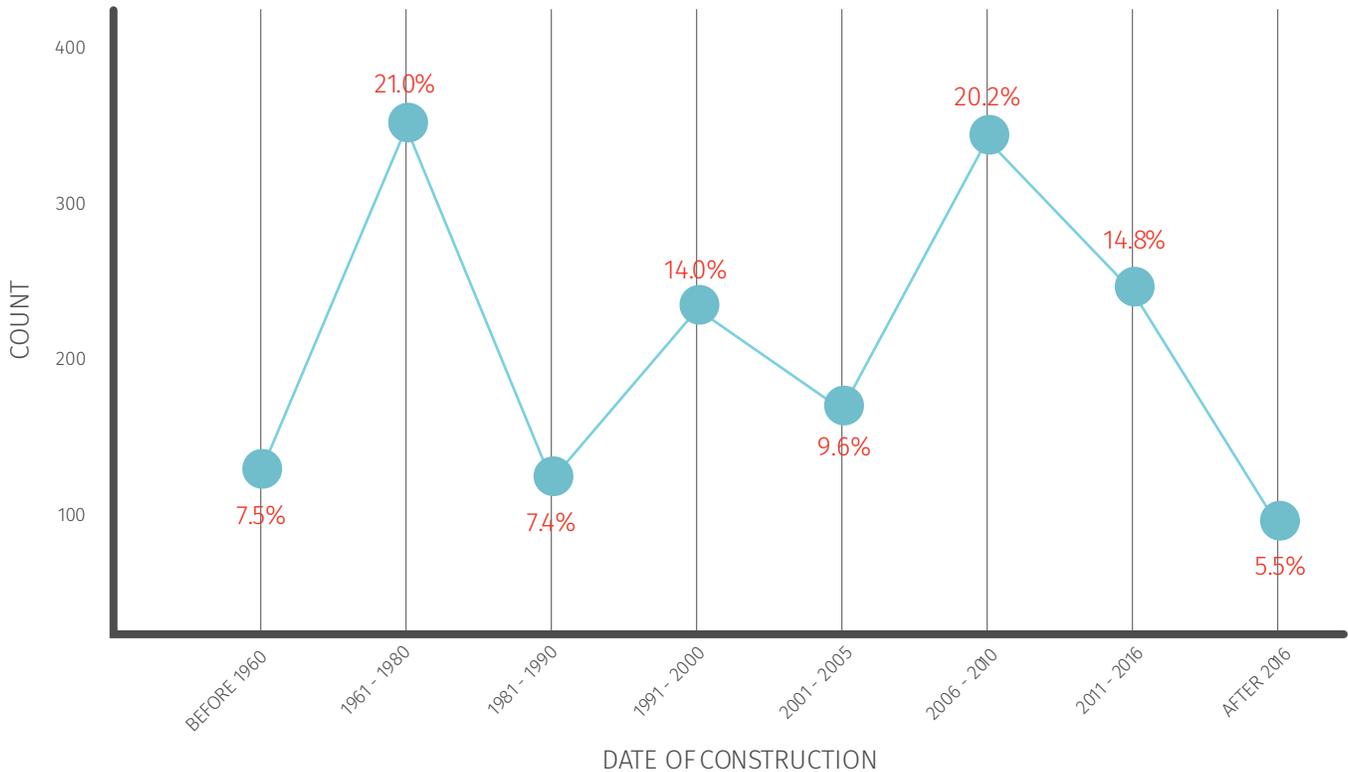


Although the Town's population is currently relatively young, it will be important to consider development that will support an aging population and how seniors can have the option to remain within the Town and age-in-place with their families.



HOUSEHOLDS

Just under 50% of dwellings in Carstairs were constructed in the year 2000 or earlier. Since 2006, the percentage of new homes constructed in Carstairs has been higher than in Mountain View County and the Province. The proportion of homes in Carstairs that were constructed after 2006 is nearly double the proportion of the same in Mountain View County (approximately 40% vs. 20% respectively).



The majority of dwelling types in the Town are single detached houses (81%), with other ground-oriented housing types -like semi-detached, duplexes, or row housing- (16.5% total) and apartments (2.5%). The majority of households are owned by the occupants (91%) versus rented housing (9%). Compared to both the County and the province, Carstairs has a higher proportion of owner-occupied housing and single detached houses, both of which are significantly higher than the provincial proportions (72% and 75%, respectively for the province).



The average household income in Carstairs is \$94,338, which is close to the average for Mountain View County (\$98,623), but below the provincial average (\$123,435). Carstairs has a higher proportion (40%) of households that earn less than \$60,000, whereas across the province, only 32% of households earn below that threshold. The average number of people per household in Carstairs is 2.6, which is the same in Mountain View County and the province. Over 80% of Carstairs citizens live in households of two or more people.





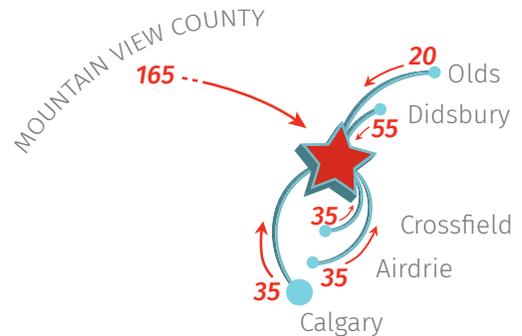
EMPLOYMENT

In Carstairs, 63% of the population that is aged 15 years and older participates in the labour force. This is lower than Mountain View County's participation rate at approximately 67% and the provincial rate at 71%. Carstairs citizens work primarily in several industries: Trades (25.2%) and Sales and Services (24%).

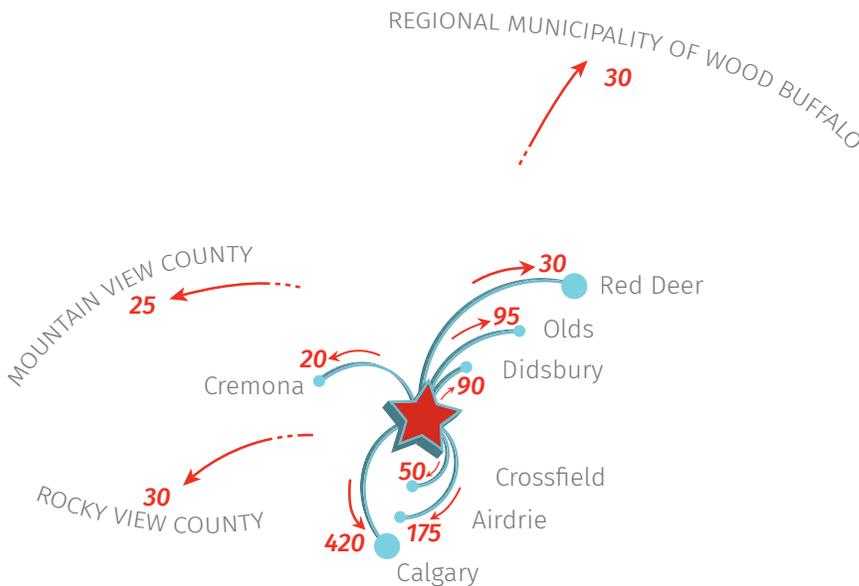


The labour force in Carstairs is mobile, with commuters traveling from the Town to nearby communities or across the province. The majority travel to Calgary and Airdrie, but some commute as far as the Regional Municipality of Wood Buffalo.

There are also commuters travelling into the Town for employment, with the majority entering from Mountain View County and Didsbury.



2016 - Commuter Flow of Carstairs
NUMBER OF PEOPLE TRAVELLING INTO CARSTAIRS



2016 - Commuter Flow of Carstairs
NUMBER OF PEOPLE TRAVELLING OUT OF CARSTAIRS

03. VISION STATEMENT

Building a vibrant, affordable and sustainable community, offering an unsurpassed quality of life.

04.

GENERAL DEVELOPMENT GUIDELINES + PROCESS BACKGROUND

4.1 *Background*

The MDP is a broad, guiding document that provides the framework for all local planning within the Town of Carstairs. The MDP fits within a hierarchy of plans, aligning with the direction and regulations of higher-level policies like provincial legislation and intermunicipal plans, while guiding the content of lower-level plans, including the following:

- Area Structure Plans (ASP)
- Area Redevelopment Plans (ARP)
- The Land Use Bylaw
- Any other statutory or non-statutory plans adopted or supported by the Town of Carstairs Council.

ASPs and ARPs are used to refine the vision, direction, and goals of this MDP into a plan for a smaller area, often a community or several neighbourhoods within a municipality. All ASPs and ARPs must be consistent with the Town's MDP.

