

# Village of Holden

Municipal Development Plan

Bylaw No. 2-2013



Prepared by:



2013



**BYLAW NO. 2-2013**

**A BYLAW OF THE VILLAGE OF HOLDEN  
IN THE PROVINCE OF ALBERTA  
FOR THE PURPOSE OF ADOPTING A MUNICIPAL DEVELOPMENT PLAN  
FOR THE VILLAGE OF HOLDEN**

**WHEREAS** the Municipal Government Act R.S.A. 2000, as amended, authorizes a municipal Council to adopt a Municipal Development Plan by bylaw; and

**WHEREAS** the Council of the Village of Holden has prepared a new Municipal Development Plan;

**NOW THEREFORE**, the Council of the Village of Holden, duly assembled, enacts as follows:

1. This new Bylaw may be cited as the "Municipal Development Plan Bylaw".
2. The Municipal Development Plan of the Village of Holden attached to this bylaw as Schedule "A" is hereby adopted.
3. Bylaw No. 3-1998, as amended, being the previous Municipal Development Plan of the Village of Holden, is hereby repealed.
4. This Bylaw may be amended by Bylaw in accordance with the Municipal Government Act, as amended.
5. This Bylaw shall come into effect on the date of the third and final reading.

READ A FIRST TIME this 19<sup>th</sup> day of August, 2013

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2013

READ A THIRD TIME THIS \_\_\_\_\_ day of \_\_\_\_\_, 2013

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CAO



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# 1 Introduction

## 1.1 Purpose of the Plan

The Village of Holden Municipal Development Plan (MDP) is intended to provide long range guidance for future development and land use within the Village. The Municipal Government Act (MGA) provides all Alberta municipalities the authority to adopt an MDP. The plan is intended to outline sets of goals, objectives, and policies concerning the community's vision for land management and growth. The main focus of the MDP is to assist the Village and approval agencies in achieving and maintaining orderly and efficient land use and development.

An MDP takes into account past and present human and physical environments. It considers where the community has been, where it is currently, and where it wants to go. This enables the Village to effectively establish policies to help reach its desired destination. The MDP provides a broad land use, infrastructure and transportation framework for future development in the Village. The MDP also includes a series of policies that address the preferred characteristics of future development and the development process within the boundaries of the Village.

The Village of Holden recognizes that other provincial and federal statutes may affect the Village's future development. The MDP may not be the only statutory plan that provides the Village with direction regarding land use; the MGA allows municipalities to adopt Area Structure Plans and Area Redevelopment Plans to provide direction on specific areas or neighbourhoods within a municipality. The MGA also enables a municipality to adopt an Intermunicipal Development Plan (IDP) with adjacent municipalities where future development within one municipality may have an impact on the other. The Village currently has adopted an IDP with Beaver County to help direct growth in the lands directly adjacent to the Village's boundaries. Future development within the Village may require the adoption of more of these other statutory documents. In such cases, the MGA requires that all statutory plans (including the MDP) be consistent with one another.

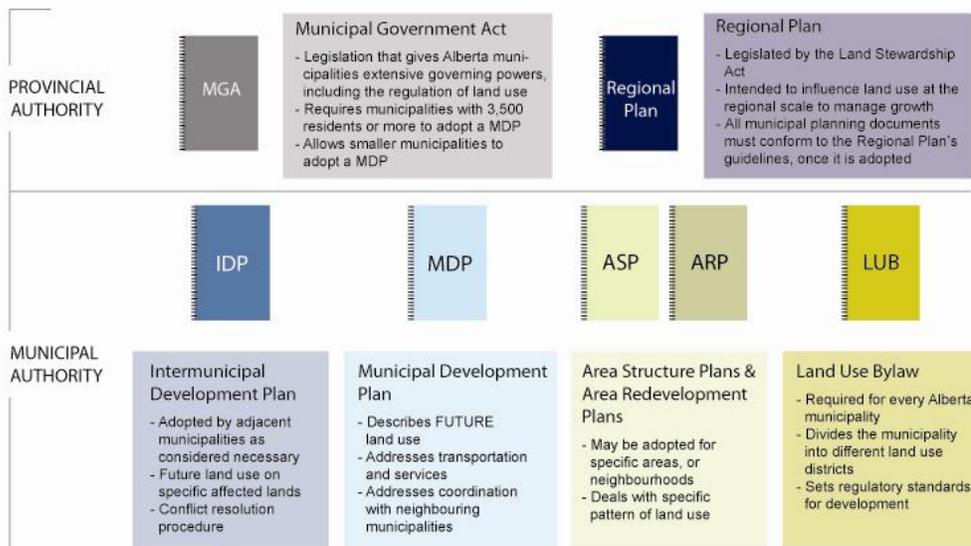
Changes to the Land Use Bylaw (LUB), which regulates site specific developments and subdivision approval, must also be consistent with the MDP. In order to address these changes the Village has also undertaken a comprehensive review of the LUB to ensure that both documents will be consistent and help the Village further land use goals and objectives.

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

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

Decision making on all subdivision applications will conform to the spirit and intent of the goals, objectives and policies of the MDP.

The boundaries of the land use areas shown on MAP 2: Future Land Use are approximate only and may not follow legal surveyed boundaries. Minor adjustments or variances that may be required for land use areas, the location of future roads, or measurements shall not require an amendment to this plan.



## 1.2 MDP Review Process

In the spring of 2013 the Council of the Village of Holden and Municipal Planning Services Ltd. (MPS) began a review of the MDP (and the LUB), the result of which is this plan.

## 1.3 Public Consultation

On the evening of Tuesday, June 18, 2013 at the Holden Community Hall, the Village of Holden held a public open house to inform local residents and landowners of the review process, to discuss issues related to the MDP review, and to gather feedback to be used in the further improvement of the draft MDP (and LUB).

The public open house was attended by approximately 29 community residents, members of Council and Village staff.

A public hearing was held on August 19, 2013 pursuant to the MGA where a presentation on the proposed revised MDP and LUB took place. The public was provided the opportunity to be heard by Council. Issues presented with respect to the MDP and LUB were reviewed and thoughtfully considered by Council.

## 1.4 Guiding Principles

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

### 1.4.1 *Philosophical Principles*

The Village of Holden's philosophy for managing growth and its land base is reflected in this plan. The philosophy is comprised of three principles:

Principle 1: Land use and development activities must respect and maintain the integrity of the Village's land base, which varies throughout the Village.

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

Principle 3: Smart Growth principles will be applied in maintaining the integrity of the land base and to promote sustainable development so that the needs of the present generation are met without compromising the ability of future generations to meet their own needs.

#### *1.4.2 Planning Principles*

The MDP policies also recognize three fundamental planning principles that are embodied in the MGA and the Provincial Land Use Policies:

Principle 1: In carrying out their planning responsibilities, municipalities are encouraged never to lose sight of the rights of individual citizens and landowners. Municipalities must assess the impact of any planning decision on individuals having regard to the purpose statement of the planning legislation.

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

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

#### *1.4.3 Looking to the Future*

Traditionally, many developments in Alberta have been characterized by the following features: high consumption of land; low housing density; car dependent land use patterns that are poorly suited for walking and/or cycling; neighbourhood designs that emphasize privacy rather than community; less efficient use of infrastructure and higher costs for new infrastructure; single-

family detached houses for a limited range of incomes and demographics; and/or fragmented working and natural lands.

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

The Village of Holden recognizes that future development within the community should not follow this traditional pattern in order to reduce some of the negative social, economic and environmental impacts that this traditional pattern of development can create.

The Village's land management philosophy requires that the MDP consider new directions to guide the Village into the future while still preserving its past. In order to achieve this balance the Village recognizes that this MDP must provide policies which facilitate sustainable community development and growth. Community development is multi-faceted, encompassing not just economic imperatives, but also environmental, social and cultural components. Each of these components is integral to the success of the others: just as environmental stewardship can lead to innovative economic opportunities; economic growth can lead to social and cultural development, thereby improving people's quality of life and the overall desirability of the community as a place to live, work and to recreate.

