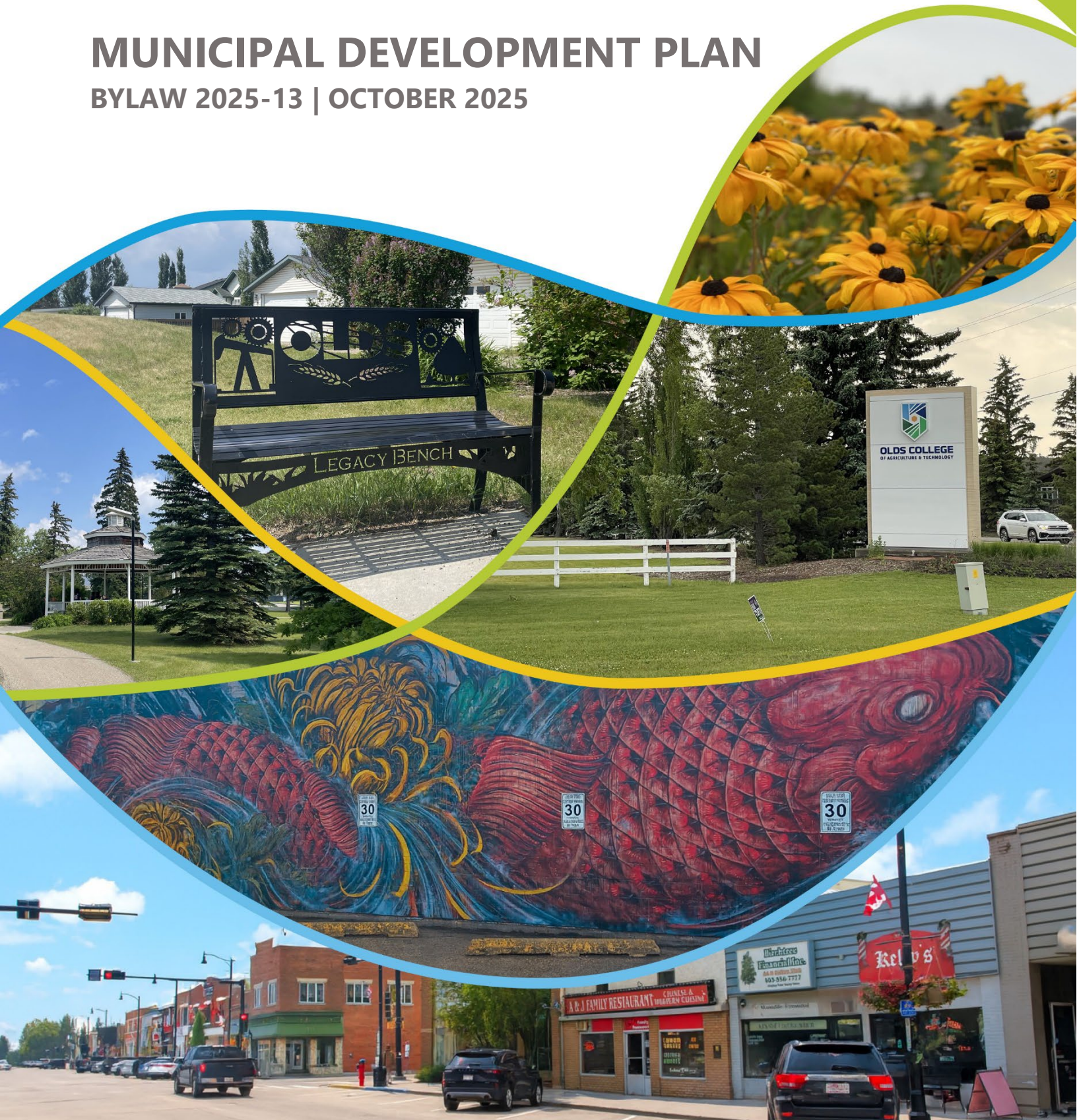


MUNICIPAL DEVELOPMENT PLAN

BYLAW 2025-13 | OCTOBER 2025



TOWN OF OLDS
BYLAW NO. 2025-13
BEING A BYLAW OF THE TOWN OF OLDS, IN THE PROVINCE OF ALBERTA, TO
AMEND THE TOWN OF OLDS MUNICIPAL DEVELOPMENT PLAN

WHEREAS Section 632(1) of the Municipal Government Act, being Chapter M-26 of the Statutes of Alberta, requires that every Council of a municipality must by Bylaw adopt a Municipal Development Plan;

WHEREAS a Municipal Development Plan has been prepared in accordance with Section 632(3) of the Municipal Government Act, being Chapter M-26 of the Statutes of Alberta;

WHEREAS the Municipal Government Act, being Chapter M-26 of the Revised Statutes of Alberta, permits a Council by bylaw to amend the Municipal Development Plan; and

WHEREAS the Council of the Town of Olds deems it necessary and expedient to amend the Municipal Development Plan Bylaw No. 2020-14

NOW THEREFORE the Council of the Town of Olds in the Province of Alberta, duly assembled, enacts as follows:

1. That Bylaw 2025-13, being the new Municipal Development Plan, is adopted;
2. That Bylaw 2020-14, being the former Municipal Development Plan and any amendments thereto are hereby rescinded

EFFECTIVE DATE

This bylaw comes into force on the date it is passed.

READINGS

Read for a first time on the 25th day of August 2025.

Public Hearing held on the 8th day of September 2025.

Read a second time on the 14th day of October 2025.

Read a third and final time on the 14th day of October 2025.


Judy Dahl, Mayor


Brent Williams, Chief Administrative Officer

SIGNED by the Chief Elected Official and the Chief Administrative Officer this 20 day of OCTOBER, 2025.

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1.0 INTRODUCTION

The *Municipal Government Act* of Alberta requires all municipalities to prepare and adopt a Municipal Development Plan (MDP). The *Act* states that an MDP must address future land use and development in the municipality, the provision of municipal services and facilities, and intermunicipal issues such as future growth areas and the co-ordination of transportation systems and infrastructure.

The overall purpose of the Town of Olds MDP is to guide future growth and development to be sustainable, orderly, appropriate, complementary, and efficient, and enhance the quality of life for the citizens of Olds. To that end, the MDP is a long-range policy document that is intended to be used as a framework to guide the physical development of the community. It provides a framework for evaluating future growth and development proposals within the context of a long-range plan.

In preparing this MDP we acknowledge that the Town of Olds is on the traditional territories of the people of the Treaty 7 Region of Alberta, which includes the Blackfoot Confederacy (the Siksika, Piikani, and Kainai First Nations), as well as the Tsuut'ina First Nation and the Stony Nakoda (the Chiniki, Bearspaw, and Goodstoney First Nation). This area is also home to the Métis Nation of Alberta.

1.1 STRUCTURE OF THE PLAN

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 Olds, and features that influence the future development of the community; these sections are presented for informational purposes only.

Section 3.0 of the MDP outlines an aspirational vision that depicts the essence of Olds and the desired future state of the community. It also contains principles that form the structure of this Plan and its policies.

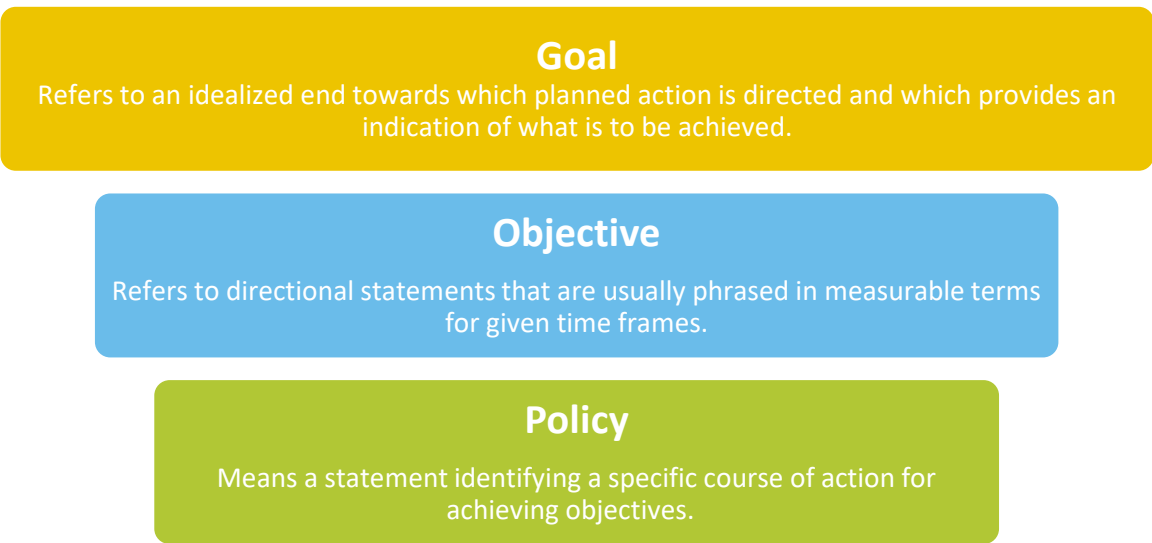
Section 4.0 of the MDP provides an overview of the major elements shown in [Map 1: Future Land Use Concept](#) and the overall direction of future urban growth. The Future Land Use Concept is a key part of the overall policy framework of this Plan and is meant to be interpreted as policy alongside the text of this Plan.

Section 4.0 is divided into four separate policy categories:

1. Community Development,
2. Community Livability and Resiliency
3. Community Infrastructure, and
4. Governance and Advocacy.

Each category contains underlying goals, objectives, and policies. Goals and objectives inform policy interpretation and policies guide decision making on planning and development issues. Effective implementation of the goals, policies, and objectives transform the community vision into reality. Finally, a glossary of terms used throughout the Plan is provided for the convenience of the reader.

FIGURE 1: MDP POLICY FRAMEWORK



1.1.1 Plan interpretation

The MDP contains “shall”, “should” and “may” statements, which are intended to be interpreted as follows:

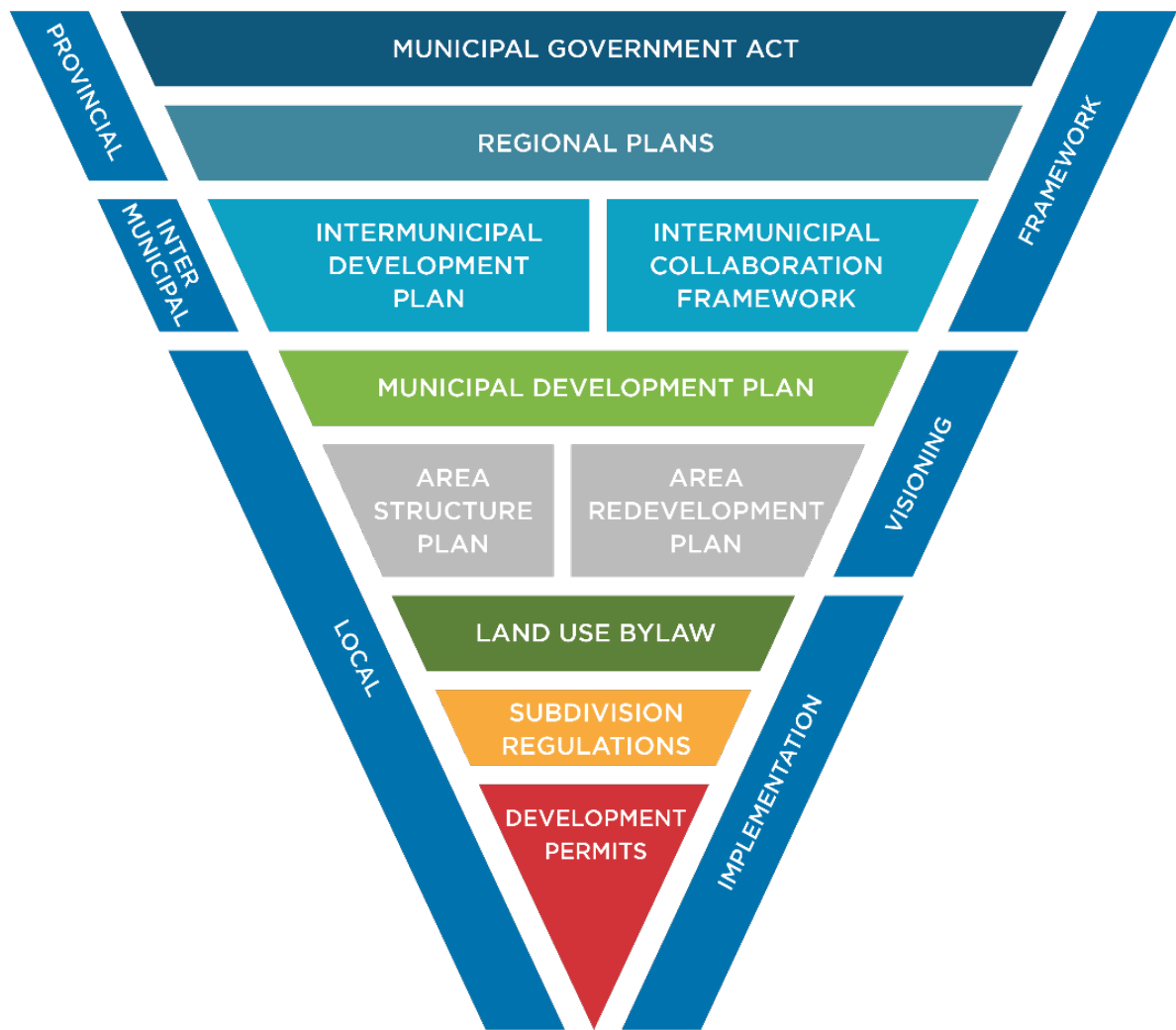
- Where “shall” is used in a policy, the policy is considered to be mandatory to achieve a desired result.
- Where “should” is used in a policy, it is anticipated that the policy will be applied in all situations, in principle, but is subject to the discretion of the applicable authority.
- Where “may” is used in a policy, the policy is subject to the discretion of the applicable authority.

