

MD of Acadia No. 34

Municipal Development Plan

Bylaw 2022/782 - Adopted February 8th, 2022





Municipal District of Acadia No. 34

BYLAW No. 2022/782

BEING A BYLAW OF THE MUNICIPAL DISTRICT OF ACADIA No. 34, IN THE PROVINCE OF ALBERTA, TO ADOPT A MUNICIPAL DEVELOPMENT PLAN

WHEREAS, pursuant to the provisions of Section 632(1) of the Municipal Government Act, as amended, the Council of the Municipal District of Acadia No. 34 must, by Bylaw passed in accordance with Section 692 of the Municipal Government Act, adopt a plan to be known as:

"THE MUNICIPAL DISTRICT OF ACADIA No. 34 MUNICIPAL DEVELOPMENT PLAN"

AND WHEREAS, a Public Hearing was held on the February 8th, 2022 as required by Section 230 of the Municipal Government Act.

NOW THEREFORE, the Council of the Municipal District of Acadia No. 34 in the province of Alberta, duly assembled. Enacts as follows:

1. This Bylaw may be cited as "The Municipal District of Acadia No. 34 Municipal Development Plan"
2. Council adopts as the Municipal Development Plan for those lands contained within its civic boundaries, "The Municipal District of Acadia No. 34 Municipal Development Plan."
3. This Bylaw takes effect on the date of the third and final reading.

READ A FIRST TIME THIS 10th DAY OF January, 2022

READ A SECOND TIME THIS 8th DAY OF February, 2022

READ A THIRD AND FINAL TIME THIS 8th DAY OF February, 2022

X 

Reeve

X 

Jason Wallsmith
C.A.O. (Chief Administrative Officer)

ACKNOWLEDGMENTS

- Municipal District of Acadia No. 34 Council
- Municipal District of Acadia No. 34 Administration
- Palliser Regional Municipal Services

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WHAT IS AN MDP?

The Municipal Government Act Alberta 2000 Chapter M-26 (MGA) requires that every municipality must adopt a Municipal Development Plan (MDP) to guide long-range planning and land use. The MGA also identifies the required and optional contents of an MDP. Other statutory plans and related bylaws must be consistent with the MDP. This Municipal Development Plan has been prepared under the direction and in accordance with the MGA.