The MDP Map, identifies the future generalized land use pattern. This map will be further defined through the adoption of statutory and non-statutory plans for smaller portions of the Town, as well as through the Land Use Bylaw.

The Land Use Bylaw and its associated map form one tool used to implement the MDP policies through the designation of land use districts and the application of development standards for each district. Different from the Land Use Bylaw Map, the boundaries between the land uses shown on the MDP Map are not to be rigidly interpreted and the exact boundaries of use areas shall be determined through the designation of the Land Use Bylaw districts and individual ASP direction.

As structured below, each following chapter of the MDP will provide goals and policies that apply to the respective topic of that section. Goals outline the broad direction for each broad topic, to which the policies adhere and provide detailed direction for implementation. As part of this collective direction, the MDP Map should not be viewed or interpreted in isolation from the goals and policies expressed throughout the text of the MDP.

4.2 *Goals*

- To undertake community development in an environmentally, socially, and fiscally sustainable manner that benefits existing and future residents of the community.
- To ensure development is of a high quality, enhances the sense of community, and is compatible with the heritage, character, and physical setting of Carstairs.

- To encourage a diversity of new development that will contribute to Carstairs' role as a regional centre for commercial, industrial, institutional, and residential uses.
- To encourage cooperation with Mountain View County in land use decisions in both municipalities.

4.3 *Policies*

- 4.3.1 All development shall be undertaken in conformance with the Carstairs-Mountain View County Intermunicipal Development Plan.
- 4.3.2 All development should be undertaken in conformance with the Carstairs Integrated Community Sustainability Plan.
- 4.3.3 New development should enhance the visual attractiveness of the Town and conform to any design or neighbourhood guidelines outlined in lower level policies and plans.
- 4.3.4 Prior to considering changes in land use designations that would support more intense development on larger parcels of land, the Town may require the preparation of either a Concept Plan or an Area Structure Plan (ASP). Any additional studies, testing and approvals that may be required to determine the suitability of the subject lands for development may be requested by the Town and shall be the responsibility of the developer.
- 4.3.5 In considering a proposal for a change in land use designation, a subdivision or a development permit, the following matters must be considered where applicable:
- › the type and scale of the proposed use;
 - › the suitability of the site for the proposed use;
 - › consistency with provisions contained in applicable statutory plans and the Land Use Bylaw;
 - › site design with respect to natural topography, treed areas, landscape features, wetlands, and steep slopes;
 - › compatibility with surrounding existing and future land uses (including existing agricultural uses);
 - › proposed access, intersection treatments, and impacts on the road system;
 - › availability of municipal utility services;
 - › provision of open space and public access;
 - › adequacy of parcel sizes to support the intended use;
 - › design and appearance of the proposed use;
 - › proximity to oil and gas infrastructure, wastewater treatment facilities, and solid waste handling facilities;

- › the need for the development and the benefits the development would bring to the community; and
- › any other matters deemed relevant by the Town.

- 4.3.6 Canadian Pacific Railway's Guidelines for New Development in Proximity to Railway Operations (amended from time to time) should be consulted in making development and subdivision decisions on properties next to the railway right-of-way.
- 4.3.7 Subdivision or development within setback areas from former landfill sites, sewage lagoons, wells, or pipelines (including oil and gas infrastructure) shall only be permitted in accordance with the relevant provincial regulations.
- 4.3.8 Through an Intermunicipal Development Plan (IDP) and other means of coordinated decision-making with Mountain View County, the oil and gas industry and other stakeholders, the Town shall encourage any landfills, high pressure pipelines and sour gas facilities to be located at least 1.5 kilometres (0.93 miles) beyond the Referral Areas identified in the Carstairs- Mountain View County Intermunicipal Development Plan.

05.

GROWTH MANAGEMENT + FINANCING OF URBAN GROWTH

5.1 *Background*

The management of growth and development is a key responsibility of the Town of Carstairs. Growth management is the process of accommodating growth in the community and directing the scale, location, and pattern of new development. It ensures that the qualities that attract growth to Carstairs are not significantly diminished as the size of the community increases. Proper growth management is a tool to ensure that development occurs in a manner that works towards making the community's Vision Statement a reality.

Coordinated growth management strives to ensure compatibility between adjacent land uses and efficient infrastructure servicing expenditures. Developer contributions to infrastructure costs are an essential part of the financing of Town services and overall costs should be kept as low as possible to keep developer costs and therefore housing costs more affordable.

5.2 *Goals*

- To grow and develop within the financial capacity of the community.
- To provide the necessary degree of land use control and adherence to good planning principles.
- To plan for and implement growth strategies that minimize the capital, operational and maintenance cost of municipal services and infrastructure.
- To ensure the availability of serviced and properly designated residential, community, commercial, and industrial lands for future development needs.

5.3 *Policies*

- 5.3.1 Wherever possible, development shall be contiguous to existing built areas unless the Town deems servicing and road requirements are more efficiently provided in areas isolated from the existing built-up areas.
- 5.3.2 The Town shall encourage the 'infilling' of existing areas to take advantage of existing municipal utilities and roads.
- 5.3.3 The Town shall promote development that utilizes land efficiently and encourage residential development at densities established in this MDP.
- 5.3.4 The Town shall manage growth and development in such a manner that Developers are responsible for an appropriate amount of the cost of servicing new lands.

- 5.3.5 Developers shall be responsible for the construction and initial maintenance of municipal utilities including required extensions and oversizing, as per their respective development agreement unless otherwise specified by the Town.
- 5.3.6 The growth and development of Carstairs should be monitored in terms of:
- › the rate of population growth and new housing construction;
 - › the supply of serviced and non-serviced land for residential, commercial, and industrial uses;
 - › the capacity of the water, sanitary sewer, and stormwater systems;
 - › road access, safety, and internal traffic patterns; and
 - › adequacy of the open space system and community services.
- 5.3.7 To ensure the provision of an adequate supply of land to meet short term and long-term development needs, the Town should:
- › undertake and periodically update utility and road studies to provide overall direction for infrastructure investments;
 - › coordinate the placement and sizing of services and roads to ensure the availability of readily serviceable land and support the logical expansion of development areas; and
 - › keep landowners and developers informed of long-range growth patterns and land consumption.
- 5.3.8 The Town shall identify growth needs and directions for Carstairs and plan for any necessary annexation to ensure an adequate supply of serviceable land in consultation with Mountain View County. The Intermunicipal Development Plan for Carstairs and Mountain View County shall be used as a guide for these conversations.

06. RESIDENTIAL DEVELOPMENT

6.1 *Background*

Residential development in Carstairs consists of predominantly low-density single-family housing. While this continues to be the trend, the proportion of single-detached dwellings of the total housing stock in the Town is decreasing. According to census data, in 2011 single-detached dwellings represented 88% of the housing stock, decreasing to 82% in 2016. Other forms of housing such as semi-detached and row houses are becoming more popular. In conjunction with an increase in other housing types, there is a general shift toward increasing density as land developers and municipalities try to spread the land development and servicing costs associated with residential development over a greater number of units, while also addressing the need for more affordable housing types.

6.2 *Goals*

- To facilitate a variety of housing opportunities at densities that meet the needs and preferences of all household types and income levels.
- To identify areas suitable for new residential development and ensure an adequate supply of land for the residential market.
- To ensure a high standard of residential development and neighbourhood design, including attractive, aesthetically pleasing neighbourhoods.
- To encourage the development of various forms of rental housing to meet the needs of current and future residents.

6.3 *Policies*

- 6.3.1 Residential development shall be directed to the areas identified on the MDP Map.
- 6.3.2 The overall design density for the existing and future residential areas of the Town should average between 12 and 25 dwelling units per gross developable hectare (5 to 10 units per acre). This design density does not apply to individual sites. Variations may be permitted if accommodated in an adopted statutory or non-statutory plan.
- 6.3.3 The Town shall require the provision of a variety of housing types through a range of lot sizes, dwelling types, appearances, and affordability. This variety of housing is encouraged to be provided within each community.
- 6.3.4 No more than 70 percent of the total dwelling units in new subdivisions shall be single detached dwellings.
- 6.3.5 A mix of differing forms of housing, including single detached, semi-detached dwellings and medium density housing forms such as row housing, should be encouraged on the same block in land use districts under which that is permitted.