#### *1.4.4 Smart Growth*

To facilitate sound planning and development within the Village, the MDP adopts principles of Smart Growth. These principles emphasize the value of enhancing quality of life for residents and preserving significant natural areas in order to ensure that new growth and development in the Village will be

socially, fiscally and environmentally responsible well into the future. The Smart Growth themes that are evident in the MDP include:

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

## 1.5 Plan Goals

The Council of the Village of Holden hopes to foster an environment in which the Village is a viable and successful community. Council recognizes that

there are numerous factors affecting the quality of life in a community and that many of these features are influenced by the economic, environmental, cultural and social climate both within the Village and the surrounding region.

The MGA provides considerable municipal discretion concerning the contents of MDPs. Beyond the specific requirements of the MGA, the Village's MDP shall be used to develop, insofar as is possible, objectives and policies that will achieve the following goal statements:

1. Expand and diversify the Village's economic base while providing a high quality living environment for residents.
2. Facilitate sustainable growth and development in the Village by balancing economic growth, environmental protection and the preservation of recognized historic resources.
3. Encourage economic development and renewal by supporting new and existing economic assets within the community including traditional and regional economic drivers.
4. Encourage growth of the Village's economic development capacity by providing opportunities for commercial and industrial development.
5. Encourage the development of a variety of transportation choices including safe infrastructure for walking and cycling, in addition to driving in urban areas.
6. Maintain high quality and cost effective infrastructure within the Village.
7. Encourage the use of green buildings and other systems that can save both money and the environment in the long run.
8. Develop land in a cost effective and orderly manner.
9. Maintain a physical separation between incompatible land uses.

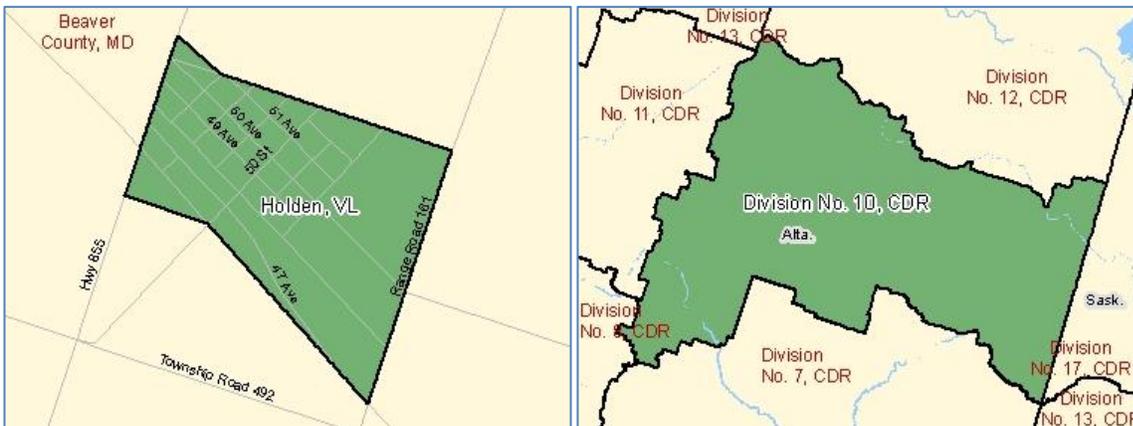
10. Support Smart Growth principles for new development such as compact, efficient, serviced subdivisions adjacent to existing serviced and developed areas.
11. Facilitate the provision of diverse housing opportunities. In order to ensure that people in different family types, life stages and income levels will be able to afford a home in the Village.
12. Enhance existing regional and community partnerships and seek new collaborative opportunities.
13. Identify and promote significant recreational, cultural and heritage resources within the Village. Encourage revitalization efforts within the downtown area.
14. Facilitate the development of health and wellness services in the Village.

## 2 Community Profile

Located at the crossroads of Highway 14 and Highway 855, the Village of Holden is small, historic village surrounded by Beaver County, approximately 95 KM east of the City of Edmonton (see MAP 1: Regional Location). First incorporated as Village in 1909, Holden served as a destination for settlers from eastern Canada, the United States and Central Europe due to the construction of the CN railway, as well as local agricultural opportunities.

Holden’s current population (as of the 2011 federal census) is 381. This figure has remained relatively stable in recent years (374 in 2001, and 398 in 2006). The overwhelming majority (approximately 90%) of housing stock in the Village is single-detached/single-family housing, and was constructed prior to 1986 (94%). Of the 218 dwelling units within the village, approximately 85% are owner occupied, while the remaining 15% are rental units.

According to the 2006 federal census, 140 of the Village’s 155 residents in the labourforce were employed. During this period, 32% of the Village’s labourforce was employed in sales and service occupations, another 32% were employed in management, business/finance and administrative professional positions, and 28% were employed in trades, transportation or equipment operations. Of this labourforce, approximately 55% worked in or near the Village of Holden, while 45% worked in a different municipality.



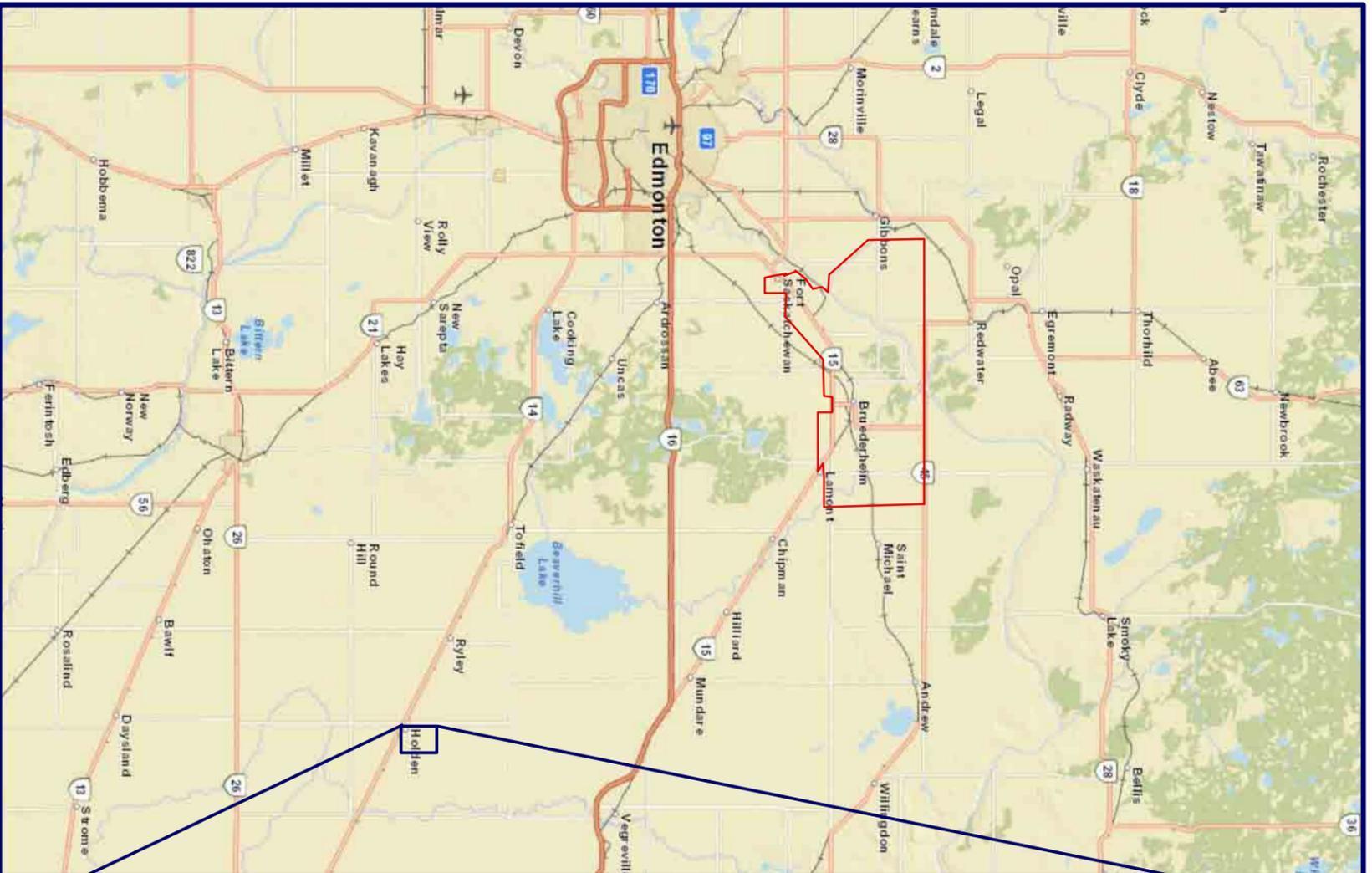
Federal census subdivision (left) and division (right)



# Village of Holden

## MAP 1: Regional Location

-  Village Boundary
-  CN Railway
-  Water Course
-  Water Body
-  Alberta's Industrial Heartland



0 75 150 Kilometres



0 0.5 1 Kilometre



Digital Geographic Information: Canada National Topological Survey Geobase and Geogratis & Altalis | Geographic coordinate system and projection: UTM, NAD 83 Datum: Zone 12N

FOR MORE INFORMATION: [www.munplan.ab.ca](http://www.munplan.ab.ca) | #208, 1751-107 Avenue NW Edmonton, AB T5S 1E5 | 780.486.1991



### 3 General Objectives and Policies

#### 3.1 Development Pattern

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

##### *OBJECTIVE 3.1.1*

To ensure that sufficient land is available to meet future development needs.