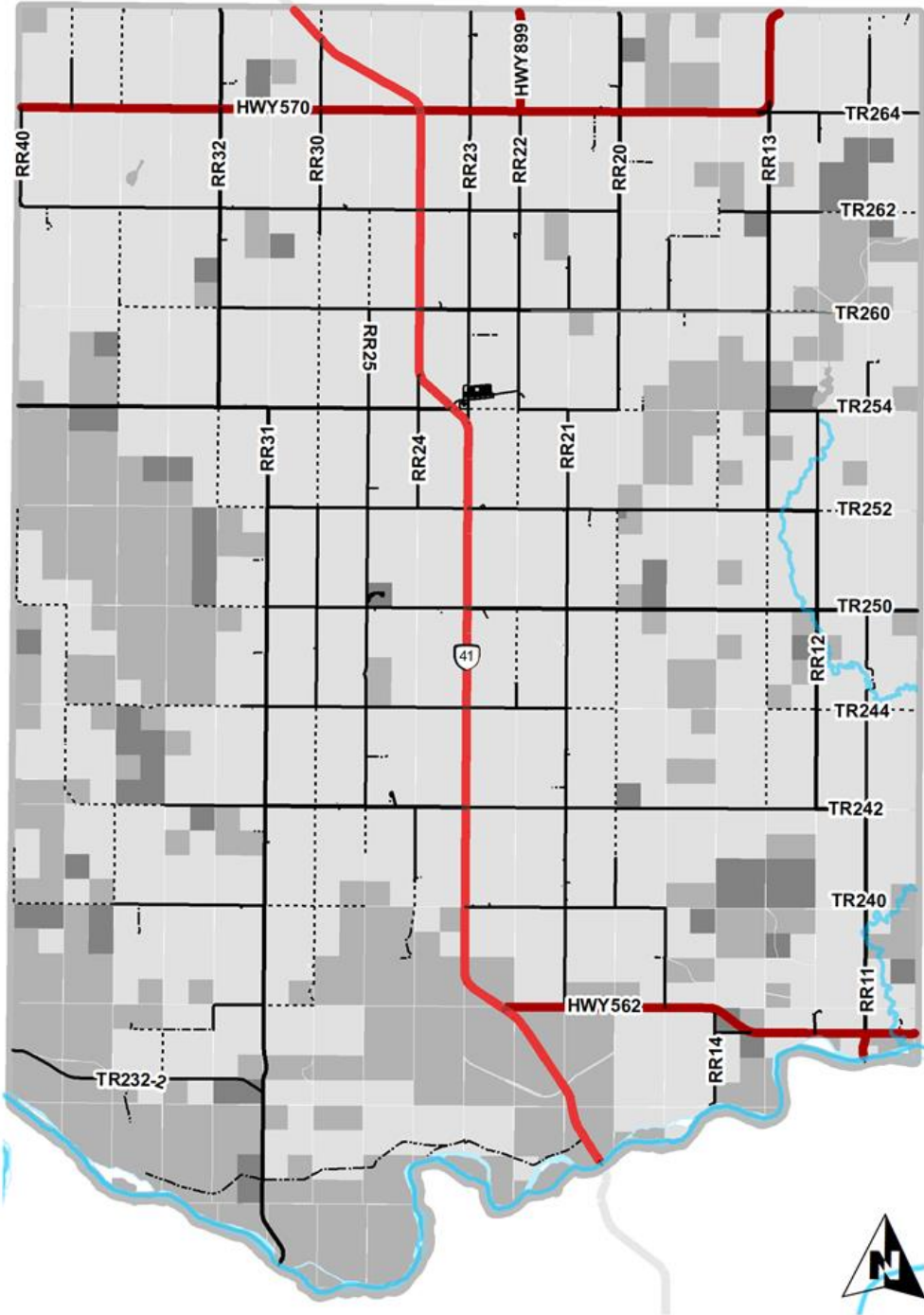
A Municipal Development Plan (MDP) is intended to guide long-range planning and land use in a municipality. As a statutory plan all subdivision and development applications within the Plan Area must comply with this MDP. The MDP is also intended to be read jointly with other statutory plans and bylaws within the Municipal District of Acadia No. 34 (MD of Acadia).

1 INTRODUCTION

The purpose of the MD of Acadia Municipal Development Plan (MDP) is to establish a statutory statement of goals and objectives for future growth and development in the MD of Acadia, and to outline strategies for achieving them. It is intended to provide a vision for the community and provide the framework within which the orderly, economical and beneficial development and use of land can take place. The plan provides an opportunity for developing a relatively comprehensive decision-making framework for Council, the public, developers and others making future economic and land use decisions.

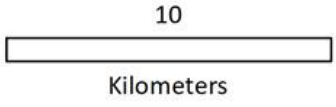
The MDP is based upon an analysis of the environmental, social, aesthetic and management characteristics of the MD of Acadia. It will need to be monitored and reviewed on an ongoing basis, and amended when necessary, to respond effectively to changing trends, activities and needs.

The MDP has an overall vision and 9 overarching goals which will guide and inform the entire document. Each policy section has related objectives that are specific to that topic. The objectives are then reflected in the policies which will directly guide long-range planning within the MD of Acadia.



Overview

- Provincial Highway
- Provincial Secondary Highway
- Municipal Road
- Undeveloped Roadway
- Private Owned Land: 74.1%
- Crown Owned Land: 22.3%
- M.D. Owned Lease Land: 3.6%



Map 1: Overview of the Municipal District of Acadia No. 34

3 VISION

"The Municipal District of Acadia No.34; a prosperous, thriving agricultural community that is a desirable home for people of all ages."

4 MDP GOALS

The MD of Acadia has identified the following key municipal goals that will guide decision-making and strategic direction. The general goals depict the long-term desires of the MD of Acadia.

From these goals a series of objectives and policies are formulated to help achieve these goals. The policies are developed to assist Council in making community based decisions on land use, subdivision and development in and around the MD of Acadia.



5 GENERAL OBJECTIVES & POLICIES

The following general objectives are used to establish policies that will guide Council in making decisions regarding future land use planning and development.