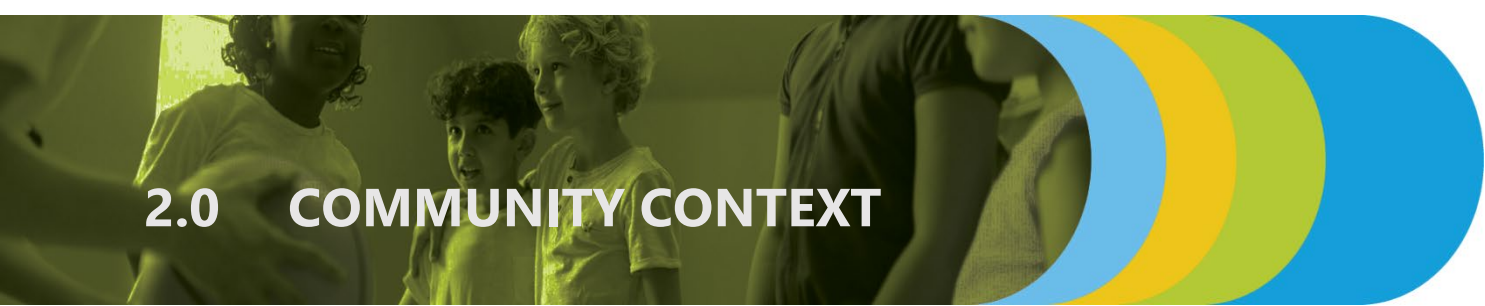
1.2 RELATIONSHIP TO OTHER TOWN PLANS

The MDP is intended to direct future land use and development at a high level. More specific plans for the development of the community are undertaken as part of the Area Structure Plan (ASP) and Area Redevelopment Plan (ARP) processes.

ASPs and ARPs provide more detailed guidance for the development of specific properties and are expected to be consistent with the general policy guidance provided in this MDP.

FIGURE 2: HIERARCHY OF PLANS AND PROCESSES





2.0 COMMUNITY CONTEXT

2.1 REGIONAL SETTING AND CONNECTIONS

The Town of Olds is located in Mountain View County, approximately 90 kilometres north of Calgary and about 60 kilometres south of Red Deer. Only 5 kilometres west of the Queen Elizabeth 2 Highway, Olds is uniquely positioned at the heart of the Edmonton-Calgary corridor. Two other highways provide direct access to Olds: Highway 27 bisects the town west to east and is a major gateway to numerous recreational opportunities in the West Country and Rocky Mountains. This highway serves the Town as well as agricultural, forestry, and oil and gas interests in the area. Highway 2A is a north-south route that runs along the east side of Olds past Olds College. This highway provides an alternate route to get to Bowden and Red Deer (north), and Didsbury, Carstairs, and Calgary (south).

Olds is located on the main Canadian Pacific Railway line that connects Edmonton and Calgary. Access by air is available at the Olds-Didsbury Airport, a small airport located 6 kilometres south of town. Scheduled air service is available at the Calgary International Airport (YYC).

2.2 EMERGING OPPORTUNITIES

Olds is a community with potential and acknowledges the following areas as emerging opportunities that can influence the community's growth and development:

2.2.1 Agricultural Education and Innovation

From a long agricultural history to ongoing work at Olds College, the Town is known as an agricultural hub that welcomes high-tech, hands-on agricultural education and innovative applied research. This reputation, combined with the community's demonstrated experience developing and adopting technologies and practices that improve agriculture sustainability, productivity, and profitability, enable the Town to continue seeking opportunities that align with and support their progressive mindset.

2.2.2 Climate Adaptation and Mitigation

As climate impacts intensify, the Town can establish a framework to effectively anticipate, prepare for, and respond to arising challenges, while developing practical approaches to increase resilience, minimize vulnerabilities, and promote rapid recovery efforts that are adaptable to the evolving climate. Together,

2.0 – Community Context

these combined efforts demonstrate shared leadership and collective responsibility for environmental health and community safety.

2.2.3 Economic Conditions and Diversification

Olds is the economic centre of Mountain View County at the heart of a region with a diverse economy. Statistics Canada and the Alberta Treasury Board and Finance forecasts that an additional 1.5 million people will live in central Alberta by 2041. Olds is well positioned to capture a share of this population growth and the related economic opportunities when considering the following:

- Olds offers affordable residential, commercial, and industrial real estate compared to larger communities in the Edmonton-Calgary corridor;
- Olds provides attractive small town living for all ages;
- Employment opportunities in Olds are increasing and becoming more diverse, especially considering work from home options; and
- Availability of a range of quality agricultural, recreational, educational, and community services.

2.2.4 Indigenous Awareness and Reconciliation

Olds is on the traditional territories of the people of the Treaty 7 region of Alberta, which includes the Blackfoot Confederacy (Siksika, Piikanni, and Kainai First Nations), as well as the Tsuut'ina First Nation and the Stoney Nakoda Nations (Chiniki, Bearspaw and Wesley First Nations). The area is also home to the Métis Nation of Alberta, Region 3. The Town of Olds celebrates the connection between people and the land, and acknowledges the historical injustices faced by Indigenous peoples. As part of its reconciliation journey, Olds takes deliberate action through mindful engagement to increase understanding and support healing.

2.2.5 Housing Attainability

Ongoing housing challenges present a significant opportunity for Olds to address the growing need for attainable housing that emphasize the right types of homes to meet diverse community needs. By navigating challenges like NIMBYism, resistance to higher density housing forms, and constrained land uses, the Town can implement innovative strategies that encourage appropriate development, mitigate community concerns, enhance community wellbeing, and create resilient communities that thrive economically and socially.

2.2.6 Identity as a Hub

Olds is strategically positioned between Alberta's two largest cities: Calgary and Edmonton. This prime location combined with its proximity to major transportation routes brings a unique opportunity to strengthen the town's identity as a hub within the Edmonton-Calgary corridor, continuing to serve as a service centre for the surrounding county and travelling public, while remaining a sought-after community that current and future residents call home.

2.2.7 Partnerships and Collaboration with Post-Secondary Institutions

The presence of Olds College in the community presents a significant opportunity for the Town. The College is home to talented staff and students that have the potential to generate ideas that will lead to economic development opportunities. The College owns much of the land to the east and the southeast of Olds which limits the Town's ability to grow in these directions. The Town will utilize their existing connection with Olds College to grow the agricultural and industrial sectors, attract new businesses, and encourage the development of recreational opportunities and facilities.

2.3 POPULATION GROWTH

Olds’ strategic location and diverse economic base have made it the economic centre of Mountain View County, largely contributing to the community’s growth. In 2021, the Town’s 2021 population was 9,209, and it grew by an average of 1.1% per year since 2011. Based on recent population estimates, Olds has grown to a population of 9,998 in 2024. In addition to the permanent resident population, Olds College has a student resident capacity of approximately 580, for those who choose to live on campus during the school year.

Following incorporation as a village in 1896, Olds’ first recorded population was 218 in 1901. In 1951, Olds was home to 1,617 people. As presented in **Table 1**, the Town’s population has grown steadily throughout its history.

Table 1: Federal Census Population History

Year	Population	Year	Population
1901	218	1966	2,999
1906	554	1971	3,376
1911	917	1976	3,658
1916	730	1981	4,813
1921	764	1986	4,871
1926	1,003	1991	5,549
1931	1,056	1996	5,815
1936	1,197	2001	6,607
1941	1,337	2006	7,248
1946	1,521	2011	8,235
1951	1,617	2016 ¹	9,184
1956	1,980	2021 ¹	9,209
1961	2,433	2024 ²	9,998

The Town anticipates further population growth over the next 50 years. Population projections across three scenarios in five-year increments through to the year 2075 are provided in **Table 2**.

Percentage growth rates for each scenario are based on a range of historical compound annual rates observed (e.g., the low projection of 1.0% per year is generally based on the Town’s 10 years of growth prior to 2021 and the high projection of 2.0% per year is generally based on the Town’s 50 years of growth prior to 2021).

¹ The population estimates from 2016 (9,420) and 2021 (9,473) published by the Alberta Treasury Board and Finance factor in net undercoverage. The term undercoverage refers to the number of persons who were not included in the census counts for any reason. Statistics Canada, (October 2024). Coverage Technical Report, Census of Population, 2021 – 12. Special Topics, <https://www12.statcan.gc.ca/census-recensement/2021/ref/98-303/2021001/chap12-eng.cfm>

² From the Alberta Treasury Board and Finance, Source Above.

Table 2: Population Projections

Year	Low Projection 1.0% per year	Medium Projection 1.5% per year	High Projection 2.0% per year
2025	10,098	10,148	10,198
2030	10,613	10,932	11,259
2035	11,154	11,777	12,431
2040	11,723	12,687	13,725
2045	12,321	13,668	15,154
2050	12,950	14,724	16,731
2055	13,611	15,862	18,472
2060	14,305	17,088	20,395
2065	15,035	18,409	22,518
2070	15,801	19,831	24,861
2075	16,607	21,364	27,449

Compound annual growth rates of 1.0% through 2.0% to 2075 are considered reasonable probabilities for the Town. Using these growth rates, the population of Olds is expected to range between 16,607 and 27,449 by 2075.

2.4 DEVELOPMENT TRENDS

Olds has a diverse housing stock with a range of different types of housing constructed throughout the community's history. As of 2021, there were a total of 3,810 occupied private dwellings. Of those, 2,330 (61.2%) were single detached dwellings, 375 (9.8%) were semi-detached dwellings, 190 (5%) were row houses, 685 (18%) were apartment dwelling units, and 235 (6.2%) were other single-attached and movable dwellings. Of these dwelling units, approximately 35% were constructed prior to 1981, 29% were built between 1981 and 2000, and 36% were built between 2001 and 2021. With the current housing stock and future development goals, housing attainability is an important consideration for the Town.

The demand for housing is expected to remain strong over the planning period (next 20 to 30 years). Future housing development in Olds will likely be similar to the form of housing of other smaller urban communities in Canada. Residential areas are expected to become denser and the mix of housing is expected to shift towards smaller houses, townhouses, condominiums, and apartment units.

As a major service center between Red Deer and Calgary, Olds is expected to continue to attract new commercial and industrial development. This, combined with its growing population, will result in more retail and service sector development in the Town. The Town's location along the QEII Highway makes it attractive for future industrial development. The diversification of the area's agricultural economic base through renewed interest in international export markets is expected to fuel additional interest in industrial development. Additionally, the innovative influence from Olds College creates a hub for agricultural innovation.

While encouraging growth, the Town is adapting to climate change by developing practical approaches to building resilience, increasing local ability to withstand or quickly recover from possible climate change impacts.

2.5 DEVELOPMENT INFLUENCES

Within Olds, there are natural and man-made features that influence land uses and future growth patterns. Some of these features represent constraints to urban development, while others present opportunities that can help create an attractive and interesting urban environment.