Policy 1 The future development pattern for the Village is shown on MAP 2: Future Land Use. Development shall generally conform to this map and the policies within the MDP.

Policy 2 MAP 2: Future Land Use shall reflect the community’s future development needs.

Policy 3 Future development shall occur only in areas that are both reasonable and economically feasible for development within the Village.

##### *OBJECTIVE 3.1.2*

To ensure that future development is responsive to the changing needs of the community and both local and regional influences.

Policy 1 The Village shall promote phased development as necessary to respond to population and development needs of the community.

Policy 2 The Village should encourage flexible development and design concepts to provide adaptability for the changing needs of the community.

### OBJECTIVE 3.1.3

To implement high standards for neighbourhood design and landscaping to enhance residents' quality of life.

- Policy 1 The Village should encourage a variety of development designs and layouts, particularly those which use green technology, reduce the building footprint, increase the amount of open space, and promote the use of alternative forms of transportation.
- Policy 2 New developments within existing residential areas shall be of a character that is compatible with and/or improves the existing physical character of the area.
- Policy 3 Within commercial and residential areas, new developments for both commercial and residential uses may be considered where the design, form, and massing are compatible with the surrounding development, and/or improves the appearance and use of the existing neighbourhood.

### 3.2 Heritage Management

The Village of Holden places high value on the Village's heritage and cultural resources. Future development will be respectful of important heritage and cultural resources by preserving and protecting, where appropriate, significant structures and landscapes.

In 2012, the Village adopted a Heritage Management Plan. This plan provides a framework for registering heritage properties in the Village of Holden. The plan has led to the adoption of a heritage committee bylaw, which establishes a committee to review and advise Council on heritage applications and heritage issues in the Village.

*OBJECTIVE 3.2.1*

To preserve and promote significant historic resources located within the community.

- Policy 1      Based upon Provincial guidelines, Village Council will encourage private and public efforts to preserve and support historic and cultural resources deemed worthy of preservation by the Village.
  
- Policy 2      The Village shall require Heritage Resource Impact Assessments to be included with proposed subdivision and development applications in locations where the proposal may impact significant heritage resources.
  
- Policy 3      The Village shall encourage the use of historic resources to promote tourism, where appropriate.
  
- Policy 4      The Village shall work to identify and protect significant cultural resources for future generations.
  
- Policy 5      The Village shall encourage local and regional organizations to preserve and promote local historic and cultural resources.
  
- Policy 6      The Village shall support the program for municipal designation of heritage resources in the Village of Holden Heritage Management Plan.



### 3.3 Community Facilities and Services

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

In 2012/2013, The Village of Holden and its regional partners prepared the Beaver Regional Partnership Recreation and Cultural Services Master Plan. This plan seeks to ensure that "quality, diverse and economical recreation and culture opportunities are available to residents and visitors of the Beaver Region through a collaborative approach to service provision."

#### *OBJECTIVE 3.3.1 Recreation Areas and Facilities*

To provide all residents reasonable access to a variety of recreation opportunities within the Village.

- Policy 1 The Village shall support the development of active transportation pathways linking areas and neighbourhoods within Village to provide connectivity and recreation opportunities.
- Policy 2 The Village shall endeavour to ensure adequate provision of attractive, accessible, well-maintained recreation areas and facilities for the community.
- Policy 3 Through the subdivision process, and in accordance with the Municipal Government Act, the Village shall require that subdivision applicants provide 10% of their land as Municipal Reserve for park and school purposes as a condition of subdivision approval where the taking of reserves is allowed for as per the Act. Reserve lands shall be shared with the School Division in accordance with the School Division's approved needs

and in accordance with any agreement the Village may have with the School Division. The land acquired by the Village through this process will be used for recreational facilities and uses.

- Policy 4 Notwithstanding Policy 3 of this section, from time-to-time the amount of land that would be provided by a subdivision may be too small or may be unsuitable to be of use for the Village’s recreational purposes. In such instances, at the discretion of the Subdivision Authority and in accordance with the Municipal Government Act, money in place of reserves may be required. That money shall be used for recreation capital works and shared with the School Division in accordance with any agreement the Village may have with the School Division.
- Policy 5 The Village shall ensure that the development of recreation areas and facilities is based upon standards which are within the financial capabilities of the community to achieve.
- Policy 6 The Village shall endeavour to create an interconnected system of parks and community green spaces throughout the community.
- Policy 7 The Village shall endeavour to support the activities of community clubs, sports clubs, cultural and heritage societies, churches, schools, individuals, etc. through funding, policy development and facility development.



*OBJECTIVE 3.3.2 Cultural Facilities*

To encourage the development of a diverse range of cultural opportunities in high quality facilities.

- Policy 1      The Village encourages the upgrading of existing facilities and improvements to library, museum services, artistic venues and other cultural facilities and will endeavour to ensure that these facilities remain a high development priority.
- Policy 2      The Village will endeavour to ensure that major cultural facilities are provided as required within the Village.
- Policy 3      The Village will continue to collaborate with municipal and provincial partners to ensure the provision of cultural facilities.

*OBJECTIVE 3.3.3 Protective and Emergency Services*

To work with the appropriate provincial agencies, regional partners, and the community to ensure a high level of protective and emergency services within the Village.

- Policy 1      The Village will continue to work collaboratively with the Beaver Emergency Services Commission to provide high level fire and emergency response services and management.
- Policy 2      The Village will encourage the Royal Canadian Mounted Police to work with various community groups, including the Beaverhill Rural Crime Watch, in an effort to sponsor an awareness of crime in Holden and a preventive attitude among local residents.
- Policy 3      The Village will endeavor to ensure that an appropriate level of ambulance service is provided in the community.

*OBJECTIVE 3.3.4 Health and Social Services*

To encourage collaboration with provincial agencies, not-for-profit groups, and organizations to ensure affordable, efficient, and

diverse social and healthcare services within the Village that are appropriate to the scale and demographics of the community and surrounding region.

Policy 1 The Village will endeavour to ensure the expansion of social services to residents as the need arises.

Policy 2 The Village will endeavour to ensure the expansion of health services as required so that the needs of local and regional residents are met.

Policy 3 The Development and Subdivision Authorities will refer new development and subdivision applications to the Health Authority for comments prior to approval.

### 3.4 Environmental Management

The Village of Holden includes a range of valuable environmental features which support not only the Village’s ecosystem but also the economic, social, cultural, and recreational systems throughout the community. Recognizing that a successful and sustainable future is dependent on the vitality of all of the interconnected systems (built and natural environment, economic, social and cultural) the Village has adopted a strong approach for environmental management.

#### *OBJECTIVE 3.4.1*

To identify and preserve significant ecological sites in the Village.

Policy 1 The Village may require an environmental assessment related to a proposed development which may have an impact on an identified natural or environmentally sensitive feature, to be provided by the developer.

Policy 2 The Village will encourage the retention of significant tree stands on Village land and on privately owned land.