5.1 GENERAL OBJECTIVES:

- a) To maintain balanced and controlled growth by recognizing the importance of the agricultural industry and the need for sustainable development by means of:
 - I. encouraging the provision of adequate and economically serviceable development sites for future residential, commercial and industrial uses; and
 - II. ensuring appropriate servicing requirements and community needs for the anticipated development.
- b) To maintain an attractive living and working environment by:
 - I. providing sufficient open space and recreation facilities;
 - II. maintaining high standards of design in all developments; and
- c) Discouraging the location of incompatible land uses when considering future development sites.
- d) To develop an efficient land use pattern by designating short and long-term development areas considering aesthetics, serviceability, and land use compatibility.
- e) To minimize the potential for land use conflict with appropriate decision making on land use and development matters.
- f) To promote partnerships and co-operation with the various municipal governments and organizations in the area that provides strength and increased exposure both within and outside of the MD of Acadia.
- g) To foster increased citizen involvement and engagement in community activities.

5.2 GENERAL POLICIES

- a) Land Use decisions or recommendations shall be in keeping with the intent and purpose of the Municipal Development Plan.
- b) The M.D.P. shall be reviewed on a regular basis by Council to ensure that the plan is responsive to the changing needs of the MD of Acadia.

6 AGRICULTURAL LAND

Agriculture is the largest single industry in the MD of Acadia. The most important resource in this industry is the soil. The MD of Acadia has approximately 72% of its land area classified as Class 1-4 Canadian Land Inventory soils. These classifications are considered capable of sustained use for cultivated field crops. The most significant factor limiting agriculture production is the low precipitation levels. This problem has been minimized somewhat through the use of conservation practices, the development of on-site water storage facilities, and in some cases the use of irrigation.

6.1 Agricultural Objectives

- a) To preserve the better quality soils for extensive agricultural land uses.
- b) To retain agricultural development as the primary economic activity in the MD of Acadia.

6.2 Agricultural Policies

- a) The MD determines the protection and productive development of agricultural land as a valuable economic resource to be a top priority.
- b) Every effort will be made to ensure, so far as practical, that viable farm holdings are neither severed nor fragmented by non-agricultural development and that extensive areas of good quality agricultural land are protected in order to encourage continued investment. Good quality agricultural land will be generally defined as Class 1, 2, 3, and 4 soils under the Canadian Land Inventory agricultural rating system or their equivalent (28% or greater) as determined by the MD of Acadia's farmland assessment records.
- c) Non-agricultural development should be directed away from better quality agricultural soils.
- d) The area of land developed for non-agricultural purposes should be the minimum amount of land required to accommodate the intended use.
- e) Where feasible, Council shall encourage the use of land conservation practices.
- f) Council supports the expansion of irrigation in the MD of Acadia.
- g) Council supports and encourages the development of agricultural value-added facilities, diversified farming operations and home occupations and small scale recreation and tourism developments by farm families in agricultural areas.

7 HAMLET DEVELOPMENT

The Hamlet of Acadia Valley provides a range of agricultural, commercial and institutional services to local and area residents. Typical of small rural centres the Hamlet has experienced a gradual decline in population since the 1950's, but appears to have stabilized at the current population of 125. Rural population decline along with increased mobility has resulted in a change in consumer spending. The most noticeable effect has been a shift of goods and services purchasing to larger centres outside of the Hamlet. MD of Acadia concerns include the declining and ageing of the Hamlet and surrounding population, the lack of appropriate employment opportunities to attract a younger population and long travel distances for social, cultural and health services and a declining volunteer base. Vacant lots are available throughout the Hamlet for infill development of commercial, industrial and residential land uses. Stormwater management is controlled by overland drainage that flows from the east to the west side of the Hamlet along the north Hamlet boundary. Due to the relatively low price of land in the region, purchasing of vacant lots to increase the existing parcel size has become more common. This has the potential for negative effects on the sustainability of municipal services such as piped sanitary and water infrastructure and roads as there are essentially fewer tax payers to pay the costs of maintenance and replacement, hence taxes will eventually have to increase as population density decreases.