The presence of two provincial highways and the CP rail line present constraints to residential development due to traffic volumes and associated noise. This same transportation infrastructure, however, should also be viewed as an opportunity that provides critical access for thriving commercial and industrial uses. Careful planning is required to make sure the appropriate land uses are targeted for lands adjacent to these key transportation links.

There are no significant streams or rivers posing constraints to development in the town but there are low areas, ponds, and wetlands that will affect development, particularly as Olds grows towards the south. More detailed planning for these areas will need to determine suitable approaches for incorporating these natural features into an urban setting.

Significant pipeline rights-of-way are located throughout the town, which are undevelopable. Any need to cross these corridors with municipal services increases approval timelines and development costs. In the future, these corridors may be viewed as an opportunity if they can accommodate trails for pedestrian and bicycle use.

Many of the pipelines and wells to the south and west of Olds contain sour oil/gas. Based on the operating level and concentration of sour gas present, the setback from these facilities can be as much as 1,500 metres for any urban centre, residential development, and public facility where a large number of people may gather. The exact setback distance can vary over time in response to how the well or pipeline is operated. A firm setback distance will only be available when urban expansion and/or development is proposed.

As in all communities, the availability of water and sewer servicing is an important determinant of the pattern of future growth. The terrain in the Olds area is relatively flat, which makes development easier in some cases but can also make it more difficult when seeking appropriate grade for wastewater and storm sewer lines.



3.0 VISION AND PRINCIPLES

3.1 COMMUNITY VISION

The Town of Olds is a vibrant community hub that embraces its agricultural roots, while looking towards a prosperous future. Maintaining its welcoming small-town feel through intentional growth management, Olds is a catalyst for agricultural and economic innovation, cultural diversity, and social connections, that is supported by a renowned education system.

Remaining committed to environmental management, community connectivity, and attainable housing, Olds provides key services and amenities for an active, engaged, and healthy lifestyle that fosters a strong sense of belonging for all.

3.1.1 Our Vision of Olds in 2050

Olds has surpassed a population of 15,000 and achieved City status, balancing economic opportunity with a high quality of life. Growth has been encouraged but mindfully managed to maintain Olds' small-town appeal and charm.

Local neighbourhoods are inclusive and are designed to meet the needs of many household types, while providing access to facilities and services near residents' homes. There are diverse and attainable housing options that accommodate people of different ages and abilities.

Residents consider the Town to be a desirable community to call home, where community members look out for one another; this contributes to a safe and secure environment. New residents are attracted to Olds because of the small-town charm and access to city amenities. Olds residents are proud of the inclusive and accessible community they have built.

The community supports a diverse mix of commercial activities, including small locally owned businesses and larger retailers that meet the daily needs of residents. There is a wide range of employment opportunities available as new and established businesses leverage Olds strategic location. Uptown Olds stands out from other commercial areas with its inviting pedestrian environment and preserved historic architecture that attracts both residents and visitors.

Olds has grown into a vibrant community that blends historic charm with modern livability. It is well-supported by municipal infrastructure and protective services, providing a high quality of life for residents.

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3.0 – Vision and Principles

The Town’s commitment to environmentally responsible growth is reflected in the preservation of natural features for both their function and beauty, as well as the prioritization of parks and greenspaces as valued and well-used elements of the urban landscape. Together, these qualities make Olds a truly sustainable community.

Olds has successfully leveraged emerging opportunities that have resulted in:

- Becoming a more diverse and economically resilient community.
- Development of new innovative technologies and sustainable practices that have improved agricultural productivity, profitability, and long-term viability.
- Being prepared to respond to climate challenges.
- Deliberate, mindful, and regular actions that support reconciliation.
- Successful partnerships with Olds College that have grown the agricultural and industrial sectors, attracted new businesses, and provided new recreational opportunities.

3.2 PLAN PRINCIPLES

In striving towards our future vision, the Town is committed to the principles of sustainable community development. The following principles guide these efforts:

1. **Social Health** where needs such as housing and supportive services are identified and addressed in an inclusive manner and opportunities are created to bring people together.
2. **Environmental Sustainability** based on our understanding and accountability for the impact that our choices have on the natural environment that we all share and the need for a healthy environment and natural processes to sustain our community.
3. **Economic Prosperity** where diverse and stable businesses are attracted to the Town and contribute to creating and maintaining employment opportunities.
4. **Cultural Connections** where we embrace our collective heritage and culture and share them with each other, newcomers, visitors, and neighbouring communities.
5. **Sustainable Governance** based on our broad, inclusive, and participative decision making and leadership practices as a community that is committed to growing together to reach our sustainable future.



4.0 POLICIES

4.1 FUTURE LAND USE CONCEPT

Map 1: Future Land Use Concept is a conceptual, high-level depiction of the preferred long range growth direction and land use pattern envisioned by the Town. This includes the type and location of different land uses, the general location of major roads, and possible growth areas. It is important to note that more detailed elements are not included on the map; these concepts are discussed in the text of the plan and will become more evident at subsequent stages of the land development process. The Future Land Use Concept may be further defined through the preparation and adoption of statutory and non-statutory plans for smaller geographic areas of the town.

Goal

To plan and manage growth and development in an environmentally, socially, and fiscally sustainable manner that benefits the community's existing and future residents and businesses. Key concepts shown in the Future Land Use Concept include:

- Residential growth to the west, south, and north;
- Major open spaces within new residential areas, some combined with school sites;
- Commercial land allocated in areas that are accessible to future residential areas and visible along the major thoroughfares (Highway 27 and Highway 2A);
- Balancing future highway commercial concentrations on the west and east sides of the Highway 27/46 Street corridor with the Uptowne area;
- Industrial land allocated for long-term expansion in areas that avoid or minimize conflict with non-industrial uses and provide some employment opportunities relatively close to residential areas; and
- Major road network comprised of highways, arterial roads, and collector roads to manage the future increased volume of vehicle traffic.

The boundaries between land uses shown on **Map 1: Future Land Use Concept** are not to be rigidly interpreted. Specific boundaries shall be determined through the designation of Land Use Bylaw districts and subsequent creation of new property lines through the subdivision process. Identified future land uses, goals, objectives or policies related to lands outside the Town's current boundaries are statements of future intent or preference and are not binding on the owners of these properties.

4.0 – Policies

The Future Land Use Concept is not to be viewed or interpreted in isolation from the goals, objectives, and policies expressed throughout the MDP.

Objectives

- (a) Identify land use areas to accommodate future growth.
- (b) Encourage growth in locations that can utilize existing or planned infrastructure capacity and reduce overall travel demands.

Policies

- 1. The Town shall direct future residential, commercial, industrial, and open space uses to the areas within the Town boundaries conceptually shown for each of these major land uses on [Map 1: Future Land Use Concept](#).
- 2. The boundaries between each major land use category and the relative size of each area shown on [Map 1: Future Land Use Concept](#) shall not be interpreted rigidly. Where a more detailed plan in the form of an area structure plan or area redevelopment plan is available, the boundaries and areas of specific land uses in these adopted plans shall prevail. Where different Land Use Bylaw Districts have been applied, the boundaries and areas of specific uses of the districts shall prevail.

4.1.1 Growth Management

Growth management is the process of accommodating changes and growth in a community, while directing the location and pattern of development. It is a tool used to guide development in an efficient and sustainable way that contributes to, and works towards, achieving the community vision. The absence of a coordinated growth management strategy can lead to land use conflicts and inefficient servicing patterns. This, in turn, can affect the Town's ability to provide municipal services in a cost-effective manner and achieve the optimal use of funds for capital improvements and upgrades.

Goals

- (a) To use land and infrastructure efficiently while encouraging a greater mix of land use and socio-economic activities in both new and established areas.
- (b) To identify and secure the land and infrastructure capacity required to meet future growth needs.

Objectives

- (a) Maintain an appropriate supply of land to accommodate future growth.
- (b) Work with Mountain View County to identify and protect future growth areas for both municipalities.
- (c) Ensure an adequate supply of commercial and industrial land.

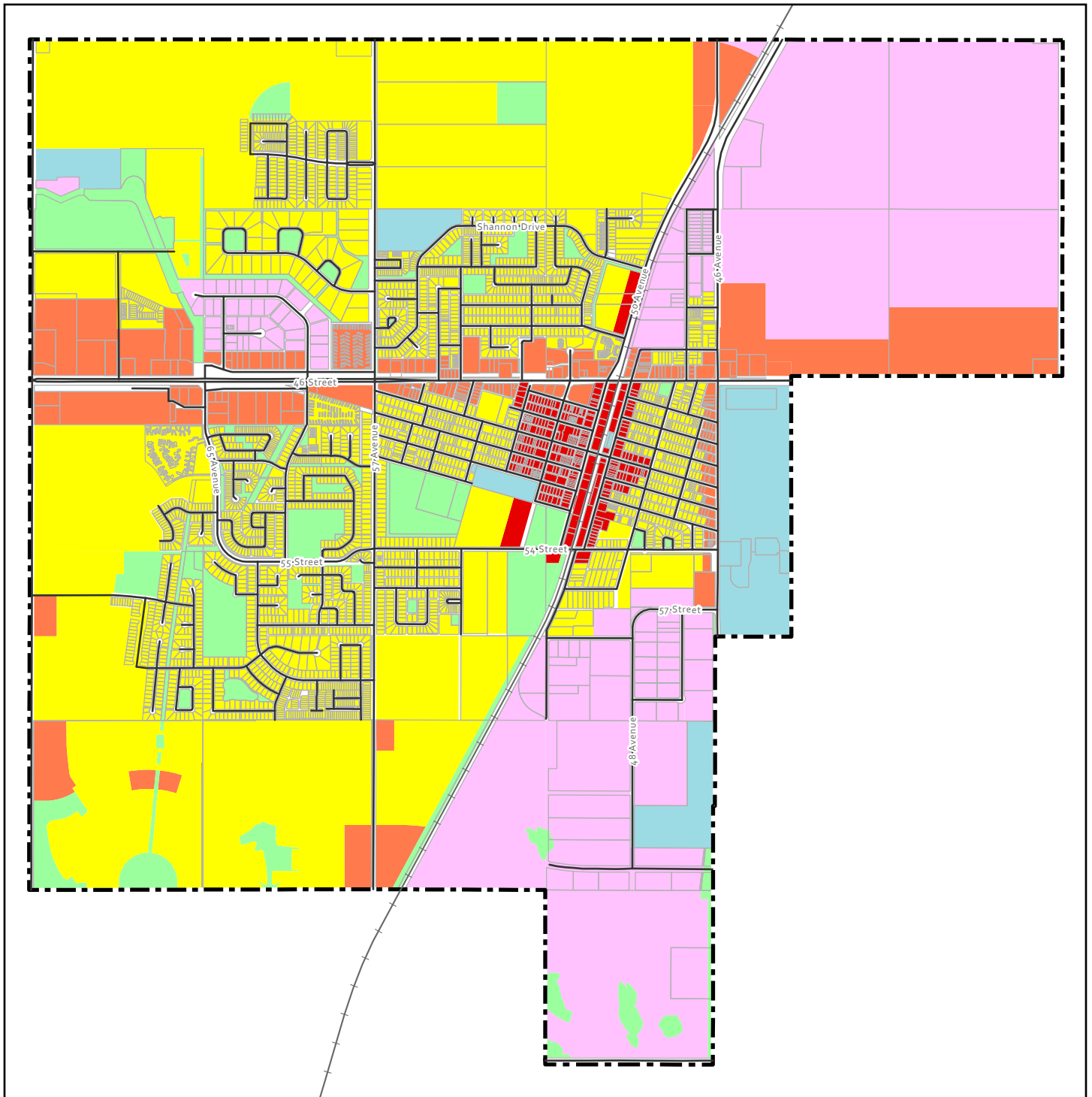
Policies

- 1. The Town shall monitor the growth and should update its short-term (up to 5 years) growth strategy on an annual basis and its long-term (5 to 30 years) growth strategy at least every five years.
- 2. The Town shall work with Mountain View County to maintain an up-to-date Intermunicipal Development Plan that identifies and protects the Town's future growth areas as identified in the [Map 1: Future Land Use Concept](#), while respecting the County's proposed growth areas and land use planning aspirations.