*OBJECTIVE 3.4.2*

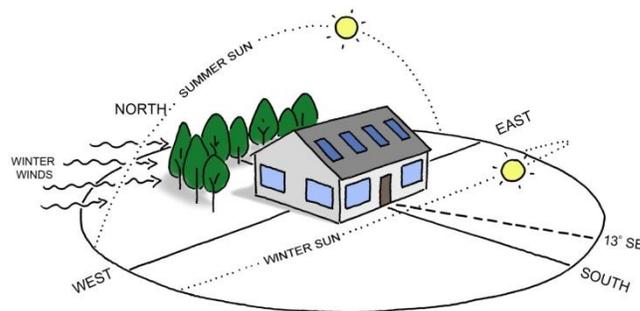
To encourage development only on lands without critical development constraints.

- Policy 1 Development shall not be allowed in areas characterized by wetlands, swamps, muskeg, or saturated soils. Development shall also be prohibited in valleys, ravines, or seasonal draws.
- Policy 2 Development shall be prohibited on slopes in excess of 15% or on slopes which are subject to slippage or mass movement.
- Policy 3 Development is prohibited in or adjacent to important wildlife habitat areas.
- Policy 4 Development may not be approved on soils that have extremely fast percolation rates and/or which might result in the possibility of groundwater contamination, without the development of appropriate mitigation measures.
- Policy 5 No permanent structures will be allowed within the 1:100 year flood plain of any water course or wetland, unless proper flood proofing techniques are applied. A certificate from a qualified, registered professional engineer or architect will be required by the Village to confirm that the development has been properly flood proofed.
- Policy 6 The Village shall encourage flood plain and flood prone areas to be kept in their natural state or be used for extensive agricultural use, where applicable.
- Policy 7 Where development is allowed within a flood prone or flood plain area, the developer shall take measures as required by the Development and/or Subdivision Authority.
- Policy 8 On municipal lands within extremely high water table areas, new development should be limited to recreational uses.

*OBJECTIVE 3.4.3*

To encourage energy efficient design and the development and utilization of alternative energy.

- Policy 1 The Village encourages houses to be oriented to maximize passive solar energy, natural shade and windbreaks, and to orient rooms such as kitchens and bedrooms based on light and heat requirements. The use of energy-efficient appliances and materials is also encouraged.
  
- Policy 2 The Village encourages the use of small alternative energy systems as a green alternative to traditional forms of electrical generation.



Solar Orientation and Wind Break Design for Passive Energy Conservation  
 A 13° South-East orientation is ideal to maximize solar energy benefits.

*OBJECTIVE 3.4.4*

To encourage best practices in waste reduction and waste management.

- Policy 1 The Village shall work collaboratively with Beaver Municipal Solutions to encourage local recycling and other waste reduction programs that divert materials from the local landfill.

Policy 2 The Village shall endeavor to implement innovative technologies and best practices to treat waste water prior to returning it to the hydrologic cycle.

### 3.5 Reserves and Easements

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

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

Environmental reserves, environmental reserve easements and conservation easements are three tools municipalities can use to ensure that:

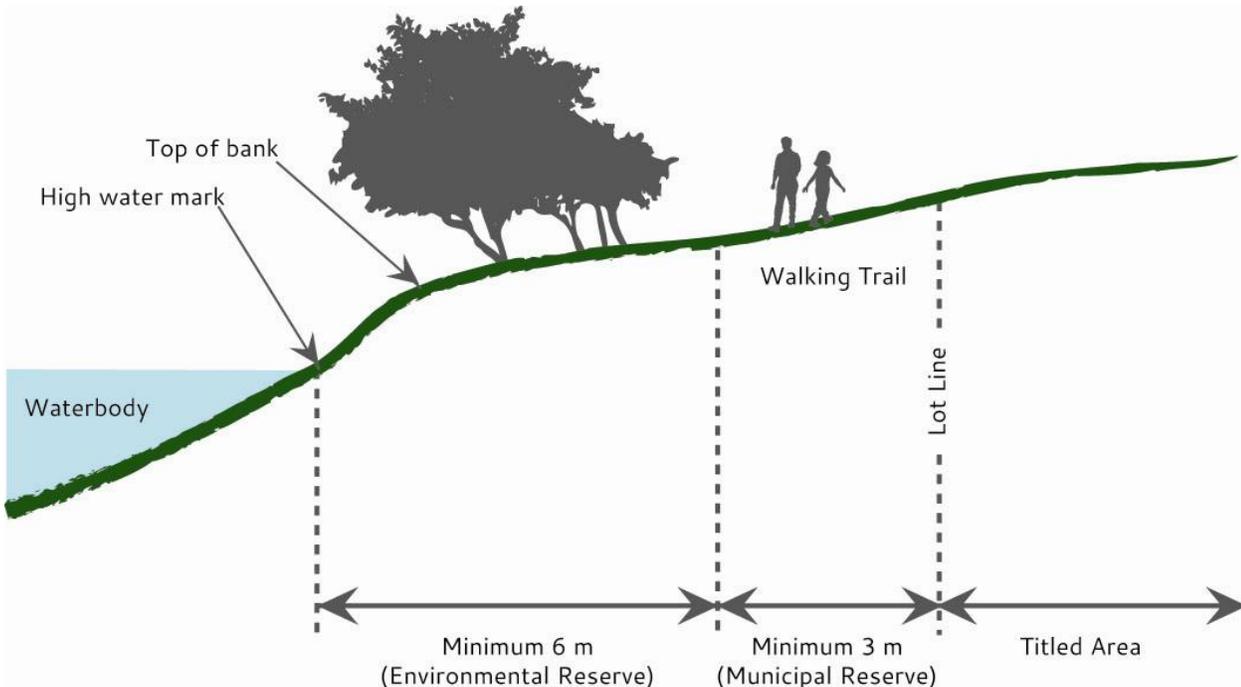
- a) development does not occur on hazardous lands;
- b) significant environmental areas are protected; and
- c) public access to significant cultural landscapes is maintained.

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

*OBJECTIVE 3.5.1*

To conserve and protect significant cultural landscapes and environmentally sensitive ecological features for future generations.

- Policy 1      The Village may require subdivision and development applications near water bodies and watercourses to prepare an engineering and/or geotechnical study to determine an adequate setback based on soil conditions and slope stability.
- Policy 2      Development on sandy or unstable soil may only be allowed if measures to control erosion are implemented. Development on flood susceptible areas or on unstable or steep slopes shall not be allowed.
- Policy 3      An environmental reserve (ER) of not less than 6 metres (19.7 ft.) in width from the high water mark of water bodies and/or the top of bank of creeks and wetlands shall be required as a condition of subdivision approval. As a condition of development approval where there is no subdivision, a comparable setback of 6 metres (19.7 ft.) shall be required from the high water mark of any water body and/or the top of bank of the water body to the wall of the nearest building. The image below illustrates the recommended water buffer adjacent to a large waterway.



Recommended environmental setbacks from water bodies and environmental reserve areas.

- Policy 4 Additional reserve and/or setback may be required by the Village based on the recommendations of any engineering and/or geotechnical study requested by the Village. In these cases, the amount of reserves required will be determined using the guidelines for ER width developed by Sustainable Resource Development.
- Policy 5 Where ER Lands are not necessary to provide public access to the feature, the Village shall, at the time of subdivision, consider the option of an Environmental Reserve Easement as provided for the in the Municipal Government Act.
- Policy 6 Municipal Reserves may be required as an open space buffer of sufficient size and composition to act as a noise and visual barrier between incompatible land uses.

Policy 7 Prior to disposing of any Municipal Reserve, Council shall review the applicability and effect of such disposition on surrounding land uses and the area’s recreational potential.

### 3.6 Recreation

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

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

#### *OBJECTIVE 3.6.1*

To encourage collaboration with community groups, not-for-profit organizations, and regional partners to provide a range of recreation opportunities.

Policy 1 The Village shall endeavour to work collaboratively with Beaver County and other regional partners to provide appropriate regional recreation services and facilities.

Policy 2 The Village shall endeavour to support community groups in providing recreation opportunities within the Village.

#### *OBJECTIVE 3.6.2*

To encourage trail development while also protecting adjacent landowners from potential negative impacts through the careful regulation of the recreation use of the right-of-way.

- Policy 1 Multi-lot residential developments will be required to provide multi-model trail networks to the satisfaction of the Subdivision Authority at time of subdivision.
- Policy 2 The Village shall work to develop a municipal trail network throughout the community.

*OBJECTIVE 3.6.3*

To maximize the use of existing recreation facilities and parks and to plan the Village’s future recreation and tourism needs.