- 6.3.6 Higher density housing and senior's housing is encouraged to be located close to downtown amenities.
- 6.3.7 The area between 10th Avenue and Highway 2A shall act as a transition area that supports mixed use residential and commercial uses.
- 6.3.8 In locating sites for multi-family housing, the following criteria should be applied:
- › close proximity to a major collector or arterial road;
 - › adjacent or nearby open space and path system;
 - › proximity to a school; and
 - › compatibility with existing housing.
- 6.3.9 Infill and higher density housing shall be encouraged on a site-specific basis.
- 6.3.10 Manufactured homes, as defined by the Land Use Bylaw, may be permitted only:
- › as replacements for units within existing manufactured home communities; or
 - › as part of a comprehensively designed and architecturally controlled manufactured home subdivision or park that is compatible with the overall design and character of surrounding residential uses.
- 6.3.11 Every effort should be made to improve existing manufactured home subdivisions through visual screening, landscaping, and attractive entryways.
- 6.3.12 Residential areas shall be adequately buffered from highways and industrial and commercial areas.
- 6.3.13 The Town shall require a high standard of community and subdivision design to promote the efficient use of land, roads and utilities, compatibility between housing types and land uses, and aesthetically pleasing residential environments. Subdivision designs should:
- › provide for varied lot sizes and densities to accommodate different housing types, sizes and designs;
 - › encourage the consideration of environmentally sustainable design, including at the building scale (ex: house orientation);
 - › minimize through-traffic on local roads while allowing for common and emergency service vehicle access;
 - › provide sufficient off-street parking;
 - › encourage the retention and integration of natural and historically significant amenities and features;
 - › accommodate adequate parks, open space, and pathway systems;
 - › provide opportunities for lots with and without lanes;

- › provide buffers and/or distance separation of land uses and features of lesser compatibility; and
- › promote high visual standards and interesting streetscapes.

6.3.14 In recognizing the unique requirements for housing for seniors and moderate-income residents, the Town should:

- › monitor the demand for and supply of suitable housing;
- › encourage senior governments, community agencies, and the private sector to provide housing in response to these needs; and
- › designate sites to accommodate suitable housing.

07.

COMMERCIAL + DOWNTOWN DEVELOPMENT

7.1 *Background*

Commercial retail and services are essential to a thriving community. Carstairs has two primary types of commercial: downtown commercial and regional car-oriented commercial. Both play an important role in serving the needs of residents and visitors of Carstairs and the region.

DOWNTOWN COMMERCIAL:

A distinct downtown area can build and define a community's identity. In Carstairs, like many other communities, the downtown provides the opportunity for commercial retail and services to cluster together in a complementary fashion. As a community's focal point, a downtown can provide a place for citizens to gather. With the ongoing addition of well-designed features and aesthetically pleasing commercial developments, Carstairs can continue to promote and celebrate its downtown heritage and identity.

REGIONAL CAR-ORIENTED COMMERCIAL:

Providing for the daily needs of residents close to where they live is a key component of a complete community. While having a strong contingent of businesses in Town provides shopping and service choices, they also provide local employment opportunities and strengthen the local economy. Further expanding commercial activity will support the Town's future growth and development along the Highway 2 corridor.

7.2 *Goals*

- To grow and support the downtown commercial area as a focal point that contributes to a strong community identity.
- To minimize market conflicts between downtown commercial and regional car-oriented commercial areas, ensuring that both are viable within the Town.
- To support small and local business, particularly within the downtown commercial area.
- To support the development of regional car-oriented commercial areas that meets the needs of Carstairs and the surrounding areas.
- To encourage well-designed and aesthetically pleasing commercial development throughout the Town.

7.3 *Policies*

- 7.3.1 Commercial development shall be located within the areas identified on the MDP Map.
- 7.3.2 All commercial development shall be required to:
- › have a high quality of external design and finishing that complements or improves upon the appearance of existing development in the vicinity;

- › have a high quality of landscaping and aesthetically pleasing site design;
- › have controlled vehicle access from highways and collector roads;
- › provide adequate parking;
- › provide for safe and convenient pedestrian movement, safe on-site vehicular movement, and, where possible, linkages to the open space system;
- › provide adequate buffering between the commercial development and surrounding existing and future residential areas in order to minimize potential noise, traffic, light, and visual impacts; and consider approaches to development that incorporate sustainable community development principles outlined in the Carstairs Community Sustainability Plan.

DOWNTOWN COMMERCIAL

- 7.3.3 The Town shall strive for the development of a more distinct and identifiable downtown core, characterized as a compact central commercial business area. Maximum allowable densities shall be encouraged for development and redevelopment in this area.
- 7.3.4 Improvements and development within the downtown core shall be facilitated by the Town which may, in consultation with property owners of the area, create a downtown design concept to promote revitalization by addressing:
- › the protection of historical elements of the downtown core;
 - › the development of themes celebrating the Town’s past and connection to its roots in agriculture, the railway, and oil and gas industries;
 - › the integration of a variety of uses with the intent of creating an attractive and vibrant area for all residents to visit;
 - › the addition of features for safe, convenient, and pleasant pedestrian movement and experience (consider using boulevards in front of commercial businesses for facilitating pedestrian movement);
 - › the maintenance of safe vehicle traffic patterns, and accessible parking areas; and
 - › the support of unique business opportunities within the downtown.
- 7.3.5 To facilitate improvements and development within the downtown core, the Town may, in consultation and partnership with property owners of the area, prepare architectural guidelines that support downtown revitalization and address:
- › streetscape improvements such as signage, boulevard landscaping and tree planting, street furniture, and lighting;
 - › building orientation, design and appearance guidelines fostering an attractive and pedestrian focused environment;
 - › the integration of any theme components through architectural guidelines; and

- › the replication or preservation of historical elements of the downtown core.

7.3.6 The Town shall encourage mixed use development in the central business area that includes complementary land uses such as community, cultural, recreational, entertainment, public uses, and residential uses above main floors.

CAR-ORIENTED REGIONAL COMMERCIAL

7.3.7 Commercial development along the highway should be accessible by both vehicular and pedestrian traffic to the greatest extent possible.

7.3.8 Commercial that requires steady and higher amounts of vehicle access or parking should be located outside of the downtown and neighbourhood commercial areas. This commercial is ideally suited to development sites along highways within the Town.

08. INDUSTRIAL DEVELOPMENT

8.1 *Background*

Industrial developments are fundamental to the economic health of all municipalities. A range of industrial uses creates employment opportunities and contributes to a more diverse tax base. Industrial operations in Carstairs consist of the light and medium types of industrial activities. To continue accommodating industrial activities in Carstairs, it is important to ensure the appropriate level of servicing is available for potential expansions of existing operations and for new industrial developments in suitable and viable areas. Maintaining industrial activities in the appropriate locations will provide ease of access to major transportation corridors while limiting potential conflicts with other, sensitive land uses.

8.2 *Goals*

- To encourage existing industries to maintain and expand their operations in the Town.
- To attract new industrial development to appropriate locations within the community.
- To ensure a diversity of industrial uses are provided within the Town.
- To promote industrial development that provides stable employment opportunities within Carstairs.
- To minimize conflicts between industrial and non-industrial land uses.

8.3 *Policies*

- 8.3.1 The location of light and medium industrial development shall be within the industrial areas identified on the MDP Map.
- 8.3.2 While a broad range of industrial uses and development should be accommodated, certain industrial uses and development may not be permitted which, in the opinion of the Town, would detract from the community's character, quality of life for residents or unduly impact the environment or the Town's infrastructure.
- 8.3.3 Medium and heavy industrial uses shall be directed away from residential areas, recreation areas, institutional facilities and commercial districts. Industries that involve the use and/or storage of hazardous materials shall be separated from non-industrial uses by light industry, landscaped screens and buffers, or both.
- 8.3.4 Industrial activities that create large amounts of traffic will be encouraged to locate near major collectors and/or arterial roadways.

- 8.3.5 Where industrial development occurs or exists adjacent to non-industrial land uses including major roadways, residential, commercial or recreational uses, the Town shall require the provision of sufficient screening and/or buffering to minimize potential impacts on the non-industrial areas. This may include, but is not limited to, the provision of landscaping, fences, and/or berms.
- 8.3.6 The Town shall require a high standard of site development, including the screening of storage yards, site landscaping, and attractive building design. Industrial subdivision or development proposals shall address potential impacts on adjacent land uses.

09. OPEN SPACE + ENVIRONMENT

9.1 *Background*

An accessible, high quality and healthy local environment contributes to the overall attractiveness of a community. Carstairs greatly values its local environment and system of open spaces and is committed to preserving and enhancing this network. The wellbeing of its natural assets offers many benefits to Town residents. The ongoing efforts to create linkages between the various open spaces and local environment in the community will bolster the establishment of a cohesive system for people to access and enjoy. This interconnected system of open spaces facilitates outdoor leisure activities for residents of all ages and abilities, enabling people to lead healthy lifestyles.