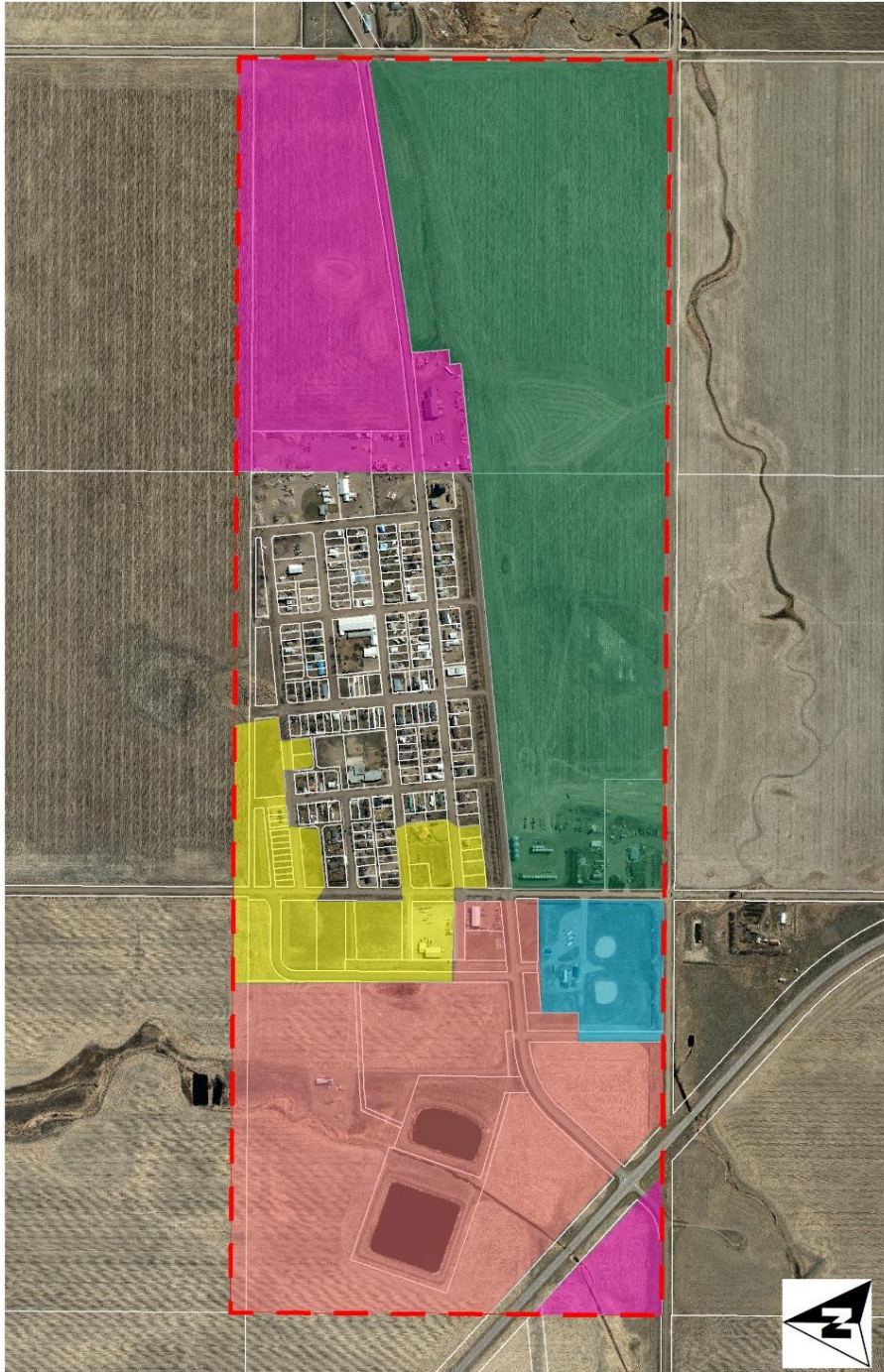
7.1 Hamlet Development Objectives

- a) To maintain Acadia Valley's role as a local service centre for the surrounding rural area.
- b) To continue to be the primary area of residential development in the MD of Acadia.
- c) Residential development in the MD of Acadia, including the Hamlet shall be considered of importance to ensure the existing community services and facilities remain for the long term (ie. School).
- d) To promote and enhance community beautification and community attraction through tourism projects.

