



# Village of Barnwell

Municipal Development Plan  
Bylaw No. 02-13

April 2013



*OLDMAN RIVER REGIONAL SERVICES COMMISSION*

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**CORPORATION OF THE  
VILLAGE OF BARNWELL  
IN THE PROVINCE OF ALBERTA**

**BYLAW NO. 02-13**

BEING A BYLAW OF THE VILLAGE OF BARNWELL, IN THE PROVINCE OF ALBERTA, TO ADOPT A MUNICIPAL DEVELOPMENT PLAN FOR THE MUNICIPALITY.

WHEREAS, the Municipal Government Act requires municipalities with a population of 3,500 or more to adopt a municipal development plan by bylaw;


AND WHEREAS, the purpose of Bylaw No. 02-13 is to provide a comprehensive, long- range land use plan pursuant to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended;

AND WHEREAS the Council of the Village of Barnwell has requested the preparation of a long-range plan to fulfill the requirements of the Act and provided for its consideration at a public hearing.

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, the Council duly assembled does hereby enact the following:

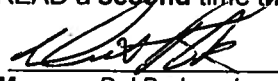
1. Bylaw No. 02-13 being the Municipal Development Plan is hereby adopted.
2. This Bylaw comes into effect upon the third and final reading.

READ a first time this 14<sup>th</sup> day of March, 2013.

  
\_\_\_\_\_  
Mayor – Del Bodnarek

  
\_\_\_\_\_  
Chief Administrative Officer – Wendy Bateman

READ a second time this 18<sup>th</sup> day of April, 2013

  
\_\_\_\_\_  
Mayor – Del Bodnarek

  
\_\_\_\_\_  
Chief Administrative Officer – Wendy Bateman

READ a third time and finally PASSED this 18<sup>th</sup> day of April, 2013.

  
\_\_\_\_\_  
Mayor – Del Bodnarek

  
\_\_\_\_\_  
Chief Administrative Officer – Wendy Bateman

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# VILLAGE OF BARNWELL MUNICIPAL DEVELOPMENT PLAN BYLAW NO. 02-13

## MUNICIPAL DEVELOPMENT PLAN PURPOSE

The existing footprint of a community is a reflection of the physical, social and economic influences that have been responsible for the community's development. Generally, the essential elements required to shape a community originate on the landscape and often a community is judged by how well it uses the land within its boundaries. By engaging in long-range land use planning, a community can be better prepared to take advantage of potential opportunities and confront future challenges.

An effective planning process is an ongoing activity which involves Council, the municipal planning authorities, administration and the residents of the community. A hierarchy of statutory planning documents exists and the role of a Municipal Development Plan is to guide the general direction of future development and provide land use policies regarding development.

Therefore, a Municipal Development Plan (MDP) can be defined as a framework for decision-making that guides future development and redevelopment. It studies both a community's past experiences and evaluates its current circumstances in order to anticipate its future needs. The content of a Municipal Development Plan is designed to encourage municipalities to integrate proposals into long-term plans for the financial and social well-being of the community, as well as the physical landscape.

Plans for future growth must be realistic. By ensuring that growth takes place in a sustainable, orderly, and rational manner, the Village of Barnwell can balance the economic, social and environmental requirements of its residents and bring a sense of stability to the community.

The Plan has been prepared in accordance with Section 632 of the Municipal Government Act.



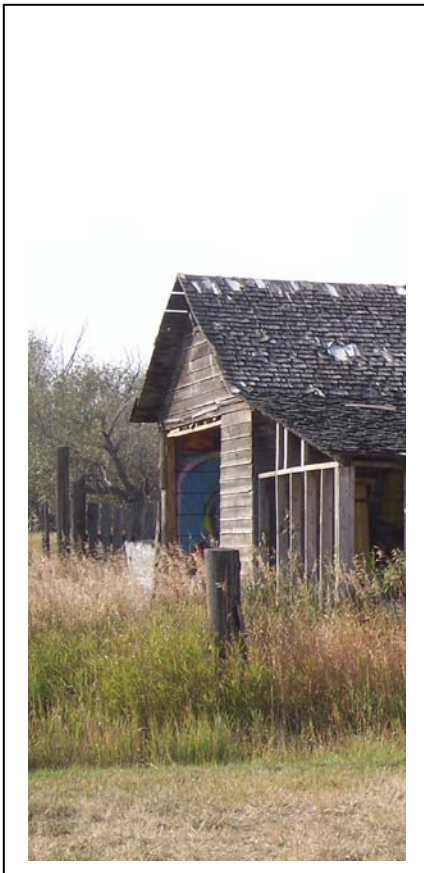
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## GOALS AND POLICIES

The Village of Barnwell, by creating a new Municipal Development Plan, will attempt to accomplish the following:

- promote moderate community growth and development in an orderly economic manner;
- maintain an attractive high-quality community environment, ensure sustainability, and continue to improve the quality of life for our citizens;
- broaden the range of retail sales and service outlets available;
- maintain a balanced assessment base by promoting residential, commercial and industrial growth.