4.0 – Policies

3. The Town shall prioritize the efficient use of existing and planned capacity in utility and transportation infrastructure when determining appropriate short-term growth directions.
4. The Town should encourage development that is contiguous to the existing built-up area and takes advantage of proximity to existing infrastructure.
5. The Town shall seek to manage the amount of residential land and non-residential land in its long-range land use plan to be able to achieve a 70:30 split between residential and non-residential assessment.
6. The Town shall propose periodic annexations of land from Mountain View County for residential, commercial, and industrial purposes and, through the Intermunicipal Development Plan, shall seek to maintain at least a 30-year supply of land for residential, commercial, and industrial uses within the Town boundaries.
7. The Town shall work with Mountain View County through the Intermunicipal Development Plan to meet the combined needs of the Town and County for commercial and industrial lands.
8. The Town shall encourage an orderly progression of development to minimize land use conflicts with agricultural uses and protect existing agricultural operations and land until it is required for urban development.
9. The Town shall provide or facilitate the provision of utility services as development of growth areas occurs and in advance of anticipated development and population increases.





-  Town Boundary
-  Parcel
-  Road
-  Railroad
-  Uptowne Mixed Use
-  Commercial
-  Industrial
-  Major Open Space and Undeveloped Area
-  Public / Institutional
-  Residential



0 0.5 1 km



**TOWN OF OLDS
MUNICIPAL
DEVELOPMENT
PLAN
MAP 1:
FUTURE LAND
USE CONCEPT**

4.2 COMMUNITY DEVELOPMENT

4.2.1 General Development

Community development is essential for building inclusive, resilient, and sustainable communities. By providing clear direction and supporting policies, processes, and procedures, communities can attract growth and investment, while making efficient use of land, preventing land use conflicts, and responding to local needs. General development policies, when combined with area or land-use specific policies, provide the framework to effectively guide future growth and development.

Goal

To encourage and guide the physical development of Olds.

Objectives

- (a) Promote sustainable and contiguous development to increase land use efficiency.
- (b) Emphasize Olds' prominent location and use as a central hub.
- (c) Encourage re-investment and infill in older neighbourhoods.

Policies

1. The Town shall seek to develop at an intensity that minimizes the rate at which agricultural lands are converted to non-agricultural use.
2. The Town shall encourage developments and uses that attract agricultural industries and promote the enhancement of activities that are beneficial to the agricultural sector.
3. The Town shall seek to reduce travel demands by assessing the potential for locating appropriate employment opportunities in or adjacent to residential areas through more detailed area structure plans and area redevelopment plans.
4. The Town shall undertake reviews of potential redevelopment and intensification opportunities in the established areas. This may take the form of an area redevelopment plan and/or regulations set out in the Land Use Bylaw.
5. The Town shall require subdivision and development of land adjacent to the CPR railway tracks to be undertaken in a manner that mitigates the impact of rail operations on adjacent uses. The Town may require a noise study or other type of study (e.g., visual impact study, vibration study) that may, in the opinion of the Approving Authority, be considered necessary to properly evaluate subdivision and development proposals along the railway tracks.
6. The Town shall promote the environmental remediation and repurposing of brownfield and greyfield sites.
7. The Town shall explore opportunities to establish a Brownfield and Greyfield Strategy to encourage redevelopment of serviced lands that occupy prominent locations along major travel routes. As part of this effort, consideration may be given to the tax incentive options outlined in the Municipal Government Act.
8. The Town shall support infill residential and commercial development on vacant or underutilized parcels of land in established neighbourhoods, provided consideration is given to:
 - (a) compatibility in height, scale and design of adjacent buildings in the area;

- (b) continuity with nearby streetscape and lot patterns;
 - (c) compatibility with surrounding land uses;
 - (d) appropriate landscaping, provision of parking / loading, and preservation of existing vegetation;
 - (e) integration and preservation of buildings considered to have historical and / or architectural significance; and
 - (f) capacity of municipal utilities and infrastructure unless otherwise directed in an area redevelopment plan.
9. The Town should promote a compact and efficient urban form by facilitating infill development in existing residential, commercial, and industrial areas, to gradually increase the overall density of the Town.
10. The Town shall encourage design of new neighbourhoods to include compatible non-residential uses, such as local commercial services and public uses that serve the needs of area residents.
11. The Town shall support the development of home occupations and bed and breakfast establishments in residential neighbourhoods as a secondary use of a dwelling unit, when the home occupation is deemed to be compatible with residential uses.
12. The Town may support residential and mixed use infill projects that make a positive contribution to the image, overall architectural appeal, and quality of older neighbourhoods where it can be determined that municipal infrastructure has adequate capacity to accommodate the development. In these cases, the Town should consider the following factors:
- (a) Similar placement on the lot to other buildings on adjacent properties in relation to front and side parcel boundaries;
 - (b) Sensitive increases in building mass with landscaping and architectural treatment used to achieve transition between larger and smaller buildings;
 - (c) Preservation of existing mature vegetation to the greatest extent possible; and
 - (d) Positive contribution to the streetscape in terms of building appearance, landscaping and parking areas.
 - (e) Where necessary, as determined by Council, the Town may establish infill guidelines for older neighbourhoods through the Land Use Bylaw.
13. The Town shall actively promote mixed-use development, encouraging a combination of residential, commercial, and recreational uses within appropriate nodes and corridors.
14. The Town shall consider developing a comprehensive system of development incentives to stimulate residential and mixed-use development in targeted areas.
15. The Town shall monitor the capacity of the existing cemetery and when warranted, undertake the process of commencing planning and identifying a site for development of a second cemetery.

4.2.2 Residential Development

Residential development is essential to creating vibrant and complete communities. Providing places for people to live near daily needs, places of work, educational facilities, and recreational opportunities, promotes accessibility and can enhance overall quality of life. A key component of residential development is density, a concept that refers to the number of people or dwelling units within a specific area of land. Increasing residential density in key locations and developing neighbourhoods can improve land use efficiency, support infrastructure investment, and support the creation of more walkable neighbourhoods.

Goal

To continue to provide a variety of residential uses, while enabling opportunities for increased residential densities.

Objectives

- (a) Encourage a greater mix of housing types and forms within residential neighbourhoods.
- (b) Promote higher density residential uses at appropriate and strategic locations.

Policies

1. The Town shall direct future residential development to the areas conceptually shown for residential uses on the [Map 1: Future Land Use Concept](#).
2. The Town shall require new residential neighbourhoods to have a minimum average density of 18 dwelling units per net residential hectare. This target shall be calculated over large tracts of land (e.g., larger than 40 acres) to enable lower density areas to be offset by higher density areas within the same neighbourhood or planning area. This density target applies to new proposed neighbourhoods only.
 - (a) The Town may encourage residential densities that are higher than the above target where there is sufficient capacity within municipal servicing infrastructure.
3. The Town shall encourage redevelopment within existing neighbourhoods to maintain or increase the overall density of the neighbourhood.
4. The Town shall require a mix of housing types and forms in all residential neighbourhoods and shall avoid excessive concentration of any single type of housing. Semi-detached and multi-family residential units shall make up at least 30% of the total housing units in a residential neighbourhood, unless otherwise approved in an area structure plan.
5. The Town may encourage semi-detached and multi-family residential units to be constructed in the initial neighbourhood development phases.
6. The Town shall encourage transitions from one housing type to another to occur on a street block by block basis. Housing types that front one another across a street shall be similar. Transitions between types shall occur across side yards and rear yards or lanes and open space areas.
7. The Town may consider the development of higher density residential uses (4 or more units) in accordance with the following guidelines:
 - (a) The development is adjacent to or in close proximity to collector and/or arterial roads.
 - (b) The use is located at the periphery of low-density residential neighbourhoods.
 - (c) The use is compatible with surrounding land uses.

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- (d) If located in an existing neighbourhood, the site is suitable for the proposed form of infill development.
- (e) The development is in a location where all necessary services and amenities can readily be provided.



4.2.3 Commercial Development

Commercial development serves many purposes including providing local and regional goods and services, acts as employment areas, and contributes to the health and vitality of the local economy. Concepts for commercial development evolve and there are a variety of forms that may occur. Local convenience stores, plazas, malls, large format retailers and power centres are among the types of commercial development possible.

Goal

To support a vibrant commercial sector that services both local residents and the regional market.

Objectives

- (a) Improve the quality and aesthetics of development along major commercial corridors.
- (b) Recognize emerging trends in retailing and commercial land use where appropriate.
- (c) Promote commercial development that generates opportunities for local employment.

Policies

1. The Town shall direct future commercial development to the areas conceptually shown for commercial uses on [Map 1: Future Land Use Concept](#).
2. The Town shall explore opportunities to intensify land uses and mixed use developments along the Highway 27/46 Street commercial corridor, and consider improvements to make it more pedestrian friendly. Mixed use development in this corridor shall consist of commercial development at ground level, with residential development only being considered behind a commercial use at ground level, or above a commercial use.
3. The Town will require that landscaping, building placement, building form, and architectural treatment of commercial development provides a high quality visual appearance.
4. The Town shall encourage commercial developments to provide for safe and convenient onsite vehicular, bicycle, and pedestrian movement, and where necessary, require adequate buffering between commercial and residential areas to minimize noise, traffic, light and visual impacts.
5. The Town shall support the development of local neighbourhood convenience commercial sites in select locations along major arterial and collector streets and shall prohibit such uses from locating adjacent to school sites. Care shall be taken to choose sites which minimize land use conflicts with nearby residential properties, while providing convenient access to neighbourhood patrons.
6. The Town will encourage the revitalization and adaptive reuse of existing underutilized or vacant commercial properties.

4.2.4 Industrial Development

Land for industrial development opportunities, in locations that meet the needs of a broad range of industrial activities, is a vital part of overall community planning. Industrial uses and locations serve as major employment areas, contribute to the standard of living enjoyed by residents, and supplement the residential tax base to fund services provided to residents. Successful industrial areas rely on ready access to regional and provincial transportation infrastructure, support services, and skilled labour. The ability to expand Olds' industrial land base is key to the community's long-term economic success and sustainability.

Goal

To provide sufficiently serviced industrial land available to attract and accommodate a wide range of industrial development in the future.

Objectives

- (a) Maintain an adequate supply of serviced industrial lots.
- (b) Encourage existing industries to maintain and expand their operations.
- (c) Promote opportunities to expand the agricultural industry.
- (d) Attract a broad range of new industrial development.
- (e) Avoid conflict between industrial uses and other land uses.

Policies

1. The Town shall direct future industrial development to the areas conceptually shown for industrial uses on the [Map 1: Future Land Use Concept](#).
2. The Town shall seek an adequate inventory of serviced industrial sites of various lot sizes and type (light and general) to meet the needs of business and industry.
3. The Town shall ensure that adequate separation distances and transition between industrial and non-industrial uses are maintained in locating any industry that may create land use conflicts with regard to noise, dust, vibration, smoke, or odour, or pose safety and risk management issues.
4. The Town shall require that industrial areas are planned to have direct access to truck routes, highways, and railways, where possible.
5. The Town shall encourage the development of more innovative and environmentally friendly industrial employment centre concepts such as business parks, high tech campuses, research parks, and eco-industrial parks.

4.2.5 Uptowne Olds

Uptowne Olds functions as the business, administrative, and cultural centre of the community. It is a mixed-use area that includes commercial, industrial, and residential uses, and is the area where Olds began. It is a critical part of Olds' image in the eyes of residents, investors, and visitors, and its diversity and linkages to other parts of the community are key elements that support it as a strong and vibrant historic town core.

Goal

To encourage the continued growth and intensification of Uptowne Olds as a vibrant mixed use centre that is a focal point for the community and is an attractive place to shop, work, live, and play.

Objectives

- (a) Reinforce the Uptowne area as a business, administrative, government, and cultural centre.
- (b) Promote and encourage higher-density residential development within and near Uptowne.
- (c) Maintain an active Uptowne area by promoting diversity, intensity, and connected development.

Policies

- 1. The Town shall support the ongoing redevelopment of Uptowne as the centre and heart of the town and as the primary area for the highest level of administrative, retail, office, institutional, cultural, and entertainment facilities by implementing the recommendations of the Uptowne Olds Area Redevelopment Plan.
- 2. The Town shall promote opportunities for infill and intensification within Uptowne to facilitate a mixed use and compact urban form, utilize existing infrastructure efficiently, and increase the range of services and amenities available to residents and visitors.
- 3. The Town shall support the development of higher density housing in or near Uptowne, including the conversion of commercial and industrial uses to residential uses, where appropriate.
- 4. The Town shall encourage new development and major redevelopments in Uptowne to use pedestrian-oriented building and site design (building entrance close to or directly accessible to the public sidewalk), rather than vehicle-oriented designs (parking lot separating building from public sidewalk) wherever possible.