- Policy 1 Service clubs and citizens groups should be encouraged to assist with park development.
- Policy 2 The Village shall continue to work collaboratively with existing service clubs, not-for-profit organizations, and regional partners to improve and support existing recreation and tourism facilities within the Village.

**3.7 Tourism**

The Village of Holden supports tourism initiatives and wishes to promote local hospitality operations, museums, churches, artistic performances, cultural centres and special events.

*OBJECTIVE 3.7.1*

To support and promote cultural tourism initiatives in the Village.

- Policy 1 The Village shall encourage the utilization and/or development of cultural, historic, and recreational resources to promote tourism, where appropriate.
- Policy 2 The Village shall encourage and, where possible, promote development of tourist facilities.
- Policy 3 The Village supports community initiatives that celebrate local heritage, tourism and culture.

*OBJECTIVE 3.7.2*

To cooperate with regional partners to encourage local and regional tourism.

Policy 1 The Village shall cooperate with area tourism groups, municipal neighbours, and tourism zones in promoting local tourism linkages with neighbouring communities.

Policy 2 The Village shall encourage private sector developers to facilitate tourism development, and may assist in accessing government funding programs to develop new, or upgrade existing, tourism attractions.

**3.8 Transportation and Public Utilities**

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

*OBJECTIVE 3.8.1*

To encourage the safe, orderly and efficient development of transportation and utility corridors including a hierarchy of streets and efficient parking.

Policy 1 The Village shall establish a hierarchical street system consisting of:

- a) arterials that have routes for quick and efficient movement of traffic;
- b) collector routes that serve to connect residential areas to arterial streets;

- c) local streets that serve to provide direct access to individual lots and that have no through traffic.

Policy 2 Council shall encourage linear transportation and utility facilities to locate so that they:

- a) follow road allowances wherever feasible;
- b) use corridors to integrate a number of utilities; and
- c) minimize disruption of recreation, wildlife, and historic resources.

Policy 3 The Village will endeavour to protect from encroachment by other uses sufficient land for future arterial road rights-of-way.

Policy 4 Direct access to arterial roads from adjacent properties will be limited in order to emphasize the most important function of these roadways, which is to accommodate high volume traffic flows.

Policy 5 The Village will endeavour to enhance the appearance of roadways. Developers will be required to provide landscaping, including trees, along the medians and boulevards of roadways.

Policy 6 The Village will require the development of multi-ways or coordinated walkway and bikeway systems in new residential areas, linking them to recreation areas and facilities where appropriate. The rights-of-way for these multi-ways shall be provided at the time of subdivision.

Policy 7 To improve the visual image of the entrances to the Village, Council will encourage owners planning property improvements to consider using building materials, textures, colour, landscaping, and signs that would favourably complement and/or enhance the entrances to the Village. Council will also use its best efforts to undertake such works on its properties and

encourage the Provincial Government to do the same on provincial highways.

*OBJECTIVE 3.8.2*

To minimize conflicts between transportation, communications, or utility facilities and other land uses.

- Policy 1 Council shall encourage high voltage power lines and high pressure pipelines to locate away from residential areas.
- Policy 2 Where proposed transportation and utility lines and facilities may adversely affect adjacent lands or land uses, the Village shall recommend or require as a condition of development of the line or facility such buffering as deemed appropriate to minimize any negative impacts.
- Policy 3 The Village may require future subdivision proposals adjacent to transportation and utility lines and facilities to provide such buffering as deemed appropriate.
- Policy 4 Where appropriate, new facilities should be built to standards to accommodate multiple devices. Individual facilities are strongly discouraged. Should co-locations not prove feasible, clustering of wireless communication facilities is preferred.

*OBJECTIVE 3.8.3*

To encourage regional cooperation in the provision, operation, and maintenance of infrastructure services.

- Policy 1 The Village of Holden shall endeavor to cooperate wherever possible with other municipalities and/or the provincial government with planning, development and operation of sanitary waste disposal facilities and sewage lagoons.
- Policy 2 Village Council supports the continued use of the Regional Landfill System concept and principles.

*OBJECTIVE 3.8.4*

To ensure that all subdivision and development conforms to municipal and provincial infrastructure and servicing standards.

Policy 1 Subdivision shall not be allowed where access to graded and graveled or paved roads in good condition does not exist, or where construction of a roadway and access to current Village standards to the site is not undertaken by the landowner/developer.

*OBJECTIVE 3.8.5*

To ensure that municipal services and utilities are provided in an economical and efficient manner and are reflective of need, environmental constraints, land use considerations, and existing infrastructure.

Policy 1 Service roads adjacent to Provincial Highways in the Village shall be considered as local roads and developed to appropriate standards.

Policy 2 The Village shall require that land use adjacent to Provincial Highways and their associated accesses conform to the Access Management Guidelines as outlined by Alberta Transportation. As well, where possible, the Village’s system of major local roads shall be afforded a similar level of protection from encroachment and proliferation of direct access.

Policy 3 All municipal infrastructure systems, such as new roads, sewage collection and water distribution systems created as a result of private development, which may include dedication to the Village, shall only be assumed by the municipality if the system has been constructed or upgraded to a standard which is acceptable to the Village and which meets or exceeds all appropriate Provincial and Federal standards.

- Policy 4 The Village shall implement a program of maintenance and improvement for local roads designed to enhance traffic flows. Through the subdivision and development processes, the Village shall endeavour to make the most efficient use of existing roadway facilities. Developments with the potential for substantial road impact (high traffic volumes or heavy trucks) will be directed to those roads that are designed and constructed to accommodate such development.
- Policy 5 Direct access from private property onto Provincial Highways shall be discouraged and limited wherever possible, especially where access onto local roads is available. Application for subdivision will be specifically designed to minimize accesses onto Provincial Highways and local arterial roads through the use of service roads or redesigning the subdivision boundaries to redirect accesses onto local roads.
- Policy 6 The Village will continue to endeavor to provide a reliable water supply and distribution system, an environmentally acceptable sanitary sewage collection and treatment system, and an efficient stormwater collection and management system. The provision of these systems will be funded either by senior levels of government or by new development.
- Policy 7 The Village will endeavour to maintain flexibility in the extending of municipal services into newly developed areas and will ensure that developers provide excess capacity to allow extensions into future development areas.
- Policy 8 The Village may require the preparation of a servicing scheme and a detailed geo-technical study prior to area structure plan or large area subdivision approval.
- Policy 9 The Village will continue to collect basic data for future engineering review in order to supplement the findings of

historical Village servicing studies, and improve the accuracy of future projections.

Policy 10 Developers shall be expected to provide or pay for the installation of utilities and development of roads in new subdivisions. The requirement shall be implemented through a development agreement with the Village.

Policy 11 Off-site levies may be determined at the time of new development and, if required, shall be assessed on all new developments.

### *OBJECTIVE 3.8.6*

To provide a cohesive network of trails and sidewalks that serve as a practical alternative to vehicle use for moving people of all abilities around the Village.

Policy 1 The Village should endeavour to link existing trails, sidewalks, and recreation and community facilities.

## 4 Future Land Use

### 4.1 Future Land Use

A development strategy has been developed for the Village of Holden based on the review of the previous planning exercises in the Village and on an analysis of the major challenges and trends facing the Village.

The strategy entails:

- striving for moderate, steady population growth;
- ensuring orderly, beneficial development occurs in the Village;
- ensuring adequate land is available to meet future development needs;
- ensuring development is staged according to growth requirements;
- ensuring each stage of development provides for a variety of development opportunities, necessary services and amenities; and
- emphasizing community strengths and assets such as the 'small town' character.

The goals, objectives and policies of the MDP support the orderly and efficient development of land within the Village and encourage the development of a balanced community in terms of land use. The MDP provides for a range of housing opportunities; to address quality of life issues and to promote the concepts of community and neighbourhood.

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

## 4.2 Future Land Use Map

The development strategy for the Village of Holden is illustrated on the Future Land Use map (MAP 2: Future Land Use) which is located at the end of this section. This map contains a conceptual future land use pattern for the community and is meant to convey the general intent of the Village concerning the future direction of growth. The map is intended to be interpreted as a broad expression of land use policy and not as a precise description of proposed land uses related to specific parcels of land. The Future Land Use map is to be used in concert with the goals, objectives and policies of the Plan.