9.2 *Goals*

- To provide integrated, accessible and well-planned open spaces that support a broad range of leisure and recreation opportunities for all age groups, income levels, and abilities.
- To conserve and sensitively incorporate natural features as an integral part of the community's open space system.
- To continually grow the system of pathways linking parks, open spaces, and natural areas as the Town expands.
- To provide pathway connections to local services and amenities within neighbourhoods.
- To provide pathway and open space connections between adjacent neighbourhoods and the downtown.
- To encourage the sharing and optimal use of open space between multiple uses.
- To encourage naturalized vegetation in appropriate areas.
- To grow awareness and education about natural and open space preservation.

9.3 *Policies*

- 9.3.1 The Town shall identify significant natural features to preserve and protect, as well as integrate into the community's open space system.
- 9.3.2 Through the subdivision process, the Town shall require the following lands to be dedicated as environmental reserve or placed under environmental reserve easements in accordance with the provisions of the Municipal Government Act:
- › lands considered unsuitable for development;
 - › environmentally sensitive areas;
 - › lands subject to flooding or consisting of a swamp, gully, ravine, coulee, or natural drainage course.

- 9.3.3 Lands dedicated as environmental reserve or placed under an Environmental Reserve easement shall remain in their natural state or be used as public parks, at the discretion of the Subdivision Authority. Upon subdivision, the Subdivision Authority shall require that 10 percent of the developable land is dedicated as Municipal Reserve in accordance with the provisions of the Municipal Government Act. Municipal Reserve shall be defined as the gross developable area excluding land dedicated as Environmental Reserve.
- 9.3.4 Dedication of municipal reserve, in combination with environmental reserve dedications, shall be used to provide school sites, parks, recreation areas, and linear park corridors that accommodate key trail routes as identified on the MDP Map. In addition to the provision of municipal reserve parcels for linear parks, it is also the preference of the Town that wherever possible, municipal reserves shall be provided in large parcels rather than numerous small parcels in order to better accommodate a variety of recreational uses.
- 9.3.5 In the majority of instances, municipal reserve dedication in residential subdivisions shall be provided in the form of land. Municipal reserve sites shall be located to allow for convenient access by the public and shall not consist of lands that contain excessive slopes, are susceptible to flooding, or are legally encumbered. Municipal reserve dedication may be taken in the form of cash-in-lieu where, in the opinion of the Town, dedication in the form of land is either unnecessary or not desirable.
- 9.3.6 Municipal reserve dedication in non- residential subdivisions shall be provided in the form of a cash-in-lieu contribution unless, in the opinion of the Town, land is required to provide buffers between different land uses. Cash-in-lieu contributions shall be used to enhance and upgrade other reserve sites or acquire additional park areas.
- 9.3.7 Local playgrounds and parks shall be provided within residential areas and sited to be accessible to the immediate neighbourhood and provide safe environments. Wherever possible, linkages between open spaces, community facilities, schools, the central commercial core, and housing areas shall be provided using an integrated system of linear parks and pathways.
- 9.3.8 The Town shall encourage the use of some principles of Crime Prevention Through Environmental Design (CPTED) in site planning for all private and public development as a means of enhancing security and safety within the community.
- 9.3.9 Municipal Reserve parcels shall be landscaped by the developer to the Town's satisfaction. Where possible, existing mature trees and vegetation shall be preserved and incorporated into the design and landscaping of park spaces.
- 9.3.10 The number of trees within the community including parks and open space should be increased.
- 9.3.11 The Town should support the use of open space areas to accommodate as broad a range of activities and user groups as possible without creating unsafe conditions or the potential for conflicts among users.
- 9.3.12 Contaminated brownfield sites should be used for Town-owned open spaces and parks once they have been remediated.

- 9.3.13 Existing natural areas shall be retained, and disturbed natural areas shall be naturalized and/or restored to replace traditional landscaping.
- 9.3.14 The Town will encourage the integration of trails, educational programming, and wetland development and enhancements.
- 9.3.15 The Town shall prepare a Parks, Recreation and Cultural Master Plan (as amended from time to time) to forecast future outdoor recreation and open space needs and establish a program for the ongoing maintenance of public open spaces.

10. AGRIHOOD DEVELOPMENT

10.1 *Background*

Agrihoods are a form of comprehensively designed community that integrate agricultural production with residential, commercial, open space, institutional, and industrial uses. Agrihood communities in Carstairs will contain a mix of uses that revolve around farming, greenhouses, community gardening spaces, food markets, small-scale agricultural processing, food production, and agricultural research.

Agrihoods are intended to build a strong sense of place and unique lifestyle around community agricultural production. Industrial-scale agricultural production will be a major feature of agrihood communities. The sensitive integration of all proposed uses should be encouraged, and policy in both this MDP and ASPs should recognize and seek to mitigate any potential conflicts.

10.2 *Goals*

- To enable a unique type of development that integrates with and contributes to existing development in the Town.
- To facilitate new housing choices within the Town for both current and future residents.
- To diversify employment opportunities for the Town and region.
- To ensure a high standard of mixed-use development that promotes the sensitive combination of agriculture-related uses.
- To establish a commercial and industrial hub of agricultural production, small-scale processing, and research for the region.
- To utilize productive agricultural land within Carstairs that can provide economic, environmental, and community benefits for the Town.
- To create a sensitive interface with agricultural uses in Mountain View County.

10.3 *Policies*

10.3.1 Agrihood development shall occur only in the areas identified as such on Map 2.

10.3.2 The development of an agrihood community requires the submission of an Area Structure Plan (ASP). Beyond meeting the ASP requirements outlined in the MGA and other sections of this document, an agrihood ASP should establish a strong guiding vision. As part of the preparation of the ASP, the Applicant should include additional information around best practices for agrihood development. The vision and policies should focus on viability of development, integration with the town, and contribution to the region, including but not limited to the following elements:

- › Demonstrate how land will be used to optimize agricultural productivity, while providing opportunities for residents to engage with farming operations;

- › Outline opportunities for food production and distribution and their alignment with local and regional sustainable community development goals;
 - › Summarize the financial viability of the agrihood model and the business case for the development;
 - › Propose a mix of uses that promote housing options, affordability, and social inclusion and interaction;
 - › Outline steps for the implementation of a communication and engagement plan that aims to build community awareness and understanding of the project;
 - › Communicate types of collaborations and partnerships that will help promote the development and contribute to local and regional goals; and
 - › Other matters deemed important by the Town at the time of application.
- 10.3.3 All other sections of the Municipal Development Plan shall apply, unless otherwise stated in this section.
- 10.3.4 The Town shall encourage unique and innovative housing types in agrihood communities.
- 10.3.5 Manufactured homes, as defined by the Land Use Bylaw, are not permitted in agrihood communities.
- 10.3.6 The majority of commercial uses should be located in central nodes of that agrihood community. Consideration may be given to alternative locations based on contextual appropriateness.
- 10.3.7 Active transportation modes shall be prioritized on neighbourhood mobility corridors in agrihoods.
- 10.3.8 Transportation routes for industrial and food-production uses should be separated from neighbourhood mobility corridors wherever possible.
- 10.3.9 Mixed-use residential and commercial buildings or areas shall be required to identify strategies that will be employed to minimize conflicts between uses.

11.

AGRICULTURE

11.1 *Background*

The Town of Carstairs is an urban municipality located within a rural region containing a variety of agricultural activities. Mountain View County contains some of the most productive agricultural land in the province making this a key economic activity in the region. Agriculture has supported the growth and development of Carstairs since it was founded.

The Municipal Development Plan acknowledges that occasionally landowners and residents may be affected by surrounding agricultural operations. These effects can take the form of odors, dust and smoke, application of fertilizers, slow-moving machinery, and operations such as field work during early or late hours. Over the long term, a high proportion of existing agricultural land within the Town boundaries will likely convert to predominantly urban land uses and development. However, good agricultural land and existing farming operations within the Town of Carstairs should be protected for as long as possible until the land is required for urban development. Future approaches to urban development could potentially support the preservation of agricultural operations by incorporating them into their design.

11.2 *Goals*

- To protect existing highly productive agricultural land until needed to accommodate urban growth.
- To minimize the effects of ongoing agricultural operations on Town residents and landowners.
- To promote general understanding of farm practices by Town residents and landowners.