7.2 Hamlet Development Policies

- a) The Hamlet policies apply to the boundary area designated as the Hamlet of Acadia Valley as shown in Map 2 below.
- b) Commercial and industrial development within the Hamlet is encouraged and should be located appropriately to reduce the potential for land use conflict with surrounding land uses. Commercial site location should be considered primarily within the existing commercial area and industrial land uses located at appropriate distances or with buffering from residential areas.
- c) Wherever possible, vacant residential lots in the Hamlet should be developed prior to the subdivision of new lots to provide orderly and efficient servicing and reduce future infrastructure and servicing costs.

- d) Residential dwelling types (ie. Single-detached vs. Modular/ Manufactured housing) shall not be a primary consideration in Hamlet Residential areas excepting the 'HSR' – Hamlet Single Detached Residential district. All dwelling types will be given equal consideration in other areas of the MD of Acadia and Hamlet.
- e) Maximum lot widths shall be regulated through the Land Use Bylaw to ensure more sustainable infrastructure and servicing for the long term by reducing the distance between servicing locations and the amount of roads and pipe infrastructure required per parcel (density requirements).
- f) Hamlet development shall be serviced appropriately with sanitary and water services.
- g) Future development areas within the Hamlet shall be considered in accordance with Map 2 below. Subdivision and phasing shall be accomplished on an as needed basis as determined by Council.
- h) Community promotion as a safe and attractive place to live, work and play shall be a priority to attract and retain businesses and residents.
- i) Tourism initiatives and community beautification shall be achieved through community events and enhancement and promotion of existing tourism resources.
- j) To provide safe and effective water distribution and waste disposal systems and to lobby other government and utility companies to increase the effectiveness of utility servicing to enhance the quality of life and opportunities for a rural lifestyle.



Future Land Use

— Hamlet_Boundary

Future Land Use

- Commercial/ Industrial/ Community Service
- Commercial/ Industrial
- Community Service
- Long Term Growth Areas
- Residential

500

 Meters

Map 2: Future Land Use

8 COUNTRY RESIDENTIAL DEVELOPMENT

Country residential development is considered to be the development of large residential parcels in a rural area where the occupants are not engaged in agriculture as a full time occupation on the same parcel. This type of subdivision and development typically occurs near urban centres where acreage owners may commute to the urban area for employment and community services. Country residential land uses are generally not compatible with agricultural, industrial and commercial activities due to nuisance factors such as noise, dust, odours and increased traffic. Primary sector industries are the top economic producers within the MD of Acadia. Country residential developers should be aware of the agricultural nature of the MD of Acadia and the potential nuisance factors directly related to the agricultural and oil and gas industries. Such nuisance factors are a normal part of agricultural practices and should be a key consideration for all country residential proposals.

8.1 Country Residential Objectives

- a) To provide opportunities for country residential development in a manner that will not jeopardize the agricultural industry or potential and existing resource extractive industries and/ or environmentally and other significant areas.

8.2 Country Residential Policies

- a) Good quality agricultural land should be safeguarded from country residential development. Good quality agricultural land will be generally defined as Class 1, 2, 3, and 4 soils under the Canadian Land Inventory agricultural rating system or their equivalent (28% or greater).
- b) Extensive agriculture is the predominate use of land in the MD of Acadia and there may be smells, dust, noise, or other facets of agriculture which may be disagreeable but which constitute normal farming practices. Intensive agricultural operations are governed by the Province through the Natural Resources Conservation Board and any complaints should be directed to the appropriate government department.
- c) All residential development shall have regard to the need to minimize conflict with adjacent agricultural operations. Further, subdivisions may not be allowed where there is evidence that additional residential development may be incompatible with adjacent agricultural operations.
- d) Country Residential development may be allowed on good quality agricultural land if the parcel of land is deemed uneconomical or inefficient to farm due to physical or landscape limitations, the parcel is cut off from the remaining quarter, or other reasons as deemed acceptable by the MD of Acadia Council.
- e) Country residential development shall be located so as not to adversely affect or intrude upon significant natural environmentally or ecologically significant areas.