The development concept reinforces the general pattern of development currently found within the Village while ultimately developing a more compact community and more balanced land uses.

Also indicated on the Future Land Use Map is the direction of long term urban expansion and the land uses that those expansion areas would accommodate. This long term development concept is consistent with the Village of Holden – Beaver County IDP and the Highway 14 Corridor Plan.

In stating the preferred direction of long term urban expansion, the Village recognizes that a Municipal Development Plan has no force and effect beyond the boundaries of the Village, and that this long term development concept is not binding upon any authority or person relying upon, applying, or interpreting the provisions of this plan. It is intended through other policies in this Plan that the Village will work with Beaver County on an ongoing basis to address planning matters of intermunicipal concern.

## 4.3 Land Use Classifications

The Land Use Classifications shown on the Future Land Use Map include:

**Residential** refers to that area of the Village currently used for predominantly residential purposes. Residential also refers to that area to be developed for predominantly low density housing, and some

medium and high density housing in selected locations at a scale and density compatible with the neighbourhood.

**Commercial** refers to that area containing commercial uses and compatible office, residential, institutional and recreational uses. The Commercial area includes that area surrounding the downtown core containing vacant lots, older single family residences and non-conforming uses, which may be suitable to accommodate downtown expansion on a limited and site specific basis.

Compatible highway commercial uses that would benefit from exposure along highway areas and that are visually attractive in appearance could also be considered within this area. Compatible recreational, park and institutional uses that cannot be reasonably accommodated elsewhere in the community may also be considered.

**Industrial** refers to existing and future industrial development that does not:

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

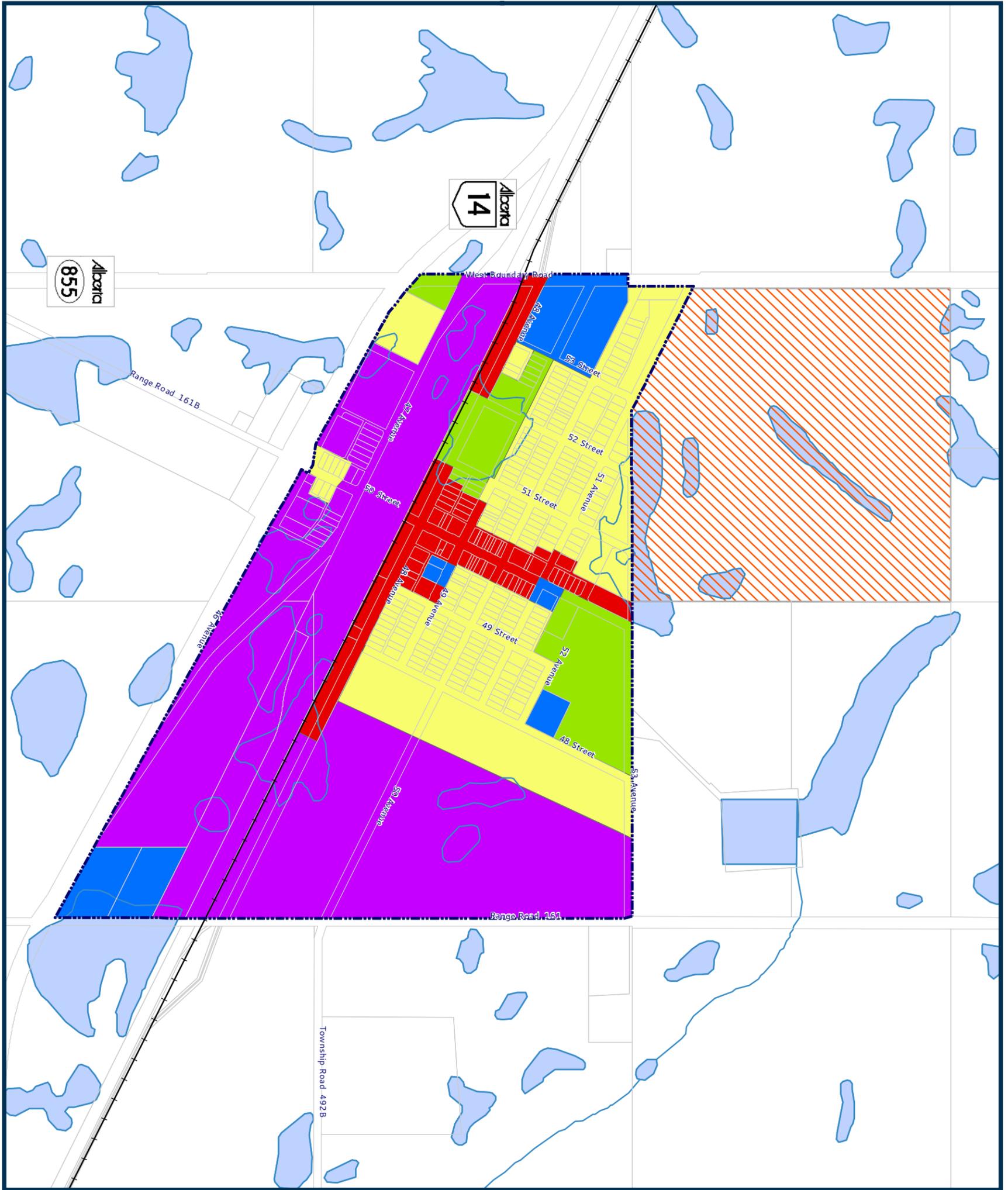
**Recreation/Open Space** refers to that area intended for low intensity park, recreation or community development and/or to be preserved in its natural state.

**Institutional** refers to existing and future community facilities such as municipal buildings, schools, community and/or health services.

**Public Utility** refers to existing and future public utilities such as water treatment facilities, waste transfer stations and sewage lagoons.

# Village of Holden

## MAP 2 - Future Land Use



— Village Boundary

Water Body

— CN Railway

Residential

Commercial

Industrial

Institutional

Recreation & Open Space

Urban Fringe





## 5 Specific Land Use Areas

The following land use and development objectives and policies shall apply to all lands shown on MAP 2: Future Land Use within the Village of Holden and shall be used by the Village to guide decision-making regarding land use and development within the Village. MAP 2: Future Land Use is located in Section 4 of this Plan.

### 5.1 Residential

The Village of Holden has experienced a limited amount of new single family and multi-family residential development over the last ten (10) years. This trend affects the social, economic and environmental community of the Village.

There are three types of residential uses that characterize the Village:

- Single family residential developments (generally referred to as low density developments)
- Medium density developments (including duplex and row housing developments); and
- High density developments (including apartment style condominium developments).

Most areas within the Village that have been developed for residential purposes are connected to municipal services.

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

#### *OBJECTIVE 5.1.1 Housing Mix*

To ensure that sufficient land and residential developments

are available to meet future housing needs.

Policy 1 Village Council shall encourage private developers to participate in residential development.

Policy 2 In cooperation with developers and other government agencies, the Village will endeavour to ensure the provision of:

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

Policy 3 All new or revised residential area structure plan areas will have a residential housing mix normally reflecting a ratio of 80% low and medium density residential development and 20% high density residential development. A larger percentage of higher density residential development may be allowed by the Village if the developer can demonstrate the following:

- a) that the development can be serviced in a manner that is consistent with the Village's Master Services Plan;
- b) that the overall development pattern is complementary to adjacent land uses and infrastructure;
- c) that the development will provide a high percentage

of social and/or affordable housing; and

- d) that the development will provide a higher percentage of public amenity areas, including but not limited to, park areas, trails, recreation amenities and/or public art.

- Policy 4 The Village will endeavour to provide the housing mix indicated above in each neighbourhood indicated in this Plan and within new neighbourhoods as they develop.
- Policy 5 The Village may encourage the development of innovative housing including new building forms, design and construction techniques.
- Policy 6 Rehabilitation of older, structurally sound housing units will be encouraged wherever feasible.
- Policy 7 Where the Village deems necessary, new residential developments will be required to provide buffering from potential negative impacts of adjacent land uses.

### *OBJECTIVE 5.1.2 Neighbourhood Planning*

To ensure that residential development is orderly, planned, efficient, and encourages community and neighbourhood pride.

- Policy 1 The Village will adopt the neighbourhood as the basic planning unit for future residential development and redevelopment. Consideration of the design and development of complete neighbourhoods will be part of the evaluation criteria for all new multi-lot residential developments.