11.3 *Policies*

- 11.3.1 Agricultural land and existing farming operations within the Town shall be protected until required for future urban development.
- 11.3.2 The Town 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.
- 11.3.3 Extensive agricultural land uses such as field crops may be allowed in future urban development areas, but intensive livestock operations/confined feeding operations, as defined by the provincial regulations should not be permitted.

- 11.3.4 Within the vicinity of municipal boundaries, the Town shall promote compatibility between the urban land uses within Carstairs and the agricultural operations in Mountain View County. The Town may consider the use of mechanisms available such as buffers between urban land uses and adjacent farming operations, policies and designations in intermunicipal development plans, referral responses on development applications, and general communication with Mountain View County to achieve compatibility.
- 11.3.5 Through an Intermunicipal Development Plan and other means of cooperation with Mountain View County, the Town shall ensure any intensive livestock/confined feeding operation be at least the minimum distance away from the existing Town boundaries, as outlined by provincial regulations.

12. ECONOMIC DEVELOPMENT

12.1 *Background*

Carstairs' proximity to both Calgary and Red Deer will continue to create opportunities for economic development. The Town's location, particularly its close distance to Calgary, promotes a commuter or bedroom community function for many of the Town's residents. While this has positive aspects, such as enjoyment of the qualities that come with living in a small town and ready access to services and employment opportunities, the cost of municipal services falls more heavily on the residential portion of the assessment base. Balanced growth in the assessment base, in the form of commercial, industrial and other non-residential development, not only provides more local employment opportunities but assists with the fiscal sustainability of providing, maintaining, and improving municipal services. Balanced growth must also consider environmental impacts and impacts on the community's overall quality of life.

12.2 *Goals*

- To encourage a wide variety of economic activity to provide a balanced municipal tax base.
- To strive to reduce the tax load for residential properties by pursuing a stronger non-residential to residential ratio in the local property assessment base.
- To cooperate with partners in the region in promoting appropriate economic development activities.
- To facilitate increased opportunities for local employment.
- To support home businesses when appropriate.

12.3 *Policies*

- 12.3.1 The Town will support the diversification of the economic base of Carstairs and the region through the development and expansion of economic activities.
- 12.3.2 The Town shall encourage and facilitate development of home-based businesses and home occupations that are compatible with residential land uses.
- 12.3.3 The Town shall continue to work with partners in the region and senior levels of government to attract additional economic activity to the area, diversify the existing economic base, and foster the continued growth and success of existing economic sectors and businesses.
- 12.3.4 The Town will actively assist in marketing available commercial and industrial properties.
- 12.3.5 The Town will ensure that land use planning decisions maintain an adequate supply of readily serviceable commercial and industrial land.

- 12.3.6 While a broad range of economic activity should be accommodated, activities which, in the opinion of the Town, would detract from the community's character, quality of life for its residents, or unduly impact the environment of the Town's infrastructure may not be supported.

13.

COMMUNITY, RECREATION, + CULTURAL SERVICES + FACILITIES

13.1 *Background*

Community, recreation and cultural services and facilities can greatly enhance the sense of community and contribute to overall health and well-being. Access to high quality services and facilities contributes greatly to the quality of life of residents by enabling people to actively participate in their community and build strong social connections with their neighbours. The Town plays a key role in providing or enabling the delivery of these services and facilities to all residents.

13.2 *Goals*

- To foster a variety of community, recreation and cultural services and facilities that will contribute to a high quality of life for all residents.
- To prioritize education as a key pillar of a strong and healthy, growing community.
- To ensure all existing and new facilities and services are accessible to people of all ages and abilities.
- To ensure land is available for future community, recreation, cultural, and educational facilities and services in key locations.
- To plan for and provide capital investment in recreation and community facilities.
- To encourage volunteer participation and partnerships in the development of recreation and community facilities.

13.3 *Policies*

- 13.3.1 The Town shall encourage the development of a cultural centre.
- 13.3.2 The Town shall work with the school authorities to ensure adequate school facilities exist in the community to meet the educational needs for early childhood through Grade 12.
- 13.3.3 The Town shall continue to promote lifelong learning and connections to post-secondary education opportunities.
- 13.3.4 The Town shall support the use of joint agreements with Mountain View County and school authorities to make effective use of existing and future facilities in providing cultural, leisure, and recreation opportunities for Carstairs residents.
- 13.3.5 The Town should support programs and initiatives that build community through sharing of cultures and welcome new residents into the community.

- 13.3.6 The Town shall explore and pursue funding opportunities for services and facilities, including the involvement of the public, private and not-for-profit sectors.
- 13.3.7 The Town should support new infrastructure and retrofits that address the safety, usability, and accessibility of facilities and services for all residents, regardless of age, income or ability.
- 13.3.8 The Town will work with the appropriate provincial ministries to provide more support services for seniors and people with disabilities.
- 13.3.9 As subdivision occurs, the Town shall ensure that municipal reserve lands are dedicated and assembled to provide the necessary public/community services.

14.

SOCIAL + EMERGENCY SERVICES

14.1 *Background*

Social and emergency services ensure the safety and wellbeing of the Carstairs community. Providing reliable emergency services is essential to guaranteeing the safety of residents, and the Town is committed to facilitating the provision of these services. Both the quality and accessibility of social services significantly contributes to the quality of life and peace of mind of Carstairs residents. These services are critical to the community's core functions and contribute toward a strong and healthy Town.

14.2 *Goals*

- To provide and support an adequate range of social care opportunities to meet the needs of the community in appropriate and accessible locations.
- To facilitate the provision of both public and private programs, services and supports that will promote the wellbeing of Carstairs residents of all ages .
- To provide and support services that will enhance, strengthen and stabilize community life.
- To protect the residents of Carstairs from criminal activity and unlawful conduct.
- To ensure the community can adequately deal with emergency situations.

14.3 *Policies*

- 14.3.1 The Town shall work with public and private providers of health and social services to meet the wide variety of community needs. Business and industry partnerships will also be encouraged where appropriate.
- 14.3.2 The Town should promote volunteerism among residents as one means of addressing community service needs.
- 14.3.3 The Town will ensure that its planning documents accommodate the development of facilities that house social and health services or programs within the community. Such facilities should be located in areas that are compatible with existing and future surrounding land uses.
- 14.3.4 Facilities accommodating social and health services should be:
- › located in areas convenient for users to access, which is generally in proximity to major activity or commercial areas;
 - › designed to permit phased expansion;
 - › able to accommodate multiple uses; and

- › accessible to people with mobility challenges or physical disabilities.

- 14.3.5 The Town will encourage the integration of compatible land uses such as childcare services, cultural facilities, community groups, youth-oriented facilities, senior facilities, and extended care facilities in appropriate locations.
- 14.3.6 The Town shall ensure provision of the appropriate level of police, fire, ambulance, and disaster services agencies to meet the needs of the community.
- 14.3.7 Where feasible, the Town will encourage the co-location of police, fire, ambulance and disaster services in a location that provides the most efficient response time to reach existing and future growth areas of Carstairs.

15. TRANSPORTATION

15.1 *Background*

Transportation within Carstairs is automobile oriented. The primary road network consists of Highway 2A running north-south through Town along with Secondary Highway 580 (south) and Secondary Highway 581 (east). A number of collector and local roads, as well as numerous local roads, intersect these highways.

While there is no public transit system within Carstairs, private firms provide regional bus services. The CPR railway runs through Carstairs and limits vehicular and pedestrian access between the east and west sides of Carstairs.

15.2 *Goals*

- To encourage and facilitate multiple modes of transportation (automobile, pedestrian, bicycle, etc.) throughout the Town.
- To establish a safe and efficient transportation system with a clear hierarchy to the road network. This will be done through the use a comprehensive system of transportation planning and management.
- To coordinate transportation planning with Alberta Transportation and Mountain View County.
- To integrate transportation and land use decision making.

15.3 *Policies*

- 15.3.1 The Town shall use a hierarchy of roads in the design of new residential and non-residential areas as indicated in the Town of Carstairs Transportation Master Plan.
- 15.3.2 Traffic Impact Assessments (TIA) may be required at the discretion of the Town for development applications for developments generating peak hour trips. The scope of the TIA will vary depending on the complexity and type of development and will be determined in conjunction with the Town Engineer.
- 15.3.3 The Town shall ensure that the construction, rehabilitation and maintenance of roads are coordinated with other projects related to municipal services.
- 15.3.4 The Town shall establish suitable truck and dangerous goods routes in co-operation with Mountain View County.
- 15.3.5 The future major road system shall be in accordance with the transportation corridors shown on the MDP Map. More precise alignment of new arterial and collector roads shall be determined through the preparation of ASPs, outline plans, and plans of subdivision.