- f) Parcel area for existing developed rural residential sites (farmstead) shall be kept as small as possible while including any existing developments such as, but not limited to, shelterbelts, private sewage systems, farm related outbuildings, and water wells.
- g) New country residential parcels shall be kept as small as possible, preferably not greater than 5 acres, and may be made larger to include areas of landscape features such as trees, ravines, hilly terrain or other topographic features, which would provide an attractive residential environment and minimizes the removal of agricultural land from production.
- h) A parcel created for country residential land uses shall contain a minimum of 0.405 ha. (1 acre) of developable land and shall have consideration for current practices and requirements for private sewage treatment systems.
- i) To ensure country residential proposal are self sustainable for the life span of the development all applications may require:
 - I. a site assessment study by a qualified professional to determine appropriate types and locations for a private sewage treatment system within the proposed parcel area, and
 - II. supply of potable water to serve the proposed development as determined by reports that meet the requirements of the Water Act.
- j) Multi-Lot Country Residential Subdivision:
 - I. A multi- lot country residential subdivision is a subdivision which will create two or more contiguous country residential or farmstead lots on a quarter section.
 - II. Multi-lot country residential subdivisions shall be controlled by the MD of Acadia Council through the Land Use Bylaw amendment process.
 - III. Multi-lot country residential developments shall be clustered or grouped to reduce potential land use conflicts and minimize service costs.
 - IV. Multi-lot country residential developments shall not be located on good quality agricultural land.
 - V. Multi-lot country residential subdivisions shall not be permitted within the Minimum Distance Separation from Confined Feeding Operations as defined by the NRCB.
 - VI. Access to existing or proposed public infrastructure services, namely sewer and water, should be considered for any multi-lot country residential subdivision.
 - VII. When considering Land Use Bylaw amendments for multi-lot country residential subdivisions or developments MD of Acadia Council should consider the following criteria:
 - 1) the site should posses features such as trees, ravines, hilly terrain or other topographic features, which would provide an attractive residential environment. Where a site is fully or partially treed, all possible means should be employed to retain the maximum amount of tree cover.
 - 2) the density of development shall be directly related to the development capability of the land resources such as potable water supply, topography, vegetation, soil and drainage. In this regard, development proposal shall include a detailed analysis of any environmental constraints on the site, the

means whereby the development will harmonize the natural environment and the means whereby any negative impacts on the environment will be mitigated.

- 3) access to individual lots will be provided by internal roads or service roads developed to standards acceptable to the MD of Acadia and not directly onto Provincial roadways or MD of Acadia roads.

- VIII. Prior to approval of any subdivision or development, the MD of Acadia Council may require Area Structure Plans or other concept plans, providing details for the proposed development and the subdivision design. This may include the development's impact on the environment and/or landscape and any other studies or reports as determined necessary by the MD of Acadia to properly evaluate the proposal.

9 RECREATION AND TOURISM

Tourism has become one of the leading industries in the Province. The MD of Acadia has many natural and historical tourism related resources such as the Red Deer River Valley, the Prairie Elevator Tea House and Museum, the Recreation Dam and numerous natural phenomenon and historical artifacts throughout the MD of Acadia. Tourism resource development, expansion and promotion assists in a diversified local economy. Recreational resources available to the community include a curling rink, skating arena, ball diamonds, parks, playgrounds and campgrounds. These resources are utilized by MD of Acadia residents and visitors.

9.1 Recreation and Tourism Objectives

- a) To retain and promote existing sites and resources that offer opportunities for recreation and tourism.
- b) To further recreational pursuits where feasible through natural site preservation and enhancement to further local recreation and tourism opportunities.

9.2 Recreation and Tourism Policies

- a) New developments in close proximity to recreational sites and resources should be evaluated with the intent to conserve recreation and tourism opportunities. Such sites may include;
 - I. areas having recreation capabilities
 - II. environmentally significant areas
 - III. historically significant sites
- b) Provincial agencies and private enterprises will be encouraged to develop recreation facilities in appropriate locations throughout the MD of Acadia.

- c) The Council shall monitor the adequacy of local facilities to ensure a standard that meets local needs. This may include initiating programs and services to attract all of the necessary demographics for a successful community; the needs of youth, young adults, families and senior members shall be considered in the initiation and review of programs and facilities.
- d) The MD of Acadia recognizes and values the work of volunteers and will encourage the continued participation of volunteer groups in the delivery of many community services.
- e) Sites that are architecturally or archaeologically significant, associated with important historic events, associated with the lives of persons of historic importance, illustrate a cultural tradition or way of life should be identified and designated as historic resources in accordance with Provincial and Federal assistance programs

10 TRANSPORTATION

The local transportation network provides the means of access to the goods and services provided both within and outside of the municipality. The current transportation system is comprised of three main elements. Highway 41 connects Oyen and Medicine Hat, the secondary road network provides access to the primary highway and the local road network of grid roads that provide for the movement of local traffic from farms and rural residential sites to the secondary and primary highway network. Transportation safety is important to the MD of Acadia and the maintenance of local roads is a key priority.