4.2.6 Parks and Recreation

The parks and open space system is a highly valued aspect of the community where individuals and groups are able to pursue a wide range of activities based on their differing interests and abilities. Major open spaces and recreational facilities foster and encourage interaction among community members. Health and wellness in an urban setting can be improved through the provision of easily accessible recreational experiences in both indoor and outdoor settings. Planning for and expanding these amenities is part of Olds offering a high quality of life.

Goal

To create an integrated, accessible, and well-planned open space and parks system that supports a broad range of recreational opportunities catering to diverse age groups, income levels, and skill levels.

Objectives

- (a) Provide open spaces and park areas that are functional and effective in satisfying the needs of residents and visitors.
- (b) Develop a continuous system of pathways with linkages to parks and natural areas as Olds grows.
- (c) Encourage sharing of parks and open space areas among a variety of user groups and activities.
- (d) Provide a range of recreational facilities that reflect a variety of pursuits and interests.

Policies

1. The Town shall require trails and pathways to be designed and constructed to be universally accessible, and in accordance with the direction provided through the Open Space and Trails Master Plan and the Olds Wayfinding Signage Master Plan.
2. As new areas are planned and developed, the Town shall require the design of the parks and open space system to provide linkages between major open spaces, connections between neighbourhoods, and linear corridors.
3. The Town shall encourage the planning and design of parks to consider the need for a variety of types of parks and the need to align park infrastructure and amenities with the needs of residents.
4. The Town shall work with School Boards in the planning and location of school sites and joint use sites. The Town shall seek a formal reserve agreement and joint use agreement with each of the School Boards having jurisdiction within the town.
5. When planning parks and outdoor public spaces, the Town shall investigate opportunities to create and include performance/display space or activity space for arts and culture events.
6. In conjunction with streetscapes and other public realm areas, the Town shall require parks and open spaces to be designed to create opportunities for area residents to gather and interact, wherever possible.
7. The Town shall require that at least 10 percent of the gross developable land being subdivided be dedicated as Reserve (municipal reserve, school reserve and/or municipal and school reserve) in accordance with the provisions of the Municipal Government Act.
8. In residential areas, the Town shall generally seek reserve dedication in the form of land. In non-residential areas, reserve dedication may be provided in the form of land, cash-in-lieu or a combination of land and cash as determined by the Subdivision Authority.
9. The Town may use reserve lands, or cash-in-lieu, for school sites, parks or recreational facilities.

10. The Town shall encourage reserve lands, excluding environmental reserve and conservation reserve, to be allocated between Town and School Board purposes in conformance with the Reserve Agreement between the Town and the School Boards.
11. In recognition that the Town has a limited amount of Reserve dedication and there are several competing demands on Reserve land, the following order of priority shall be used in determining which parcels of land may receive credit as part of the ten percent dedication:
 - (a) First, elementary and junior high school sites and major neighbourhood open spaces identified in adopted area structure plans;
 - (b) Second, local parks, linear corridors and trail linkages identified in adopted area structure plans;
 - (c) Third, natural areas identified for conservation and not already dedicated as environmental reserve or secured through a conservation easement;
 - (d) Fourth, high school sites and community open spaces; and
 - (e) Fifth, buffer strips to separate potentially conflicting land uses.

Lands used for storm water management purposes shall not be accepted as part of the required minimum reserve dedication.

12. Following an update of the Mountain View Region Parks, Recreation and Culture Facility Master Plan, the Town shall identify and secure the required site(s) for the priority facilities that are identified for location within Olds in the updated Master Plan. The process to plan for future arena upgrades and multi-plex development and sites for future major facilities shall be part of a future update of the Open Space and Trails Master Plan.
13. The Town shall work with Mountain View County to provide a range of recreational facilities and opportunities for everyone in the region.
14. The Town shall work with the Olds Regional Exhibition to relocate the livestock component of the Exhibition's operations to its property south of 54th Street.



4.2.7 Urban Form and Design

Urban design refers to the physical layout and visual quality of the built environment. High quality urban design can enhance the distinctiveness of the community, create character and interest, and influence the safety of the urban environment.

Goal

To create an attractive, safe, functional, and stimulating physical environment where residents and visitors experience a strong sense of place and community pride.

Objectives

- (a) Promote high quality architecture and design.
- (b) Support and encourage innovative neighbourhood and building designs.
- (c) Ensure public spaces are designed with community safety as a priority.
- (d) Promote the establishment of neighbourhoods that are designed based on the principles of social, environmental, and economic sustainability.
- (e) Prioritize direct and convenient connections within and between neighbourhoods.

Policies

The Town shall prioritize neighbourhood design that facilitates development that promotes active transportation and connectivity and encourages pedestrian friendly movement.

1. The Town shall require new neighbourhood design to improve connectivity to existing neighbourhoods through multi-modal transportation integration.
2. The Town shall require a high quality of architectural appearance and visually attractive development along all major travel corridors into and through the town.
3. The Town shall work with Mountain View County to achieve a similar level of architecture and visually attractive development along Highway, Highway 2A, Highway 27, and Range Roads 14, 15 and 20 leading into the Town through the Intermunicipal Development Plan.
4. The Town should promote urban design that encourages walkability by providing functional and attractive pedestrian linkages between adjacent neighbourhoods and the existing trails system, designing for universal accessibility, encouraging the development of active residential and commercial streetscapes, ensuring pedestrian crossings are clearly marked and by avoiding adverse microclimatic effects when designing streets, park spaces, and pedestrian linkages.
5. The Town should prioritize human-scale design principles that create a sense of comfort within the urban environment.
6. The Town should encourage and be receptive to innovative neighbourhood designs that respond to economic, demographic and market conditions.
7. The Town shall encourage the use of Crime Prevention Through Environmental Design (CPTED) in the design of new developments to avoid the creation of areas hidden from view and isolated spaces, as well as provide clear sightlines, sufficient lighting, and promote natural surveillance throughout the Town.

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8. The Town shall encourage and promote urban design that is age friendly, supports people throughout different life stages, and allows for aging in community and aging in place. The Town supports initiatives that design and program with the elderly in mind as a means of building an inclusive community.
9. The Town should encourage and promote universal and inclusive design principles so that housing and neighbourhoods are accessible and inclusive for residents of all ages, abilities, and mobility levels.



4.3 COMMUNITY LIVABILITY & RESILIENCY

4.3.1 Housing

Communities are living entities that undergo demographic, social, economic, and physical change over time. This includes evolving housing needs and preferences, as well as changing perspectives on the types of uses that should be located within or near residential neighbourhoods. Sustainable and well-planned neighbourhoods are able to adapt to change over time, largely due to the variety of housing types that are available.

Goal

To develop inclusive neighbourhoods that offer diverse housing options and compatible land uses that meet the needs and preferences of households of varying types, sizes and income levels.

Objectives

- (a) Provide for a mix of housing types and forms to meet a variety of lifestyles, life cycle demands, and market preferences.
- (b) Navigate housing challenges and promote the creation of affordable and attainable housing.
- (c) Encourage the creation of short term and supportive housing options.

Policies

1. The Town shall encourage the creation of a wide variety of housing types and forms including dwelling units in combination with compatible non-residential uses, live-work units, and secondary suites.
2. The Town of Olds encourages the provision of attainable, affordable and special needs housing in the community. Specifically:
 - (a) The Town shall encourage the creation of attainable housing by private developers in response to market demands.
 - (b) The Town shall encourage the Government of Alberta and the Government of Canada to fulfill their mandates with respect to the provision of affordable housing.
 - (c) The Town may partner with private, public and non-profit organizations in the creation of affordable housing and special needs housing.
3. The Town of Olds shall work with housing partners to encourage innovative and alternative housing designs that broaden the range and availability of attainable housing options.
4. The Town shall provide support for the development, implementation, and monitoring of a local Housing Strategy.
5. The Town shall support the development of secondary suites, garden suites, and garage suites, where appropriate, as a way to increase the supply of housing to new and existing neighbourhoods.
6. The Town shall encourage a range of adequate, attainable, and safe housing choices.
7. The Town may consider modular/manufactured homes, co-housing, adaptive reuse, and building retrofits as alternative options for increasing housing attainability and affordability.
8. The Town shall continue to identify opportunities to address identified housing gaps.

4.3.2 Economic Development and Tourism

To make Olds more economically sustainable, and an attractive place to reside, it is important to attract and retain business investment, create employment opportunities, and expand the local tax base. Economic development involves attracting new businesses looking to enter the regional and provincial market, as well as providing an environment where existing businesses can thrive and expand. Creating an attractive community with high quality amenities and services is a vital component in attracting and keeping the skilled labour force that local businesses, including the tourism sector, require for success.

Goal

To foster local business retention and to attract diverse, long term economic growth, including tourism and recreation, through a partnered approach to marketing Olds and the broader region.

Objectives

- (a) Develop and maintain partnerships for economic development including a strong relationship with Olds College.
- (b) Create a positive and competitive business climate.
- (c) Evaluate regional market opportunities for innovation and diversification in Olds' economy.
- (d) Advocate investment into education and training programs to promote a skilled labour force.
- (e) Promote and enhance Olds' assets to increase the attractiveness of Olds as a tourism destination.
- (f) Foster connections to promote recreational opportunities.

Policies

- 1. The Town should continue to be an active partner in promoting regional economic development opportunities in Central Alberta and, working with Mountain View County and other municipal area partners, promote development in the Mountain View area.
- 2. The Town should maintain an adequate supply of serviced industrial, commercial, and residential land through local and intermunicipal planning.
- 3. The Town should foster a competitive business climate through policies and actions that help maintain reasonable operating costs and streamline approval processes and timelines.
- 4. The Town should pursue opportunities to diversify the local and regional economic base by promoting and attracting value-added industries and by working with Olds College to develop industries related to the College's areas of educational focus and expertise.
- 5. The Town should encourage the efforts of businesses, employers, community agencies, Olds College and other educational institutions and senior levels of government to attract and maintain a local skilled labour force to meet the expanding needs of industry and commerce.
- 6. The Town should continue to work co-operatively with public, not-for-profit, and private sector organizations in promoting business and tourism development in and around Olds and by marketing Olds as a central hub.
- 7. The Town shall work to attract and retain businesses and uses that supports Olds' identity and function as a central hub.
- 8. The Town shall foster partnerships through Olds College to encourage the development of recreational opportunities and facilities.

4.3.3 Culture, Heritage, and Community Identity

Culture and heritage play a vital role in the livability, vibrancy, and character of Olds. Supporting cultural expression and conserving heritage resources helps us understand the people who collectively comprise our community and where we have come from, establishing a link between Olds' past, present, and future. Cultural celebrations become cherished community events and historic buildings become landmarks and touchstones for the community, that together, provide unique educational opportunities and aesthetic enrichment for residents and visitors.

Goals

- (a) To celebrate cultural identity and representation and provide opportunities for storytelling and traditions.
- (b) To conserve and interpret heritage resources as an expression of community identity and pride, and to encourage the preservation of significant sites and buildings.

Objectives

- (a) Provide a range of cultural opportunities that reflect a variety of traditions.
- (b) Encourage cultural expression to enhance sense of belonging.
- (c) Recognize the importance of Olds' heritage in creating a unique sense of place and fostering community identity.
- (d) Encourage the conservation and retention of buildings of historic or architectural significance.
- (e) Encourage development that is compatible with heritage properties.

Policies

1. The Town shall maintain an inventory of historically, architecturally and culturally significant properties and, where appropriate, shall consider the protection of properties with municipal or provincial historic designation.
2. The Town shall cooperate with other orders of government, private agencies and individuals in the preservation of historic sites.
3. The Town shall promote community awareness about the importance and value to the community of heritage conservation.
4. The Town shall promote heritage preservation awareness programs such as historic walking tours.
5. The Town should require development and signage proposals to complement the design, character, or appearance of historic buildings, through provisions in the Land Use Bylaw.
6. Wherever possible, the Town should facilitate the adaptive reuse of historic buildings in order to preserve the identity and history of Olds' built environment.
7. The Town should consider the adaptive reuse of historical buildings for civic functions and facilities and make them a priority to demonstrate civic leadership.
8. The Town shall maintain the Heritage Management Plan as a strategy for ensuring Olds' heritage resources and sites are protected well into the future.
9. The Town should support placemaking initiatives that create vibrant public spaces and foster a sense of community identity.