- Policy 2 The Village will require the preparation and approval of an Area Structure Plan or Outline Plan/Development Concept prior to the approval of a new residential neighbourhood. The preparation and costs associated with the preparation of a new Plan or amendment to an existing Plan will be the responsibility of the developer. If the Village incurs costs while reviewing a proposed Plan or Plan amendment then costs associated with the review will also be the responsibility of the developer.
- Policy 3 Outline Plans/Development Concepts will only be permitted, at the discretion of the Subdivision Authority, for parcels of land smaller than 20 ha (50 ac) and/or developments that will generate a total residential population of less than 280 people within the Plan area.
- Policy 4 All Outline Plans/Development Concepts must be approved by resolution of Council prior to Subdivision Approval.
- Policy 5 The Village's overall density of residential development within a designated neighbourhood unit should be approximately 30 units per net residential hectare. As average household size continues to decline, however, a somewhat higher overall density standard may be considered in specific circumstances.
- Policy 6 Ground oriented medium density residential development will be permitted in each neighbourhood. Medium density residential sites should be spread throughout each neighbourhood rather than being concentrated in any one area.
- Policy 7 Ground-oriented medium density residential development will not normally exceed a density of 50 units per net

residential hectare.

- Policy 8 High density residential developments will not normally exceed a density of 100 units per net residential hectare.
- Policy 9 High density residential buildings will not exceed four storeys in height.
- Policy 10 High-density housing family sites should locate adjacent to arterial or collector roads.

### *OBJECTIVE 5.1.3 Subdivision and Site Planning*

To ensure that future development provides a mix of housing types to meet a variety of life cycle demands and market preferences.

- Policy 1 Different housing types should be appropriately related to neighbourhood and Village facilities and services and to schools. Senior citizens' housing and apartment buildings, for example, should be close to commercial facilities.
- Policy 2 Only compatible housing types should be sited adjacent to one another. Walk-up apartment buildings, for example, are compatible with ground-oriented multiple family dwellings, but incompatible with single detached dwellings.
- Policy 3 Subdivision and site planning techniques using building forms, landscaping features, etc., should be used to reduce adverse effects of noise sources such as railways and major roadways on residential areas to foster a sense of neighbourhood security; and provide visual privacy.
- Policy 4 Dwellings should have an adequate outdoor amenity area and should be designed so as to minimize energy loss.

- Policy 5 The Village may use architectural control of major developments so as to create an aesthetically pleasing residential environment.
- Policy 6 The noise levels for those areas designated by provincial agencies should be established prior to subdivision by the use of prediction techniques acceptable to Alberta Transportation. The developer shall be required to prove, to the satisfaction of the Village, that the noise level in outdoor residential areas is the lowest level technically attainable. In no case shall predicted noise levels in new development areas exceed 65 dBa Ldn in outdoor areas and 35 dBa Ldn within the dwelling unit.
- Policy 7 Wherever possible, street frontages should be minimized. Excessive frontage adds to development costs and increases maintenance costs.
- Policy 8 Since they have different configurations than “stick-built” single-family homes (in that they are normally much longer and narrower than a conventional house), manufactured homes should be restricted to specific subdivisions designed for manufactured homes or to manufactured home parks.
- Policy 9 When single-family residential sites are constructed, such design features as loops, cul-de-sacs, and buffers to create quiet, low traffic areas should be incorporated.
- Policy 10 Multi-family units may be permitted in the downtown area on the second-storey of commercial buildings or adjacent arterial or collector streets.

*OBJECTIVE 5.1.4 Affordable Housing*

To ensure the development of affordable housing.

Policy 1 The Village shall work with developers, home builders, as well as government and non-government agencies to increase the proportion of affordable housing units within the community.

*OBJECTIVE 5.1.5 Development Phasing*

To ensure that new development occurs in an efficient manner that does not put a strain on the Village’s current or future infrastructure capacity and serves to improve community connectivity.

Policy 1 The Village shall require the phasing and staging of future development in order to ensure contiguous development and the orderly extension of roadways and municipal services.

Policy 2 A stage of subdivision should provide a supply of lots that could reasonably be expected to be fully developed within a two-year time frame. The size of each stage should be large enough to offer a variety of housing types and to meet anticipated residential demands. All amenities such as parks, landscaping or recreational facilities should be phased along with the construction of the dwelling units.

Policy 3 The Village should not allow successive stages of subdivision until the majority of lots in previous stages have been issued development permits or unless the developer can clearly demonstrate that the lots in a successive stage would not remain undeveloped for an extended period of time.

Policy 4 The residential phasing policies are designed to discourage

“leap frog” development and mitigate potential costs associated with future residential development in locations which are separated from previously developed areas.

Policy 5 MAP 2: Future Land Use illustrates the Village’s preferred plan for the phasing of new residential developments based on current development locations, infrastructure capacity within the Village and best planning practices.

Policy 6 Notwithstanding Policy 1 above the Residential Phasing policies are not intended to preclude the possibility of future residential development in areas which are not built out until the area is completely developed. Development proposals adjacent to existing approved plans may be considered where:

- a) servicing connections are existing and available on the site or at a property line adjacent to the site;
- b) adequate capacity exists to service proposed development in a manner that is consistent with the Village’s Master Services Plan to the satisfaction of the Village’s engineer; and
- c) where it is demonstrated that the overall development pattern is complementary with adjacent land uses and infrastructure.

### *OBJECTIVE 5.1.6 Residential Infrastructure*

To minimize municipal costs associated with residential development.

Policy 1 All residential development shall be serviced efficiently and be consistent with the Village’s servicing requirements.

## 5.2 Commercial

The intent of the Plan is to accommodate a range of commercial facilities, primarily located within the downtown area, adjacent to highways, and within established commercial areas. Commercial developments provide a service to local residents, the highway traveling public, tourists to the region and the surrounding agricultural community. The Village will not support commercial developments that adversely affect the standard of safety or convenience, or the functional integrity of any highway or road.

### *OBJECTIVE 5.2.1*

To ensure that there is an adequate supply of competitively priced commercial land to realize Holden’s commercial development potential.

Policy 1 Council shall encourage developers to participate in commercial development.

### *OBJECTIVE 5.2.2*

To separate and distinguish between various commercial uses.

Policy 1 Council shall encourage four types of commercial development, and shall distinguish them with different Districts in the Land Use Bylaw:

- Primary Commercial: intensive retail and service establishments;
- General Commercial: large land users (e.g. goods and services that are more dependent on vehicular access than pedestrian traffic or that require large amounts of land for storage or display purposes);
- Highway Commercial: goods and services provided for

the travelling public; and

- Neighbourhood Commercial: small retail outlets intended to provide goods and services to local residents.

Policy 2 All future primary, general and highway commercial development should occur on lands designated Commercial on MAP 2: Future Land Use. All future neighbourhood commercial development may occur where specifically indicated in the Village’s Land use Bylaw within the areas designated Residential on Map 2: Future Land Use.

Policy 3 The development of Highway Commercial areas will take careful cognizance of the need to buffer the potential negative impacts of such development from adjacent uses.

Policy 4 All Future highway commercial development will be serviced efficiently and be consistent with the Village’s servicing requirements.

Policy 5 When development or re-development is proposed for sites that are:

- a) highly visible to vehicle or pedestrian traffic; and/or
- b) determined to be of critical importance to the future development of downtown and/or the gateway area

The Development Authority may require additional information and requirements regarding architectural design, landscaping, and/or any other condition deemed necessary to ensure high standards of design both on the site and in relation to the streetscape.

*OBJECTIVE 5.2.3*

To recognize emerging trends in retail and commercial land use, including the creation of mixed use intensification nodes for future development areas.

- Policy 1      Mixed-use developments that provide for commercial and residential uses within the same building will be encouraged.
- Policy 2      The Village shall endeavour to identify important development sites and opportunities that have mixed-use development potential and that would benefit the community.
- Policy 3      The Village shall review its commercial use area policies regularly to ensure they remain effective considering commercial and retailing trends and the community’s needs.

**5.3            Industrial**

For the purpose of this MDP the term "industry" refers to manufacturing or warehousing and storage, and includes both light and heavy industry. Industries that may have high levels of noxious emissions or noise are referred to as heavy industry. Light industry is not noxious and is generally compatible with other uses. Existing industrial uses within the Village can be classified as light industrial.