Any policies related to lands outside the Village boundaries found within the MDP are statements for future intent or preference.



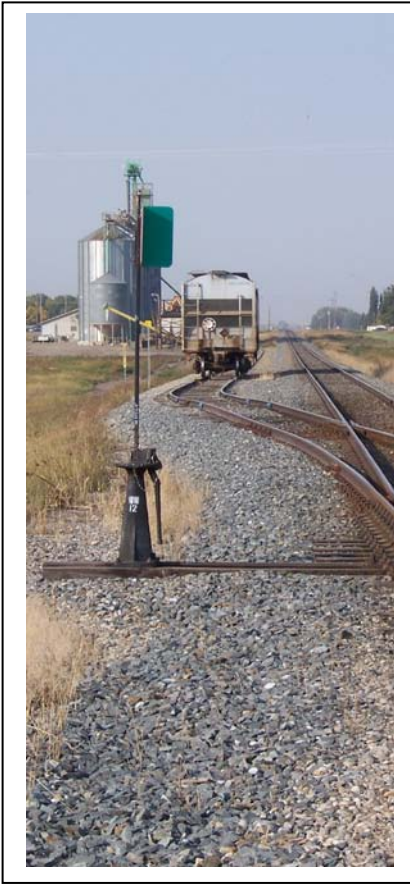
## BARNWELL CONTEXT

### Location

The Village of Barnwell is located within the Municipal District of Taber, a diversified agricultural area which includes agri-business along with the traditional agricultural production of grains and livestock. Located 8 km west of the Town of Taber and approximately 40 km east of the City of Lethbridge, Barnwell is adjacent to Highway 3, which is the major east-west transportation route through southern Alberta. Due to short commuting distance on Highways 3, the Village has become an attractive location for those employed in local industries and farming operations.

### Historic Growth and Urban Form

On January 1, 1980, the Hamlet of Barnwell was incorporated as a village. Even though the Village of Barnwell itself does not have a long history, the initial foundation of the community can be dated to the 1880s and the construction of the Canadian Pacific Railroad (CPR) rail line between Medicine Hat and Lethbridge. Initially, the CPR had



established a number of telegraph offices along the rail line, with the hope that they would eventually evolve into town sites. Between 1885 and 1908, the area surrounding Barnwell was known as Woodpecker. However, by 1908, local administration decided to rename the community to Bountiful to correspond with the local school district. Within a few years, however, the name would be changed again, as a community in British Columbia was in 1912 after a prominent CPR employee and his family.

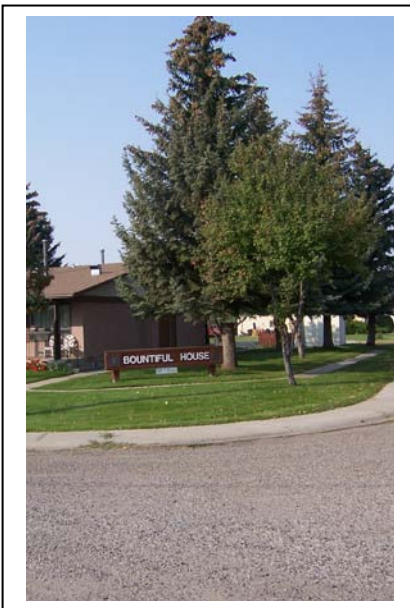
Since incorporation, the Village of Barnwell has continued to grow and has successfully annexed additional lands seven times, with the most recent application approved in 2008. As a result, new areas for residential and non-residential growth have been added and infrastructure projects and upgrades have been completed to service the additional land. These projects include upgrades to the sewage treatment plant, a new water treatment plant and reservoir as well as upgrades to storm water management facilities. In 2000, Alberta Transportation completed a bypass of the community by relocating Highway 3 to the south of the community which has removed a significant amount of traffic from the Village. Finally, the Village completed the construction of a new administrative building and post office in 2012.