4.3.4 Community and Protective Services

Community and protective services encompass a broad range of services. These services help make Olds a safe place in which to live and work and create an environment where all residents can enjoy a high quality of life. Providing individuals, families and communities in need access to a range of support services and providing opportunity for community members to participate in and feel part of the larger community is key to this as well as encouraging interaction through formal and informal contact amongst neighbours in the built environment.

Goal

To build a safe, healthy, and inclusive community through the provision of a variety of protective and community services.

Objectives

- (a) Ensure opportunities are available for all residents to enjoy a high quality of life and participate in the community.
- (b) Support the ability to develop an adequate range of social gathering spaces and social service facilities to meet the needs of the community in appropriate and accessible locations.
- (c) Facilitate the planning and delivery of social programs that support and enhance individuals, families, neighbourhoods and the community.
- (d) Provide residents with a safe living environment through the effective provision of protective and emergency services.

Policies

1. The Town shall continue to provide emergency services either directly or in cooperation with service providers and shall prepare a Regional Emergency Services Strategy to guide the provision of these services. Further, the Town shall continue to participate in the Mountain View Regional Emergency Response Plan.
2. The Town shall continue to provide protective services either directly or in cooperation with service providers, in accordance with provincial regulations and Council standards.
3. The Town should prepare, and keep current, a protective services master plan to guide the provision of services, desired service levels and the facilities needed to provide protective services to the community.
4. The Town shall ensure that its land use plans accommodate the development of facilities that house social services and programs within the community in locations that are compatible with existing and future surrounding land uses. Facilities accommodating social services should be:
 - (a) located in areas convenient for users to access using major roads and the pedestrian system;
 - (b) dispersed throughout the broader community rather than clustered in a single area;
 - (c) able to accommodate multiple uses and physically accessible to seniors and persons with disabilities.
5. Uses and development near and adjacent the Hospital and Care Centre shall be managed to avoid the creation of any conflicts with the hospital or place any limitations on future operations and expansion of the existing hospital site.

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6. The Town shall promote and favour building forms, site layouts and neighbourhood designs that are physically accessible and facilitate a high degree of social interaction possibilities among residents. This includes such concepts as pedestrian friendly streetscapes and establishing formal and informal gathering spaces.
7. The Town shall continue to work with community agencies in the provision of social and support services to Olds residents. This includes coordinating and facilitating the provision of preventative social services to meet the community's needs with specific consideration given to children, youth, seniors, persons with disabilities, low-income individuals, immigrants and single parent families.



4.3.5 Climate Adaptation and Mitigation

Goal

To enhance community safety and resiliency through identification and mitigation of climate impacts.

Objectives

- (a) Enhance climate resiliency through the design of natural and built environments.
- (b) Understand, prepare for, and adapt to anticipated climate impacts.
- (c) Address climate impacts through sustainable development practices and adaptable policies.
- (d) Prioritize safety and resiliency in response to climate impacts.

Policies

1. The Town shall promote environmentally friendly development practices that incorporate climate adaptation and mitigation.
2. The Town shall support education, awareness, and community stewardship efforts of other organizations and jurisdictions to protect, monitor, and enhance climate adaptation and mitigation initiatives.
3. The Town shall encourage inclusion of climate adaptation and mitigation strategies in new statutory plans.
4. The Town shall encourage identification and use of alternative technologies that are adaptable to anticipated climate impacts, where applicable.
5. The Town shall consider climate change impacts when locating and designing public infrastructure.
6. The Town shall consider climate change impacts on agricultural production and community development.
7. The Town shall consider incorporating a lens of climate change adaptation into its long-term decision-making processes.
8. The Town shall consider completing a Climate Risk and Vulnerability Assessment to understand anticipated climate impacts.
9. The Town shall encourage consideration and incorporation of FireSmart principles in the management of natural areas and lands on the perimeter of the built up area. This includes such concepts as purposefully removing or limiting materials that may fuel fires (e.g., grass fires) and put properties at risk.

4.4 COMMUNITY INFRASTRUCTURE

4.4.1 General Infrastructure Policies

Goal

To increase infrastructure readiness to provide reliable services that supports sustainable growth.

Objectives

- (a) Prioritize infrastructure development to provide long-term capacity for growth.
- (b) Seek innovative funding strategies for municipal infrastructure upgrades and replacements.
- (c) Continue collaborating with other levels of government to meet legislative requirements.

Policies

1. The costs of servicing newly developing areas shall be borne by the Developer in accordance with policies approved by Council.
2. Any public expenditure for improvements or services proposed within this plan shall be subject to the Town's annual operating and capital budgeting process and shall be evaluated in relation to the overall needs of the community and town-wide priorities.
3. The Town shall consult with the Alberta Energy Regulator (AER) regarding the potential for new development in the vicinity of existing sour gas facilities and shall refer to the AER, applications for subdivision and development of land, in accordance with the Subdivision and Development Regulation as approved under the Municipal Government Act.
4. The Town shall monitor proposals for new sour gas and related facilities within or adjacent to the Town's existing and future growth areas and determine on a case-by-case basis its position regarding such facilities.
5. The Town shall encourage oil and gas facilities and pipelines to be located beyond the identified future growth areas. Where it is not possible to avoid these areas, the Town shall encourage the use of alignments and locations that are conducive to future urban development.
6. The Town shall prioritize infrastructure investment (e.g., transportation networks, water and sewer systems, utilities, and parks and public amenities) in areas of anticipated development.

4.4.2 Transportation

Facilities related to travel within, and through, Olds occupy a considerable amount of land and represent a significant investment of public resources. Ensuring the efficient movement of people and goods to and between various parts of the community is a key planning consideration. It is important to recognize and seek balance between the implications that land use patterns have on transportation needs and vice versa. Equally important is the fact that personal mobility takes many forms and a diverse range of transportation modes needs to be considered. This includes use of private vehicles, cycling, walking and, eventually, public transit. In planning for growth and change in Olds for the long term, appropriate attention must be paid to the provision of facilities for all these modes of transportation.

Goal

To provide for the safe and efficient movement of people and goods within and through Olds by coordinating the planning of land use and transportation systems and encouraging the use of non-motorized modes of transportation.

Objectives

- (a) Ensure the coordination and construction of safe and efficient roads, bicycling and pedestrian facilities.
- (b) Enhance multi-modal connectivity within and between neighbourhoods.
- (c) Seek opportunities to reduce travel demands and promote alternatives to the private automobile.
- (d) Coordinate the planning and construction of transportation facilities within the Town with the Provincial and County authorities responsible for connecting routes outside of and through the town.
- (e) Promote the development and enhancement of regional transportation facilities.

Policies

1. The Town shall coordinate transportation and land use plans with the objective of reducing the demand for travel particularly by private automobile.
2. The Town shall implement the recommendations of the Transportation Master Plan and shall periodically update the Plan's policies, standards and proposals related to the movement of private and commercial vehicles, future public transit, wheelchairs and scooters, bicycling and walking.
3. Where there is a conflict between the recommendations of the Transportation Master Plan and an approved statutory plan, or a decision is made to accept an alternative solution through the adoption of a statutory plan, the policy and direction of the statutory plan prevails.
4. The Town shall coordinate the planning and construction of transportation infrastructure and development, so as to maximize the utilization of available and planned transportation capacity.
5. The Town shall coordinate the provision of road, transit and pathway connections between and through existing and future communities in the area structure planning process. This includes such items as:
 - (a) collector road connections and patterns that facilitate movement within neighbourhoods without reliance on the arterial road system (e.g. school drop offs);

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- (b) collector road patterns that facilitate the future provision of a public transit system as the community grows (e.g. routing that reaches as many houses as possible); and
 - (c) trails and paths that link to facilities within and beyond the community (e.g. able to bicycle to the dog park).
- 6. The Town shall ensure the provision of appropriate transportation facilities in commercial and industrial areas, to accommodate both the movement of truck traffic and the travel needs of employees and customers.
- 7. The Town shall endeavour to mitigate undesirable community, social, environmental and noise impacts in the planning, construction and operation of transportation facilities. Efforts to achieve this may include:
 - (a) distance separation through increased lot depth and/or buffer spaces;
 - (b) physical barriers such as berms, fences, or sound walls;
 - (c) locating more noise resilient uses and building forms such as commercial along major roadways; or
 - (d) use of traffic calming techniques.
- 8. The Town intends to provide bicycle and pedestrian facilities throughout the town through the joint efforts of the municipality and private developers. The Town shall view bicycle and pedestrian facilities as integral parts of the transportation system serving both recreation and transportation needs.
- 9. The Town shall protect the appropriate rights-of-way to allow for the implementation of proposals contained in the Transportation Master Plan as amended from time to time.
- 10. The Town shall address local transportation issues including the impact of traffic on residential areas, (e.g., traffic calming) and maximizing the efficiency of the major road network (e.g. traffic signal phasing) through the use of appropriate management techniques.
- 11. The Town shall work with the Province of Alberta and Mountain View County to ensure coordination in the planning and construction of connections with the Provincial and County road and trail systems.
- 12. The Town shall actively support the development of effective inter-modal regional transportation systems including bus, rail, and air service. This includes a regional trail system providing connections to the other urban communities within Mountain View County.
- 13. The Town shall encourage the establishment of transportation services that address the needs of seniors, lower income households, youth, and those with disabilities. These services may entail ride sharing programs, shared transportation arrangements, private service providers, or similar initiatives.
- 14. The Town acknowledges that there is a need to improve the function of Highway 27 and Highway 2A to serve the existing needs of the community and the traffic passing through the town. The Town shall:
 - (a) Seek the cooperation of the Province of Alberta to secure appropriate investments in Highway 27 and Highway 2A as a priority item;
 - (b) Work with the developers of property adjacent to Highway 27 and Highway 2A to ensure that adequate highway right-of-way is available to undertake future improvements;
 - (c) Work with the Province and developers to upgrade intersections that are impacted by development of lands in the town; and
 - (d) Seek cooperation from the Province in improving pedestrian and bicyclist safety, user experience and ease of use of pedestrian crossings along Highway 27 and Highway 2A.

4.0 – Policies

15. The Town shall seek the co-operation of the Province of Alberta and Mountain View County to study the optimum way of moving east/west truck and dangerous goods traffic in the Olds area and to jointly work towards identifying and protecting an appropriate corridor for this road.
16. The future east/west arterial in the southern part of Olds is not intended to function as a through truck route.
17. The Town may require new or amended statutory planning documents to identify mobility networks within planned areas and how they will connect to existing neighbourhoods.



4.4.3 Utilities

The utility systems that support our day-to-day activities include the municipal water system, wastewater system, storm water management system, solid waste management system, and franchise utilities (electricity, gas, cable, and telecommunications). These services are essential for the day-to-day health, safety and convenience of Olds residents. Environmental protection, health, safety and convenience are all safeguarded through quality management and maintenance of these systems.

Goal

To provide environmentally responsible, safe, efficient, and reliable utility systems to serve the Town.

Objectives

- (a) Ensure that utility infrastructure and capacity is available when required to accommodate growth.
- (b) Ensure utilities are maintained and operated in an efficient manner that minimizes their impact on the environment.

Policies

1. The Town shall provide high quality utility services to residents and businesses in Olds. To this end, the Town shall establish and maintain standards and specifications for the construction of infrastructure based on:
 - (a) Accepted engineering practice and local experience;
 - (b) Compliance with relevant Federal and Provincial requirements;
 - (c) Compatibility with current industry materials and construction methods; and
 - (d) Adaptability to future upgrades and maintenance requirements.
2. The Town shall maintain, fund and implement a comprehensive long-term master plan for utility infrastructure and establish budget priorities based on the premise that investment in infrastructure maintenance is a necessary annual investment rather than a discretionary cost.
3. The Town shall investigate opportunities and technologies that provide cost effective improvements in the efficiency and/or environmental impacts of the provision of utility services.
4. The Town shall promote the principles of reduce, reuse and recycle materials and the efficient use of energy by Town departments, businesses and residents.
5. The Town shall work to obtain formal de-commissioning of the former wastewater treatment plant facilities to remove the impact of the setback requirement on adjacent lands and repurpose the site.
6. The Town shall require the installation of infrastructure and facilities related to broadband telecommunication services in all new developing areas and major redevelopment areas.
7. The Town shall make provisions for storm water management throughout all new development areas. Best management practices, such as the integration of existing water bodies and natural areas into storm water management ponds, shall be pursued. The release of storm water downstream to a recognized receiving water body or water course shall be protected through utility right(s) of way in the name of the Town.
8. The Town shall encourage water conservation by managing demand by users where possible and through public awareness campaigns.