- 15.3.6 The Town shall maintain a Transportation Master Plan to guide development of the roadway and pathway networks.
- 15.3.7 The Town will work with Mountain View County to coordinate the provision and development of transportation corridors.
- 15.3.8 The Town shall work with Alberta Transportation to protect Highway 2A, Secondary Highway 580 and Secondary Highway 581 from land uses and development that may be detrimental to the flow and safety of highway traffic. This includes efforts to reduce the number of existing accesses/driveways onto the highways to improve traffic safety.
- 15.3.9 In co-operation with Alberta Transportation, the Town shall investigate opportunities and undertake actions to enhance the general appearance and landscaping along the portion of Highway 2A and Secondary Highways 580 and 581 running through Carstairs to create visually appealing entryways into Carstairs.
- 15.3.10 The Town shall encourage the establishment of safe bicycle and pedestrian routes as integral components of the transportation, recreation and open space systems. Key routes will primarily focus on linking parks, recreation, community and education facilities.
- 15.3.11 The Town shall work with Canadian Pacific Railway to ensure the safe interaction of train, vehicular, and active modes of transportation within Carstairs. The Town supports the limiting of train speeds within the Town to 50 km/h (30 mph) in order to minimize noise, vibration and safety concerns.
- 15.3.12 Noise attenuation devices and visual screens, other land uses, special development regulations (e.g. increased lot depth), or landscaped buffer strips should be required to be installed by developers between new residential development and highways, railways, and arterial roads.
- 15.3.13 The Town shall work to develop a Primary Pathway Network to link activity centres that are identified as attractive sites to potential pathway users. This system should be lit and maintained year-round to encourage active travel in all seasons. Future primary pathway network connections should be a minimum 2.8 m wide asphalt pathway for use by all active mode users. Local pathway networks in subdivisions, parks and commercial areas, shall provide access to and supplement the primary pathway network.

16. UTILITY SERVICES

16.1 *Background*

Carstairs' municipal water supply is provided through the Anthony Henday Regional Water pipeline which originates on the Red Deer River near Innisfail and serves Innisfail, Bowden, Olds, Didsbury, Carstairs, and Crossfield.

The capacity of the Town's water supply and distribution system will comply with the requirements for fire protection in the institutional, commercial and industrial areas, and meet all Alberta Environment regulations.

The Town's storm drainage catchment area consists of three sub basins that discharge into Sheep Creek and Carstairs Creek. Both streams extend south east and eventually connect to the Rosebud River with the land coverage mainly comprising of paved area and grass. The Town's storm drainage system relies heavily on roadways, ditches and culverts for conveyance of storm water.

Analysis of the Town's storm drainage system carried out in 2010 indicates that future subdivision storm ponds must be designed to discharge the allowable unit area release rate which differs from sub basin to sub basin.

The sanitary sewage collection and treatment system comprises of sewers, lift stations and treatment lagoons that are located east of the Town. The operation of the Town's sewerage system will continue to meet the provincial regulations and the Code of Practice from Alberta Environment.

16.2 *Goals*

- To provide residents and businesses in Carstairs with reliable access to safe, adequate, sustainable and cost-effective utility services.
- To ensure utility services are capable of supporting existing and future development.
- To maintain an appropriate infrastructure standard for water, sanitary sewer and storm sewer services.
- To attract new institutional, industrial, commercial and residential investment for future development.
- To proactively plan for the maintenance, replacement and upgrading of water, sanitary sewer and storm sewer systems.
- To promote the use of sustainable practices to reduce utility consumption, demands on utility systems and impacts on the environment.

16.3 *Policies*

- 16.3.1 The Town shall endeavor to prepare and regularly review utility master plans to identify existing capacities, desired levels of service, maintenance needs, short-term upgrading requirements, long-term servicing and sustainability concepts.

- 16.3.2 The Town shall investigate means of implementing and monitoring the sustainable actions recommended in the Town's Community Sustainability Plan.
- 16.3.3 In accordance with approved master plans, the Town shall:
- › monitor the capacity of all utility systems to ensure the provision of adequate service to meet domestic, industrial, institutional, and emergency requirements;
 - › endeavor to optimize the use of existing services prior to expansion or extension; and
 - › ensure the sizing of utility extensions is based on the ultimate pattern of future growth and extensions are appropriate to the staging of development.
- 16.3.4 The Town shall encourage the residents, businesses and institutions of Carstairs to reduce their overall consumption of treated municipal water and control stormwater runoff on individual properties wherever possible.
- 16.3.5 The Town may require the provision of easements and/or public utility lots to accommodate municipal services and utilities through the subdivision and development processes.
- 16.3.6 The Town shall work with private utility service providers to ensure service to existing and future development in Carstairs is cost effective, complements the Town's overall servicing concepts, and contributes to attractive streetscapes.
- 16.3.7 All new development shall be required to be serviced by all municipal utilities to a standard satisfactory to the Town.
- 16.3.8 The Town shall extend and upgrade its storm water management system as required to effectively manage storm water runoff from urbanized areas in accordance with the requirements of Alberta Environment and best management practices.
- 16.3.9 Where possible utilities will follow transportation corridors.
- 16.3.10 Where technically feasible, sanitary and storm lift stations will be minimized to avoid additional maintenance costs.

17.

INTERMUNICIPAL COOPERATION

17.1 *Background*

The Town of Carstairs is a small urban community within the larger central Alberta region. It is surrounded by Mountain View County with its nearest urban neighbours being Didsbury, Sundre, Cremona and Crossfield. Decisions made by the Town and surrounding communities affect and influence one another. Positive relations, achieved through communication and consultation between neighbouring communities can provide many opportunities to share resources, achieve economic development goals and explore efficiencies of providing joint services.

17.2 *Goals*

- To align decision making and development processes with the collaboration framework contained in the Town of Carstairs & Mountain View County Intermunicipal Development Plan.
- To promote and maintain a respectful and productive relationship with Mountain View County and other urban municipalities in the region.
- To facilitate the provision of joint protective, emergency, social, and recreational services where beneficial for.

17.3 *Policies*

- 17.3.1 The Town shall consult with Mountain View County in development processes and planning decision making as per the Town of Carstairs & Mountain View County Intermunicipal Development Plan.
- 17.3.2 The Town shall work with Mountain View County to ensure that development along the major roadways leading into and through Carstairs is visually appealing and has a high quality of appearance.
- 17.3.3 The Town shall take an active role in fostering partnerships with the County, especially through its elected and administrative officers, in order to consult with and inform each other of proposed development and related issues.
- 17.3.4 In order to ensure an adequate supply of developable land, the Town shall seek to annex a sufficient amount of land in advance of current supplies being exhausted. Potential future growth areas shall follow those outlined in the Town of Carstairs & Mountain View County Intermunicipal Development Plan.

18. IMPLEMENTATION

18.1 *Background*

An effective MDP requires its ongoing integration into decision-making. The MDP provides Council, the Municipal Planning Commission and Town staff with a framework to inform decision-making within the context of Carstairs current and future plans. As a policy document, the MDP is, for the most part, general in nature and long range in its outlook and should be used by both the public and private sectors to inform their decision-making.

The Town's Land Use Bylaw is a complementary tool to assist in the implementation of the MDP. It establishes controls for the use and development of land and buildings within the municipality. The preparation and adoption of area structure plans (ASPs), area redevelopment plans (ARPs) strategic plans, as well as subdivision decisions, also contribute to the implementation of the Town's MDP. Annual budgetary decisions should also reflect the contents and directions set out in the MDP.