The Village recognizes that industrial developments can be of benefit to the Village by providing employment, tax dollars and services to local residents. If planned effectively, the negative impacts an industry may have on the surrounding area can be mitigated or minimized.

This plan encourages the diversification of the Village’s economic base by identifying land and policies to supporting the development of a diverse range of industrial developments within the Village.

## *OBJECTIVE 5.3.1*

To ensure that there is an adequate supply of competitively priced industrial land in appropriate locations to realize the Village’s industrial development potential.

- Policy 1      It is the policy of this plan that the areas designated Industrial on MAP 2: Future Land Use shall be developed as industrial uses, and that industrial development shall be directed to those lands.
  
- Policy 2      The Village will encourage concentrated industrial growth by directing future industrial development to the industrial area in order to minimize conflicts with neighbouring land uses, to facilitate the economical provision of municipal services, and to promote an efficient industrial land use pattern.
  
- Policy 3      Only light industrial uses will be allowed within the Village’s boundaries.
  
- Policy 4      Council shall encourage private developers who own land within the Industrial Land Use area to develop their land for industrial use.
  
- Policy 5      The Village may encourage the gradual relocation of industrial uses that are not in industrial areas to the Industrial Use area.
  
- Policy 6      The sizing and servicing of industrial sites should reflect the requirements of a wide range of light industrial uses such as construction, trucking, manufacturing and wholesaling activities, etc.
  
- Policy 7      Existing and future industrial activities in the industrial area will be protected by preventing encroachment of non-industrial uses.

- Policy 8 Future industrial development will demonstrate adequate fire flow capacities prior to development approval and after completion of construction to the satisfaction of the local fire department.
- Policy 9 Future industrial development within the Industrial Use Area will be connected to a paved road network in a manner that meets with the satisfaction of the Village's Public Works Department and should have direct and quick access to truck routes and highways.

### *OBJECTIVE 5.3.2*

To ensure that the site design and visual appearance of industrial developments is compatible with surrounding land uses.

- Policy 1 The visual appearance of industrial buildings, the location of roadways, landscaping and buffering will be considered in order to ensure compatibility with surrounding uses. The Village will include building and landscaping standards in its land use bylaw as a means of encouraging the development of more attractive industrial structures and improving compatibility with surrounding uses.
- Policy 2 Attractive appearance and a high standard of maintenance shall be required at all industrial sites. To this end and to improve the image of the industrial areas, landowners and businesses will be required to provide reasonable landscaping (in the form of vegetation, fencing, and other landscaping features) and building materials, textures, colour and signs that would favourably enhance the industrial environment at the time of development and will be encouraged to properly

maintain, add and improve such features and materials to enhance the industrial environment.

*OBJECTIVE 5.3.3*

To encourage local and regional industrial development.

- Policy 1 The Village will seek the assistance of other levels of government in promoting local industrial development opportunities.
- Policy 2 The Village will cooperate with local business groups in promoting the municipality as a good place to live and establish business.
- Policy 3 Existing local industrial firms with growth potential will be encouraged to expand their production facilities in appropriate locations.
- Policy 4 Council will encourage the development of a regional industrial base in order to sustain those activities associated with the development of the adjacent resources of the area.

5.4 Institutional

There are currently several institutional developments within the Village of Holden. These uses provide social and educational services to local residents and visitors of Holden. These uses include the Village’s municipal office, the school, places of worship, and the library, as well as community and health and wellness facilities.

*OBJECTIVE 5.4.1*

To provide adequate public and quasi-public facilities to meet

the Village's needs.

**Policy 1** It is the policy of this MDP that the areas designated Institutional on the MAP 2: Future Land Use shall be developed as parks, recreation facilities, institutional uses (such as schools, health and wellness facilities, arenas, etc.), and that such development shall be directed to those lands designated Institutional.

**Policy 2** Public and quasi-public building uses in this policy shall be:

- educational facilities (e.g. schools)
- community facilities (e.g. Village office, community centre, fire hall, etc.)
- government facilities (e.g. provincial buildings)
- institutional facilities (e.g. churches)
- health and wellness facilities (e.g. health clinic)

**Policy 3** All major institutional development should occur on lands designated Institutional on MAP 2: Future Land Use. However, small institutional uses may occur in other lands, at the discretion of the Village's Development Authority.

**Policy 4** All public and quasi-public facilities shall be properly maintained.

### *OBJECTIVE 5.4.2*

To work cooperatively with provincial agencies and not-for-profit organizations to ensure future institutional facilities are compatible with adjacent uses and suitably located for community accessibility.

Policy 1 The Village shall encourage other government agencies and not-for-profit agencies to locate in those areas designated as Institutional on MAP 2: Future Land Use.

## 5.5 Recreation and Open Space

The Village of Holden values its recreation and open space amenities. The Village recognizes that the existing recreational facilities, trails, and open spaces are important to community enjoyment and well-being.

### *OBJECTIVE 5.5.1*

To encourage low intensity park, recreation, or community development in appropriate locations to provide access for all residents while preserving significant environmental features.

Policy 1 The only developments that will be allowed within this area are low intensity park, recreation, or community uses.

Policy 2 Significant environmental features will be preserved in their natural state.

## 5.6 Public Utilities

Within the Village of Holden, public utility areas refer to major existing and future public utilities such as water treatment facilities, waste transfer stations and sewage lagoons. Land use policies and objectives that apply to this area will help to ensure that the location and the scale of public utilities within the Village are appropriate in relation to existing and proposed developments.

### *OBJECTIVE 5.6.1*

To ensure that Village utility services are adequately

maintained and upgraded.

- Policy 1 The capacity of the water and sewer system shall be increased when warranted by increased population and/or use.
- Policy 2 Encouragement and support of the local fire department and regional fire services commission shall be maintained.
- Policy 3 Wherever possible, all new service connections (power, telephone, etc.) should be underground, except Industrial areas. In industrial areas location of services will be at the discretion of the Development Authority.
- Policy 4 Street maintenance should be actively pursued.
- Policy 5 The Village shall constantly seek to acquire provincial funds for major improvements to water and sewage facilities.



## 6 Plan Administration

### 6.1 Authority of the Plan

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

#### *OBJECTIVE 6.1.1*

To ensure that all municipal statutory and regulatory planning documents are consistent and up to date, and to conduct reviews and consider amendments to the plan as required.

- Policy 1      When this plan or any part thereof takes effect, the Land Use Bylaw of the Village of Holden shall be amended, if necessary, to conform to this plan.
- Policy 2      The Municipal Government Act outlines the procedure for an amendment to the plan. When reviewing proposals for amendment, Council shall ensure that the proposed change is in agreement with the plan goals and objectives. Council shall require that a request for an amendment be made in writing. The submission should also address the reasons for the amendment and conformity with the plan's goals and objectives. When reviewing an amendment, Council shall consult with any agencies it feels may be of assistance.
- Policy 3      Planning is a continuous process and it is important that the plan be monitored, reviewed and updated in order to ensure that the

planning needs of the village are being met. A review may be appropriate when:

- a) Changes in economic, social or technical developments occur;
- b) Changes in provincial land use and development policies occur;
- c) A new Council is elected; or
- d) An amendment to the plan is made.

A comprehensive review of the plan should be undertaken at least once every five years.

#### *OBJECTIVE 6.1.2*

To engage in cooperative and collaborative communication with municipal, regional, and provincial partners.

Policy 1 The Village of Holden will actively consult with Beaver County during the consideration of amendments to this plan, new statutory plans, amendments to the Land Use Bylaw, proposed subdivisions, or significant discretionary development permits when the proposal is in close proximity to the County or when, in the opinion of the Village of Holden, the proposal may impact the County – in order to obtain the County’s views on the proposal. The approving authority will give careful consideration to any matters raised during this consultation.

Policy 2 Proposed amendments to this plan shall be consistent with the Village of Holden – Beaver County Intermunicipal Development Plan and the Highway 14 Corridor Plan, as amended.





# Village of Holden

## MAP 3 - Infrastructure

-  Village Boundary
-  Sanitary
-  Lift Station Required for Sanitary

Water services are available throughout the Village provided by the Highway 14 Regional Water Services Commission