4.4.4 Environmental Management

Olds prioritizes environmental management and the development of Olds as an environmentally sustainable and responsible community. Preservation of significant natural features is an important contributor to the high quality of life enjoyed by residents. Environmental management also entails consideration of how urban development can impact environmental systems. Efficient use of land, reduction of air pollution, protecting water quality, management and enhancement of open space natural features (natural capital), and efficient use of resources are important elements in Olds' efforts to be environmentally sustainable.

Goal

To preserve significant natural areas and create and maintain ecologically responsible natural features and environments.

Objectives

- (a) Promote environmental sustainability principles in land use planning decisions and development practices.
- (b) Recognize the value, benefits, and functions that natural areas contribute to urban settings.
- (c) Conserve and sensitively incorporate natural features into the open space system.
- (d) Support programs and initiatives that increase awareness and public involvement in environmental management and conservation.

Policies

1. The Town shall work with Mountain View County and other local and regional organizations to create and implement a regional approach to the conservation of key natural areas and functions.
2. The Town shall conduct a spatial analysis to identify and inventory existing natural features and areas.
3. The Town shall recognize that planning and efforts to conserve natural features must be initiated well in advance of urban development. This will require conversations with the owners of features that are identified as desirable for conservation well before lands are planned in detail for more detail for urban development or non-agricultural use.
4. Through the subdivision process, the Town shall require that lands considered unsuitable for development (e.g. due to steep slopes or being subject to flooding or consisting of a natural drainage course) are dedicated as environmental reserve in accordance with the provisions of the Municipal Government Act.
5. When lands adjacent to water bodies or water courses are subdivided, a strip of land shall be dedicated as environmental reserve to provide a buffer and provide public access. The width of the required dedication shall be established by the applicable area structure plan or the Subdivision Authority where there is no approved area structure plan. The minimum width of the strip of land to be required shall be 6m.
6. Lands dedicated as environmental reserve shall remain in their natural state and/or be used as part of the public trail system where necessary to ensure a continuous, integrated trail system.
7. Despite Policies 4 and 5 above, the Town may use an environmental reserve easement in place of the dedication of an environmental reserve parcel where public access to the lands in question is not desirable.

4.0 – Policies

8. Where the Province claims ownership of a wetland classified as permanent or semi-permanent under the Alberta Wetland Policy, the wetland shall be treated as a water body and environmental reserve dedication shall be provided in accordance with Policies 5 and 7 above.
9. The Town shall require all wetlands that are given a wetland value of A under the Alberta Wetland Policy to be dedicated as environmental reserve.
10. The Town shall require all wetlands that are given a wetland value of B under the Alberta Wetland Policy to be dedicated as environmental reserve. The boundaries of a wetland with a wetland value of B may be modified to accommodate logical roadway, utility alignment and lot patterns.
11. The Town shall not seek dedication as environmental reserve or preservation of wetlands that are given a wetland value of C or D under the Alberta Wetland Policy.
12. The compensation area shall not be located in an area identified for future urban expansion under this plan or the Intermunicipal Development Plan with Mountain View County unless provisions for the creation of the replacement wetland has been identified within an approved area structure plan.
13. When lands contain an environmentally significant feature that cannot be obtained as environmental reserve, the Town may designate lands as conservation reserve.
14. In addition to environmental reserve and conservation reserve dedication, the Town shall investigate use of tools like land purchases, land swaps, tax incentives, leasing and conservation agreements or easements, and other similar mechanisms as additional means of conserving natural features.
15. The Town should investigate establishing an environmental stewardship initiative to provide education, promote awareness, and encourage residents to value biodiversity, plant native vegetation, naturalize their property, and assist in monitoring the health of the Town's natural areas.
16. The Town shall implement an urban forestry initiative that includes annual investment in tree planting on public lands including landscaping and revegetation of existing open spaces and boulevards and in new open space developments.
17. The Town shall promote efforts to improve air quality and may work with other stakeholders to monitor air quality and establish outreach and awareness programs that promote air quality improvements.
18. The Town shall encourage developers and builders to follow the voluntary LEED green building rating system administered by the Canadian Green Building Council or follow sustainable building practices compatible with LEED standards. Sustainable building practices include:
 - (a) Minimizing storm water volumes through the installation of roof top gardens or on-site cisterns;
 - (b) Installing water saving plumbing fixtures;
 - (c) Using water efficient landscaping;
 - (d) Increasing energy performance through reduction in demand, harvesting site energy and efficient building design;
 - (e) Reducing waste by extending the life of existing buildings and using local and recycled building materials;
 - (f) Improving indoor air quality through efficient heating and ventilation; and

4.0 – Policies

- (g) Reducing light pollution and energy costs by installing outdoor lights that are designed to minimize escape of light to the sky or beyond the site.
19. The Town shall explore and, where feasible, implement programs and policies intended to increase sustainable building practices throughout Olds.
 20. The Town shall require consideration of sustainable building practices in the design and construction of new Town-owned facilities.
 21. The Town shall encourage the use of Dark Sky principles in the design and implementation of outdoor lighting for new development and redeveloped sites to avoid casting unnecessary light towards the sky and adjacent properties.
 22. The Town shall encourage the use of renewable energy technologies, such as photovoltaic cells and small scale wind turbines, where the use of such technologies does not cause incompatibilities with nearby residential uses.



4.4.5 Future Nature Reserve

For the past 25+ years, residents and visitors have been able to enjoy the existing tree reserve in the southwest part of town. This area is a unique part of the Town's open space system and has become a cherished place of peaceful relaxation, contemplation, and passive recreation. It is the Town's intent to create more sites like the existing tree reserve. For each site, this means having a ten acre (or more) parcel of land that can be heavily reforested to establish an overhead tree canopy and a sense of enclosed space. A series of trails and pathways winding through the site and visitor amenities, like benches and parking facilities would be added.

This initiative is recognized as taking a long term view of, and long term commitment to, the quality of the future urban environment and amenities in Olds. Land acquisition and funding of the desired sites will need to be addressed. Land acquisition is likely needed due to the equally important demands on the Town's ability to obtain municipal reserve land dedication for schools, parks, playgrounds, and trail networks. Funding for the initiative must be weighed with other capital priorities and resources available.

FIGURE 3: GENERAL LOCATIONS FOR FUTURE NATURE RESERVES



The locations shown in **Figure 3** were selected based on the opportunity to:

4.0 – Policies

- Balance the long-term provision of major open space areas between the parts of the town north and south of Highway 27;
- Create connections between other major open space areas that exist or are planned such as the dog park, sports fields and future school sites; and
- Access planned and existing municipal roads and water infrastructure.

Reforestation of an area with significant tree canopy takes several years to become established. To be able to enjoy the desired benefits of these new park areas, the start of the project must take place in the short term (next 3-5 years) so that the amenity (e.g., mature tree canopy) is available to be enjoyed in the medium to longer term (next 15-25 years).

Goal

To create two new nature areas that enable peaceful relaxation and recreation in a forest like setting.

Objectives

- (a) Encourage the acquisition and designation of land for dedicated nature areas.

Policies

1. The Town shall discuss the acquisition of Location A and Location B, as shown in Figure 2, with the affected landowners with the objective of acquiring one or both locations.
2. The Town shall consult Mountain View County, where required, regarding the acquisition of land within the County's jurisdiction.
3. The precise location, size, and configuration of Location A and Location B shall be determined in consultation with the affected landowners. This process shall take into consideration future development of the affected parcels of land for other planned uses. Alternative locations compared to those shown in Figure 3, but still within the same general vicinity, may be considered. The intention is to complement the existing tree reserve with similar areas in other residential quadrants of the community.
4. Once each location is acquired, the Town shall undertake a detailed design and implementation plan for each location. This plan is expected to layout the amenities of the site and provide a more detailed capital plan for Council consideration.

4.5 GOVERNANCE AND ADVOCACY

4.5.1 Intermunicipal Planning and Regional Collaboration

It is important to recognize that Olds is part of a region and that many issues and factors that can impact the community, its economic vibrancy, and the quality of life of its citizens occur beyond and transcend the Town's boundary. It is for this reason that the Province encourages and expects co-operation between municipalities, provincial departments, and other agencies to address planning issues. For many years, Olds and its partners have worked through the Municipal Area Partnership to provide services to the area in a coordinated manner. Further, the intermunicipal collaboration framework and the intermunicipal development plan will result in more direct involvement and sharing of growth management goals and responsibilities between the Town of Olds and Mountain View County.

Goal

To cooperate with municipalities and other government agencies to achieve mutual objectives that benefits residents and businesses in Olds and help to secure the Town's long-term growth.

Objectives

- (b) Work with Mountain View County to ensure orderly development practices, issue resolution and appropriate management and control of future growth areas in the areas adjacent to the Town/County boundary.
- (c) Work with the Government of Alberta, its agencies and other municipalities, in the provision of programs and services that benefit residents and businesses in the region.
- (d) Consolidate Olds' position as an urban service centre in Central Alberta and a growth centre in the Calgary/Edmonton corridor.
- (e) Build meaningful and respectful relationships with Indigenous communities through engagement rooted in collaboration and reconciliation.

Policies

1. The Town shall work with the Provincial Government, other municipalities and interested community organizations in the Edmonton/Calgary corridor to:
 - (a) Ensure a coordinated approach to growth in the corridor;
 - (b) Ensure the provision of adequate infrastructure to support growth in the corridor; and
 - (c) Implement the recommendations of the Central Alberta Highways 2/2A Corridor Design Study dealing with the appearance of development along major highways.
2. The Town shall cooperate with all municipalities within the watershed of the Red Deer River in the establishment of a regional watershed committee. One purpose of the committee should be to provide comment and input on any actions and decisions of the Provincial and Federal Governments which may impact on the region's watershed and water supply.
3. The Town shall maintain an Intermunicipal Development Plan with Mountain View County and the Plan shall address:
 - (a) Future land use within the area that the Plan covers;
 - (b) The manner in which proposals for future development in the area will be addressed including the process to refer planning matters, plans and applications between the two municipalities;

4.0 – Policies

- (c) Co-ordination of transportation systems and municipal utilities and proposals for the financing and programming of intermunicipal infrastructure;
 - (d) Co-ordination of intermunicipal programs relating to the physical, social and economic development of the area and provision of intermunicipal services and facilities consistent with the agreed upon intermunicipal collaboration framework;
 - (e) Co-ordination of environmental matters within the area;
 - (f) Processes to consider annexation proposals needed to facilitate Town growth;
 - (g) Processes for ongoing consultation and discussion of planning issues and issues of mutual concern, including a process to resolve points of interpretation and disagreement; and
 - (h) Processes relating to the administration of the Plan including the process to consider amendments or repeal.
4. The Town shall work at an elected official and administrative level with surrounding municipalities, communities and agencies to ensure the coordinated delivery of services that benefit residents and ratepayers.
 5. The Town shall establish a process for regularly reviewing/evaluating land development application and approval processes to provide a predictable and consistent process and streamline development approvals, where appropriate.
 6. The Town shall recognize the unique status and rights of Indigenous communities and commit to establishing respectful, long-term partnerships based on mutual respect and understanding.
 7. The Town shall identify opportunities to contribute to reconciliation efforts through land use planning, processes, and decision making.
 8. The Town should engage and collaborate with Indigenous communities and identify opportunities to contribute to reconciliation efforts through land use policies, processes, and decision making.



4.5.2 Implementation

The success of any plan depends on the degree to which efforts are made to implement and integrate the plan's directions into decision making. The MDP provides the means whereby Council, the Municipal Planning Commission, Town staff and members of the community can evaluate situations or proposals in the context of a long-range plan for Olds.

Goal

To promote the implementation and use of the Municipal Development Plan.

Objectives

- (a) Implement the MDP through other statutory and non-statutory plans and ensure consistency between these plans and the MDP.
- (b) Foster awareness of land use planning policies and participation in planning processes by stakeholders and the general public.
- (c) Provide for periodic review and amendment of the MDP and monitoring of effort to achieve the MDP goals.