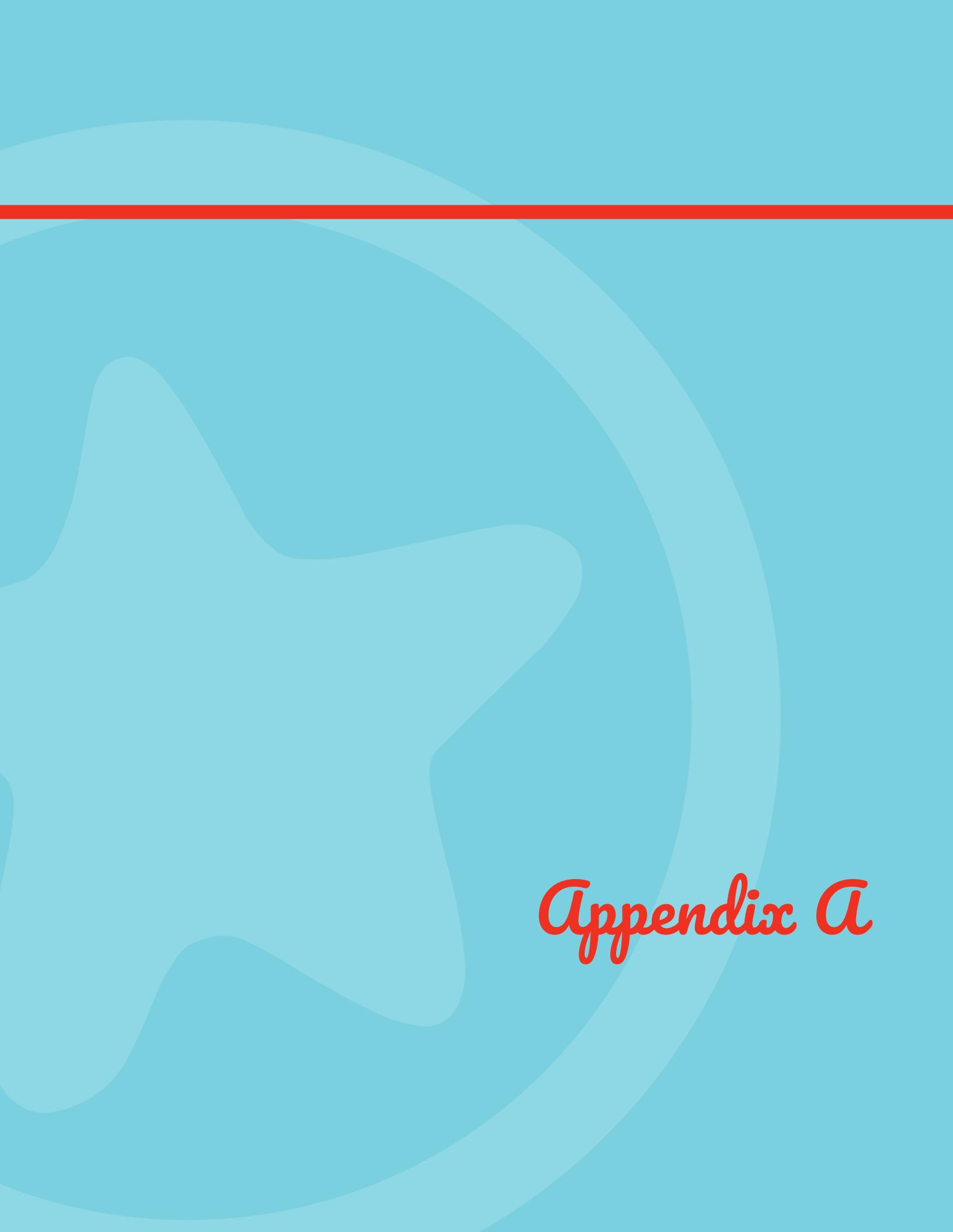
18.2 *Goals*

- To ensure consistent use of this Municipal Development Plan and implementation of its policies.
- To implement the plan through other statutory and non-statutory planning documents.
- To implement the plan through the decisions made by the subdivision and development authorities.
- To provide for periodic reviews and monitoring of the plan and efforts in achieving its goals.
- To make budgetary decisions that coincide with the policy directions set out in the MDP.

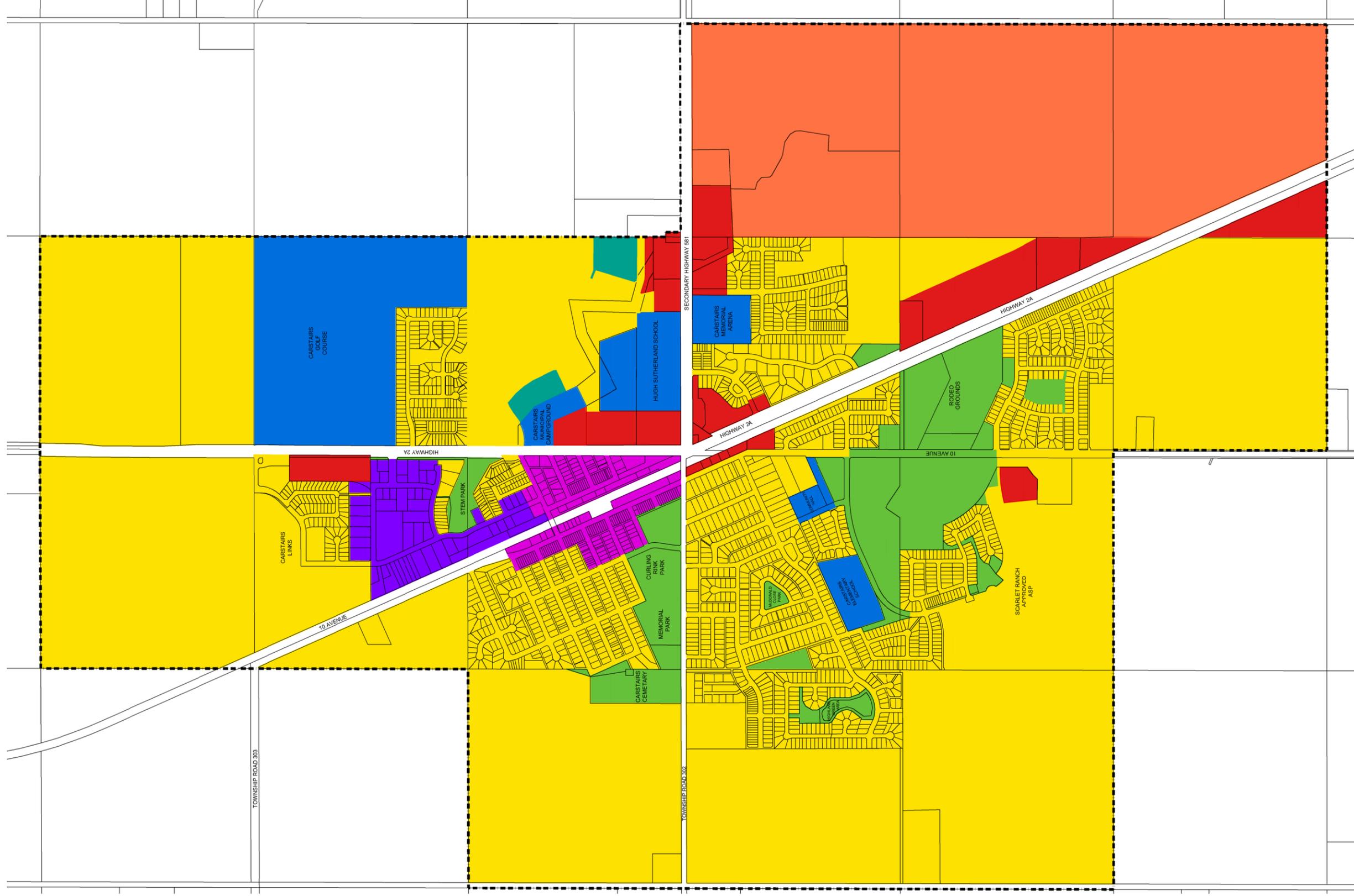
18.3 *Policies*

- 18.3.1 The MDP contains “shall”, “should” and “may” policies which are interpreted as follows:
- › “shall” policies must be complied with;
 - › “should” policies mean compliance in principle but is subject to the discretion of the applicable authority on a case by case basis; and
 - › “may” policies indicate that the applicable authority determines the level of compliance that is required.
- 18.3.2 All statutory and non-statutory plans shall be consistent with the Municipal Development Plan.
- 18.3.3 Subject to Council's approval, minor variations from the policies of the MDP shall not require an amendment to the MDP. More substantive changes shall require an amendment to the MDP and any other affected plan(s).