10.1 Transportation Objectives

- a) To maintain a safe and efficient local roads transportation system throughout the MD of Acadia.

10.2 Transportation Policies

- a) Rural road development will be undertaken in an efficient and comprehensive manner to ensure that adequate access is provided to all MD of Acadia residents while minimizing expenditures.
- b) Where possible roads will be developed to provide access for multiple purposes such as resource extraction and tourism.
- c) The Municipal Council will ensure that necessary undeveloped road allowances are protected for their eventual construction, unless it can be proven that the road allowance will not be needed for a public road in the foreseeable future.

11 ENERGY AND RESOURCE EXTRACTION

The development of non-renewable resources such as oil and gas and gravel extraction provide a measure of economic diversification from agriculture within the MD of Acadia. These industries provide additional employment opportunities in the area and enhance the tax base. The oil and gas industries are within Provincial jurisdiction however the following policies are to be considered as to how the community would prefer that industry operate within the MD of Acadia.

11.1 Energy and Resource Extraction Objectives

- a) To retain recognized non-renewable resource locations and to direct subdivision and development activity to appropriate locations that does not conflict with extractive resource development.
- b) To protect existing surface development from negative impacts of extractive resource development.

11.2 Energy and Resource Extraction Policies

- a) When reviewing subdivision and development applications and proposals, Council should take into consideration the potential impact on the future removal of subsurface resources.
- b) The Development Authority shall ensure that appropriate distances are established and maintained between resource extraction sites and incompatible surface developments.
- c) Development setbacks on land impacted by sour gas extraction shall be in accordance with the minimum setbacks established by the Alberta energy boards and departments and in the provincial Subdivision and Development Regulation. In terms of the development and/or expansion of sour gas facilities, the MD of Acadia recommends that these do not occur within 1 mile of the Hamlet of Acadia Valley boundaries.
- d) MD of Acadia will ensure all subdivision and development applications which are located within 1.5km of a sour gas facility are referred to the AER
- e) Pipelines and right-of-ways should follow quarter section lines, property boundaries or existing easements in order to avoid unnecessary fragmentation of land.
- f) Gravel deposits shall be safeguarded from development that has potential to hinder the extraction of these resources.

12 ENVIRONMENTAL RESOURCES

The natural environment provides many valuable resources that may enhance the MD of Acadia economy. Natural areas provide habitat for numerous species of birds and animals. These in turn have the potential to support a natural tourism market based on hunting and wildlife viewing. Rare and unique land forms can be promoted as tourist attractions, and may be included in local area tours. In addition to ecological resources, the municipality has a vast inventory of historical and paleontological resources. Some of these areas may require protection, but also have potential for development due to unique topographic features and associated scenic and aesthetic value. Subdivision and development within or surrounding environmentally significant areas may require studies or reports by a qualified professional to determine if any negative impacts are anticipated and also the proper steps to be taken to mitigate any possible environmental disturbance.

12.1 Environmental Objectives

- a) To protect fragile and sensitive features of the physical and ecological environment and to maintain significant cultural and historical features to the extent necessary that any potential negative impacts are minimized.

12.2 Environmental Policies

- a) Subdivision proposals should be reviewed with regard to impacts on the environmental and historical resources of the area.
- b) Proposed development that requires the approval or comments of the MD of Acadia should be reviewed with consideration of the environmental significance of the site.
- c) Existing environmentally significant areas (ESA) studies should be referred to when evaluating subdivision and development proposals.
- d) Areas contained within the 1:100 year flood risk area of the Red Deer River as determined by Alberta Environment should remain undeveloped. Where development is approved it should utilize appropriate flood proofing techniques as determined by Alberta Environment and best practices.
- e) The MD of Acadia shall acquire environmental reserves for the protection of natural areas such as coulees, ravines, natural drainage courses, shore lands, and unstable or flood susceptible areas as identified through the subdivision process in order to prevent pollution, provide public access to shorelines, and protect natural features and hazard areas from development.
- f) Landowners are encouraged to use soil conservation practices to protect the soil conditions so that the agricultural productivity of the land remains for future generations.