Policies

- 1. The Town or a landowner may initiate an amendment to this Plan. The Town shall require the submission of such background information as is considered necessary to support the amendment prior to the start of the bylaw amendment process. Amendment of the MDP shall follow the appropriate procedures as outlined in the Municipal Government Act.
- 2. All statutory plans adopted by the Town shall be consistent with one another. The Municipal Development Plan shall be consistent with the direction of the Intermunicipal Development Plan. All area structure plans and area redevelopment plans shall be consistent with the MDP.
- 3. The policies of the MDP shall be further refined and implemented through the preparation, adoption and day-to-day application of area structure plans, area redevelopment plans and the Land Use Bylaw. The Town shall continue to ensure that stakeholders (e.g. School Authorities) and the general public are consulted and have input into all detailed plans as these plans are being prepared.
- 4. Before approval of any Land Use Bylaw amendment that would allow for subdivision or development of a large block of land that has not been previously developed or used for any use other than agriculture, an area structure plan shall be required. For the purposes of this policy, a large block of land refers to a parcel of land having an area of 40 acres or more. For blocks of land having an area less than 40 acres, an area structure plan may be required if, in the opinion of the Town, such a plan is needed.
- 5. All area structure plans shall be prepared in accordance with the requirements of the Municipal Government Act and any policies established by the Town relating to process and content requirements of an area structure plan.
- 6. The Town may identify areas that could benefit from the preparation and adoption of an area redevelopment plan. In preparing such plans, the following considerations should be taken into account:
 - (a) Area residents should be as active in the planning process as possible;

4.0 – Policies

- (b) Access should be provided to key resource personnel and professional expertise related to land use planning;
 - (c) Sufficient time and information should be provided to allow a full understanding of the implications of the proposed plan; and
 - (d) Recognize and plan for the role the area plays or could play within the greater community.
7. The Town shall utilize its Public Participation Policy when advising residents of existing plans and planning policies and the outcome of key planning decisions.
 8. The Town should review the MDP every five to ten years to make sure it remains current.
 9. To allow tracking of the impact and effectiveness of the MDP policies a bi-annual (every 2 years) report should be prepared and submitted to Town Council.
 10. Various policies in this Plan suggest spending by the Town to achieve its successful implementation. Pursuant to the Municipal Government Act, it is not the intention of this Plan to commit Town Council to funding decisions. The funding of any proposals of this Plan shall be considered on an annual basis during the Town's budget process along with all other funding requests and priorities.
 11. The Town may identify areas that could benefit from the preparation and adoption of an Area Redevelopment Plan. In preparing such plans, the following considerations should be taken into account that:
 - (a) Area residents should be as active in the planning process as possible;
 - (b) Access should be provided to key resource personnel and professional expertise related to land use planning;
 - (c) Sufficient time and information should be provided to allow a full understanding of the implications of the proposed plan; and
 - (d) Recognize and plan for the role the area plays or could play within the greater community.





5.0 GLOSSARY OF TERMS

The following definitions are included for the purpose of understanding the concepts and ideas discussed in the Municipal Development Plan. Where a definition listed below differs from the Land Use Bylaw, the Land Use Bylaw definition shall prevail when processing a development or subdivision application.

Adaptive Reuse is a process whereby buildings are adapted for new uses, while retaining their original architectural features.

Affordable Housing refers to dwelling units that are designed to be both adequate in meeting the size and safety needs of individuals and families, and affordable to households with income at or below the community's median income, without spending more than 30% of their income on housing costs. For renters, these costs account for: rent, electricity, fuel, water and other municipal services. For owners, these costs account for: mortgage payments, property taxes, condominium fees, electricity, fuel, water and other municipal services.

Area Redevelopment Plan (ARP) is a plan adopted as an area redevelopment plan pursuant to the Municipal Government Act, which provides a framework for future development in an already developed area.

Area Structure Plan (ASP) is a plan adopted as an area structure plan pursuant to the Municipal Government Act, which provides a framework for future subdivision and development in an area.

Arterial Road refers to a corridor that accommodates a major road and facilities for multi-modal forms of transportation (i.e. pathway for multi-users, travel lanes for public transit, etc.). It is meant to carry more traffic than other roads and corridors and enable the movement of people and goods between the neighbourhoods and districts that make up the larger urban community.

Attainable Housing refers to a range of housing provided at varying market rates and able to meet the needs of different households in terms of size of dwelling, price point, tenure, type of housing unit, and other similar factors. Attainable housing is typically supplied through private developers in response to market demands.

Biodiversity is the variety of life and its processes; and it includes the variety of living organisms, the genetic differences among them, and the communities and ecosystems in which they occur. Diversity is the key to ensuring the continuance of life on Earth. It is also a fundamental requirement for adaptation and survival and continued evolution of species.

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Brownfield Site is a site that is the result of industrial activities such as railroads, gas stations, oil refineries, truck terminals, wood treatment facilities, dry cleaners, liquid/chemical storage facilities, steel and heavy manufacturing plants, etc. Often these sites are contaminated and require remediation before redevelopment can occur.

Community Economic Development refers to a community-based and community-directed process that explicitly combines social and economic development to foster the economic, social, ecological and cultural well-being of communities on a sustainable and inclusive basis.

Conservation Agreement or Easement is an agreement registered against title whereby a landowner grants to another person or organization rights related to the protection, conservation and enhancement of the environment, including the protection, conservation and enhancement of biological diversity and items of natural scenic or aesthetic value. A conservation agreement may provide for recreational use, open space use, environmental education use, and research and scientific studies of natural ecosystems.

Dwelling Unit Per Net Residential Hectare is a calculation of residential density that indicates how many dwelling units are located within a specific area of net residential land. This calculation excludes non-residential areas from (e.g., roads, parks, commercial, industrial, etc.), focusing solely on area allocated for residential uses.

Eco-industrial Park refers to a type of industrial park in which businesses cooperate with one another and the local community in an attempt to reduce waste, efficiently share resources (such as information, materials, water, energy, infrastructure and natural resources), and produce sustainable development, with the intention of increasing economic gains and improving environmental quality.

Ecological Footprint is a measure of the "load" imposed by a given population on nature. It represents the land area necessary to sustain current levels of resource consumption and waste discharge by that population.

Economic Development refers to creating a positive environment from which local businesses can succeed and grow, and attracting new enterprises to the community.

Emergency Services public organizations that respond to emergencies when they occur, specifically ambulance and fire services.

Environmental Reserve is land that is dedicated (given) to a municipality, during the subdivision process, because it is considered undevelopable for environmental reasons in accordance with Section 664 of the Municipal Government Act. This may include areas such as wetlands, ravines, drainage courses, steep slopes, etc.

Environmental Reserve Easement is a legal agreement registered with Land Titles in favour of the municipality for lands that would be normally taken as environmental reserve in accordance to Section 664 of the Municipal Government Act. It requires the land to remain in its natural state but continues to be owned by a private landowner.

Environmentally Sensitive Area means an undisturbed or relatively undisturbed site, which because of its natural features, has value to society and ecosystems worth preserving.

Geographic Information System (GIS) is a system allowing for the visualization, analysis, use and presentation of location related data and geographic information.

Greenfield is undeveloped land used for agriculture or left in a natural state.

Green Infrastructure refers to a strategic approach to conservation that addresses the ecological, social and economic impacts of sprawl and the accelerated consumption and fragmentation of open land. It is the network of natural lands, open space, waterways, and smart growth design measures that form the framework for healthy and sustainable communities. With a green infrastructure in place, communities can protect native species and ecological processes, maintain clean air and water, reduce habitat fragmentation, pollution, and other threats to biodiversity, and improve the health and quality of life for people.

Greyfield Sites are older, economically obsolete commercial areas, often characterized by a large expanse dedicated to surface parking.

Growth Management is the process of directing or guiding development in a manner that is consistent with the vision, guiding principles, goals, objectives and policies contained in this MDP.

Growth Strategy refers to a document that establishes high level policy direction for the long term (50+ years) growth of the community.

Growth Study refers to a document that evaluates the supply of developable land relative to demand in the 5-30 year time frame and establishes approaches to issues such as annexation of land, timing of major utility extensions etc.

Heritage Conservation refers to actions or processes that are aimed at safeguarding the character-defining elements of a cultural resource so as to retain its heritage value and extend its physical life. This may involve preservation, rehabilitation, restoration or a combination of these actions or processes.

Highway Commercial refers to commercial areas intended for trade and service(s) related to automotive transportation and the automobile traveler, and other commercial land uses which are built at low densities, in planned centres, generally to serve the host community and the region as a whole.

Inclusive Communities refers to both a process and a goal; inclusion is the ability to participate effectively in economic, social, political and cultural life of society. It is about having what is needed materially and socially to live comfortably. An inclusive community is one that creates and celebrates the opportunity for full participation for all citizens.

Infill Development occurs in mature or built up areas on vacant or underutilized lands, behind or between existing development, and which is comparable with the characteristics of surrounding development.

Infrastructure refers to systems and facilities (e.g. roads, sanitary sewers, water treatment and distribution networks, power lines, and telephone and cable TV systems) that service urban development.

Intermunicipal Collaboration Framework (ICF) is a document describing how two or more municipalities work together to provide desired services to residents, ratepayers and properties.

Intermunicipal Development Plan (IDP) is a plan adopted by two or more councils, pursuant to the Municipal Government Act, which is an overall policy guide for the coordination of land use planning matters between the municipalities.

Joint Use Site means a site that houses multiple, but complimentary facilities such as a school, library and recreation centre. Parking and other associated uses can be shared in order to use land efficiently. Facilities may be housed under one roof or in separate buildings.

Land Use Bylaw (LUB) refers to the bylaw that divides the town into land use districts and establishes procedures for processing and deciding upon development applications. It sets out rules that affect how each parcel of land can be used and developed and includes a zoning or district map.

Mixed Use refers to a combination of different land uses, such as, but not limited to, residential, office commercial, retail commercial, public or entertainment, which are horizontally integrated (i.e. uses located on the same site beside one another) and/or vertically integrated (i.e. uses located on different floors in the same building) within a single compact form of urban development. The mixes of uses are to be compatible, mutually beneficial, and integrated into the community, for example, live/work in the same complex.

The term “mixed use” can also relate to a range of dwelling types that could provide residences to a diversity of living arrangements and incomes within a neighbourhood and the inclusion of non-residential uses like places of worship and local commercial in a neighbourhood.

Municipal Development Plan (MDP) is a plan adopted by Council, pursuant to the Municipal Government Act, which is an overall policy guide to a municipality’s future growth and development.

Municipal Government Act (MGA) is Provincial legislation which outlines the power and obligations of a municipality. Part 17 of the MGA provides the means by which plans and bylaws may be adopted to guide development and the use of land and buildings.

Natural Capital is an extension of the economic notion of capital (manufactured means of production) to environmental 'goods and services'. It refers to a stock (e.g., a forest) which produces a flow of goods (e.g., new trees) and services (e.g., carbon removal, erosion control, and habitat).

Neighbourhood means a mainly residential area designed as a comprehensively planned unit containing a variety of housing types, community services, recreation and culture amenities and parks necessary to meet the needs of the neighbourhood population.

Oil or Gas Development refers to active, suspended, and abandoned wells, pipelines, and processing facilities. It may also include rail and road use for oil or gas development.

Protective Services provision of services to ensure the security of persons and property.

Reserve means land provided, as part of a subdivision, by the developer without compensation for park and school purposes in accordance with the provisions of the Municipal Government Act. This includes lands dedicated as municipal reserve (MR), school reserve (SR) and municipal and school reserve (MSR).

Smart Growth refers to a collection of land use and development principles that aim to enhance our quality of life, preserve the natural environment, and save resources over time. These principles ensure that growth is fiscally, environmentally and socially responsible and recognize the connections between development and quality of life. Smart growth enhances and completes communities by placing priority on infill, redevelopment, and densification strategies.

Sustainable Development means development that meets the needs of today without compromising the ability of future generations to meet their own needs. This means the community needs to sustain its quality of life and accommodate growth and change by harmonizing long-term economic, environmental and social needs. It also requires that development respects and enhances the cultural capital of the community in terms of its traditions, values, heritage, sense of place, arts, diversity and social history.

5.0 – Glossary of Terms

Traffic Demand Management (TDM) refers to strategies aimed at reducing the number of vehicle trips, shortening trip lengths, and changing the timing of trips so that they occur outside of peak hours. These strategies include use of public transit, car pools, bicycling and walking and typically focus on home-to-work trips.

Urban Design refers to planning and architecture that contributes to the creation of attractive spaces by having regard to design elements such as building form and style, views and vistas, open space, and streetscape treatments, which provide an urban context that is both functional and aesthetically pleasing.

Urban Forestry is the practice of maintaining a viable and healthy urban forest for the health, environmental and economic benefits of the community. These benefits include better air quality, cooling and shade, aesthetics, noise buffering and wildlife habitat.

Urban Form refers to the design and layout of our urban built environment and includes considerations such as density, street layout, transportation, centres of employment, and urban design.