- 18.3.4 The goals and policies of the MDP shall be further refined and implemented through the development, adoption and day-to-day application of statutory plans (Area Structure Plans and Area Redevelopment Plans), non- statutory plans (Outline Plans, Conceptual Schemes, etc.), and the Land Use Bylaw.
- 18.3.5 In order to consider a Land Use Bylaw redesignation, subdivision or development application, or to generally provide directions for land use change in an area, the Town may require the preparation of an ASP, ARP, or amendments to existing plans to provide the details of intended land uses, provision of utility services, roads and open space pertaining to the subject lands and, where necessary, surrounding lands.
- 18.3.6 The Town Council or the general public may initiate an amendment to this Plan. Where an amendment is initiated by the general public, the Town shall require the submission of such background information as is considered necessary to support the amendment prior to commencement of the bylaw amendment process. Amendment of the Municipal Development Plan shall follow the appropriate procedures as outlined in the Municipal Government Act.
- 18.3.7 Various policies in this MDP suggest spending by the Town of Carstairs. It is not the intention of this Plan to commit the Council to this spending. Council may consider spending proposals suggested by this Plan along with all other Town spending on an annual basis during budget allocations. Pursuant to section 637 of the Municipal Government Act, Council is not required to undertake any of the projects referred to in this Plan.
- 18.3.8 The MDP is intended to be able to adapt to continue reflecting the priorities, goals and aspirations of the community as the Town changes, and to meet changes in development commitments, budget constraints, and market conditions. Generally, in order to ensure that the MDP is current, the entire Plan should be reviewed approximately every five years to ensure that direction and policies contained within the document are relevant to the Town's current context and vision.
- 18.3.9 In order to allow Council to track the status of the Municipal Development Plan after adoption, an annual report on progress should be prepared. This report should note any amendments which have been made or are forthcoming, any suggestions made for amendments, and any outside factors which may drive the need for Plan amendments.



Appendix A



LEGEND

- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- OPEN SPACE
- COMMUNITY AND RECREATIONAL FACILITIES
- SOCIAL AND EMERGENCY SERVICES
- DOWNTOWN
- AGRIHOOD



Scale 1:15,000

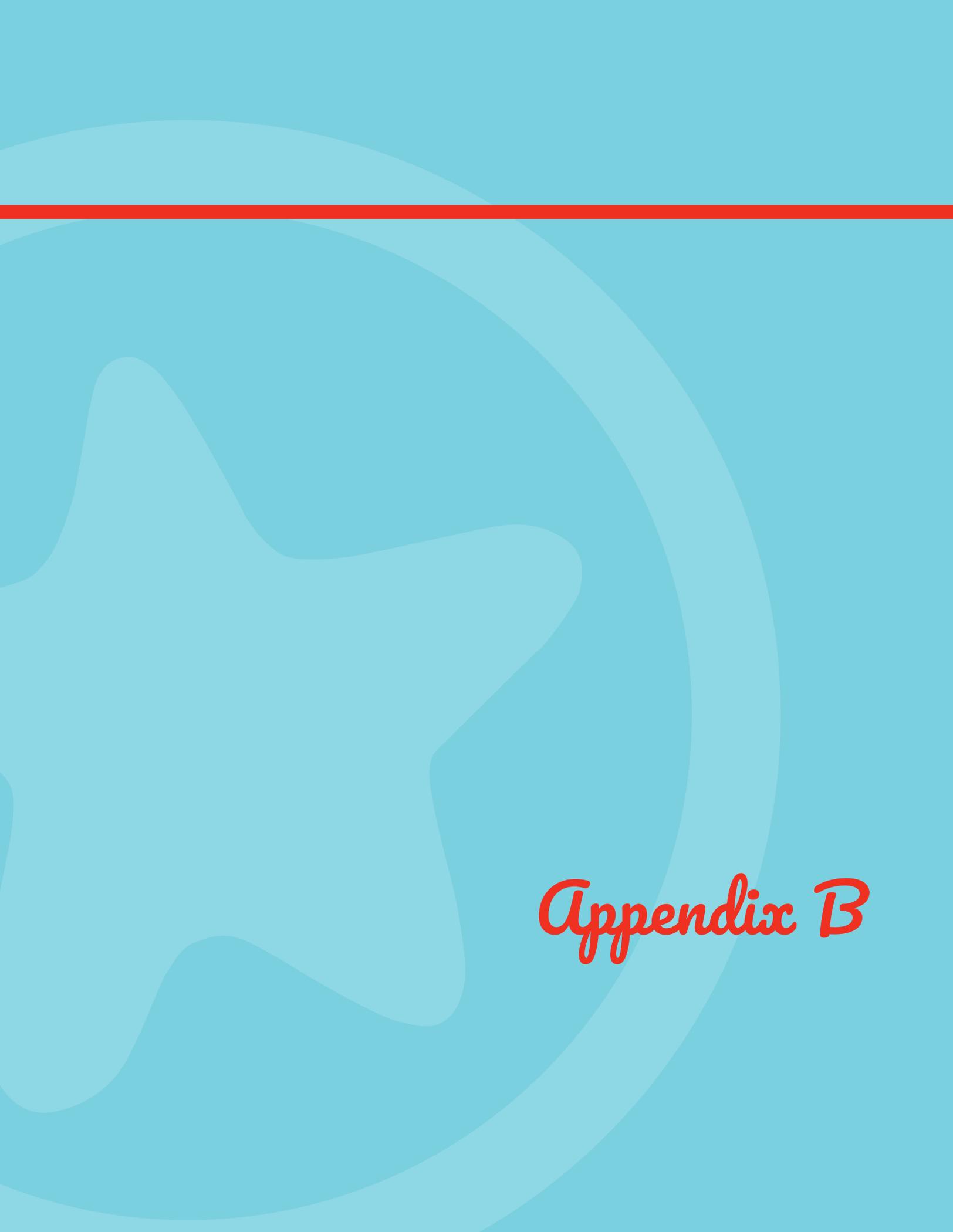


January 06, 2020

- COMMUNITY AND RECREATIONAL FACILITIES
- SOCIAL AND EMERGENCY SERVICES
- DOWNTOWN
- AGRIHOOD

TOWN OF CARSTAIRS

Municipal Development Plan Map



Appendix B

ENGAGEMENT SUMMARY

In 2019, the Town of Carstairs undertook a process to update their Municipal Development Plan (MDP). The targeted outcome from the process was a renewed and updated MDP that reflects the Town's current demographic profile, mapping, and community and Council priorities. The Town of Carstairs undertook community engagement to ensure that the updates would and do reflect these aims.

Engagement was planned to meet the following objectives:

- Demonstrate how the MDP has served the Town for the last decade;
- Outline how updates will continue to serve the vision of the community;
- Share information about the updated demographic profile of the Town; and
- Raise awareness and seek feedback about the MDP.

THE FOLLOWING ACTIVITIES WERE USED TO MEET THESE OBJECTIVES:

Internal Town Workshop

A meeting was held with Town staff from a variety of departments, who were given the opportunity to discuss the needs, challenges, and aspirations that their departments have in relation to the direction in the MDP. Information about the MDP and its role in guiding decision-making was shared, and Town staff discussed how the current direction or changes to the Plan may impact their work.

- » **Key Themes:** Staff provided valuable insight on the potential for the MDP to support or help guide the Town's work. Key topics that were highlighted through the discussion included: a strong sense of community and safety, how to discuss future planning and development decisions with the public, benefits of being in proximity to Calgary/Airdrie for both residents and businesses, balancing growth/density with small-town feel, support for seniors, opportunities for future recreation facilities and amenities, and transportation options for non-drivers in town.

External Stakeholder Workshops

A group of key stakeholders, representing various groups or organizations within the Carstairs community, took part in an informal workshop to gather feedback on the MDP. This workshop offered stakeholders information about the current and proposed use of the MDP by the Town in policy and direction-setting, and the stakeholders were given the opportunity to weigh-in on key details of the MDP that impact their operations or decisions. Stakeholders provided insight into numerous areas of the MDP, and discussed together how changes might influence their decision-making in the future.

- » **Key Themes:** Stakeholders engaged in a collaborative discussion, and were able to make connections and share information between themselves. Some key themes that were discussed included: the growing demand for affordable and rental housing in town, shifting timeframes for residential development and demand, the Town's unique sense of place compared to other communities in the corridor, the opportunity to offer supportive programs for new and existing local businesses, and balancing growth with small-town identity.

Community Event

On Saturday September 28, 2019 at the Town's annual Pumpkin Festival (located at the Curling Club), a table was set up by Urban Systems to engage and gather input from event attendees and residents on the Municipal Development Plan. Information boards were set up to provide context and discussion points with those that attended the event. Approximately 50 people stopped by the table to discuss the MDP. Those citizens provided feedback on:

- their views on the best features of Carstairs;
- what they think are the features of the Town that make it unique;
- amenities and services to consider for the future as the community continues to grow; and
- their vision for the Town in the future.

» **Key Themes:** Feedback was summarized and gathered on postcards and post-it notes that were placed on the boards. Citizens that participated spoke highly of the town's recreational amenities, events, small-town feel, sense of community, and the services offered by the Town. Some areas that citizens felt could be considered in the future were transportation options for all residents (including seniors), more housing options, maintaining and growing the local economy, and continuing to add recreational amenities as the Town grows.