13 INTER-MUNICIPAL RELATIONS

Inter-Municipal cooperation is important and can provide mutual benefits for municipalities in areas of economic development, land use planning, and environmental protection. The MD of Acadia realizes that greater economies of scale are realized through joint municipal partnerships and initiatives and intends to make use of such initiatives wherever the Council deems additional benefits are maintained.

13.1 Inter-Municipal Objectives

- a) To foster cooperation and coordination with neighbouring municipalities in regards to common planning and operations issues.
- b) To maintain and enhance the MD of Acadia as a self sustainable municipality for the long term.

13.2 Inter-Municipal Policies

- a) The MD of Acadia shall enter into joint initiatives that provide mutual benefits and greater economies of scale for economic development, tourism, transportation, and other uses as required.
- b) The MD of Acadia shall enter into successful partnerships and build upon existing partnerships that create opportunities for community project success that may be enjoyed by MD of Acadia residents.
- c) The MD of Acadia shall ensure that it remains a self governing municipality and all policies and governance documents and operations should support long term sustainability.
- d) The MD of Acadia will enter into partnerships with neighbouring municipalities to maintain and/or provide services that may be too onerous or burdensome to provide by the municipality alone but still deemed necessary by Council, such as senior Housing, Doctor Services or Facilities, etc.

14 IMPLEMENTATION

The Municipal Development Plan shall become a statutory document of the MD of Acadia on the day it is adopted by Council. This plan shall not relieve a person from compliance with the Land Use Bylaw nor any other document established pursuant to the Municipal Government Act. It is intended to provide the framework that will guide and inform more detailed plans and policy. In particular, the MD of Acadia Land Use Bylaw will be an important tool for implementing the policies of this Plan.

The MD of Acadia will determine the top priorities for public funding and phasing of infrastructure (e.g., roads, water lines), in accordance with the vision in this Municipal Development Plan.

14.1 IMPLEMENTATION POLICIES

- a) An MDP review should be undertaken every five (5) years to ensure the goals and directions denoted in the MDP reflect current growth forecasts, market trends and community values.
- b) The MD of Acadia shall ensure the Land Use Bylaw aligns with the MDP. Amendments to the Land Use Bylaw may be required to ensure alignment with the MDP.
- c) As subdivision occurs, MD of Acadia should ensure that municipal and/or school reserve lands are dedicated and assembled to provide the necessary public and community services.

15 GLOSSARY

Area Structure Plan (ASP): a statutory plan adopted by a municipality in accordance with the *MGA* to provide a framework for the subsequent subdivision and development of a defined area of land.

Development: a change of use of land or a building; the construction of a building; an extraction or stockpile; or change in intensity of use, as per the definition in the *MGA*.

Environmental Reserve: As defined by the *Municipal Government Act*.

May: Acknowledges support in principle and indicates that Council or the Approving Authority has the discretion to determine the level of compliance that is required.

Municipal Development Plan (MDP): a statutory plan adopted by a municipality in accordance with the *MGA* that: addresses future land use and development within the municipality; coordinates land use, growth patterns and infrastructure with adjacent municipalities (if there are no IDPs in place); and provides for transportation systems, municipal services and facilities (either generally or specifically).

Municipal Government Act (MGA): the *Municipal Government Act - Revised Statutes of Alberta 2000 Chapter M-26 and amendments thereto*. The *MGA* sets out the legislated roles and responsibilities of municipalities and elected officials.

Municipal Reserve: As defined by the *Municipal Government Act*.

Must: Means that the policy is mandatory; exceptions would require an amendment.

Shall: Means that the policy is mandatory; exceptions would require an amendment.

Should: Always applies to the situation unless it can clearly be identified to the agreement of Council or the Approving Authority that in the given situation, the policy is not reasonable, practical, or feasible.

Statutory Plan: An intermunicipal development plan, a municipal development plan, an area structure plan and an area redevelopment plan adopted by a municipality in accordance with the *Municipal Government Act*.

Will: Means that the policy is mandatory; exceptions would require an amendment.