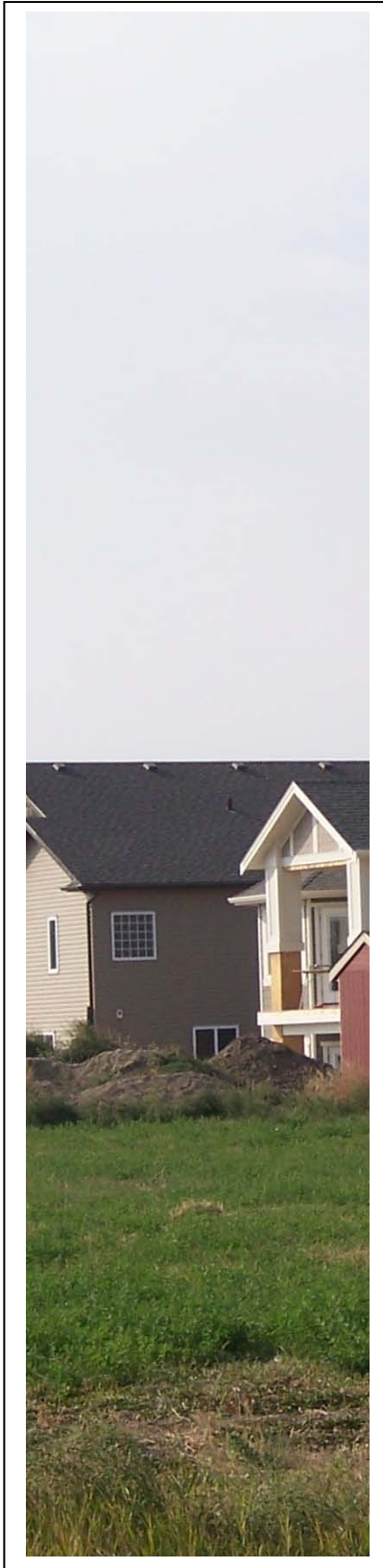
### Existing Land Uses

The Village of Barnwell encompasses approximately 0.57 square miles (1.49 km<sup>2</sup>). The majority of the community is bounded on the south by Highway 3, with the exception of a small acreage development and the water treatment plant and reservoir are located south of Highway 3.

The active CPR line and former Highway 3 bisects the community and divides the Village into a northern and southern development area and Heritage Road divides the community west and east. The dominate development within the Village is residential, with nearly 45 percent of the total developed land base utilized for housing. The majority of recent housing starts have occurred north of the CPR line where both single detached homes and duplexes have been constructed.

Non-residential development is limited and with the majority of development located at the cross roads of Heritage Road and Old Highway 3. This area contains a mix of commercial uses, the





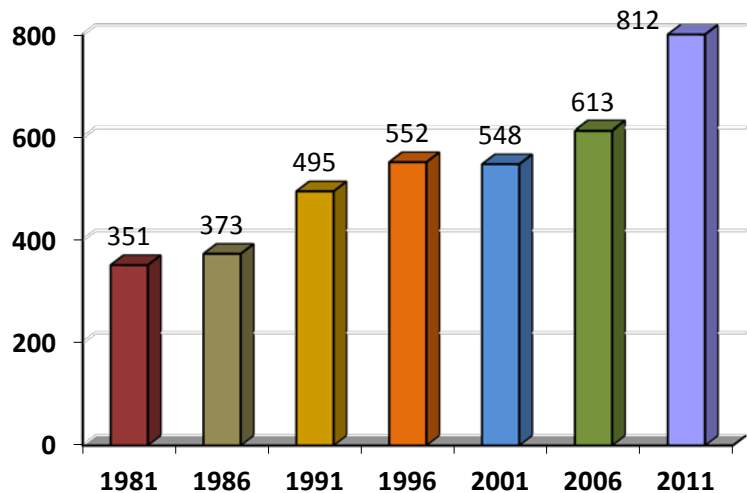
administration office, the post office and the seniors centre. An automotive business is located at the south boundary of the Village, adjacent to Highway 3.

## POPULATION GROWTH

The Village of Barnwell over the past 30 years has faced considerable changes and thus the population has fluctuated between 351 to 771 people (Statistics Canada, 2012). The Village also completed a municipal census in 2011, which revealed that the population was actually 812.

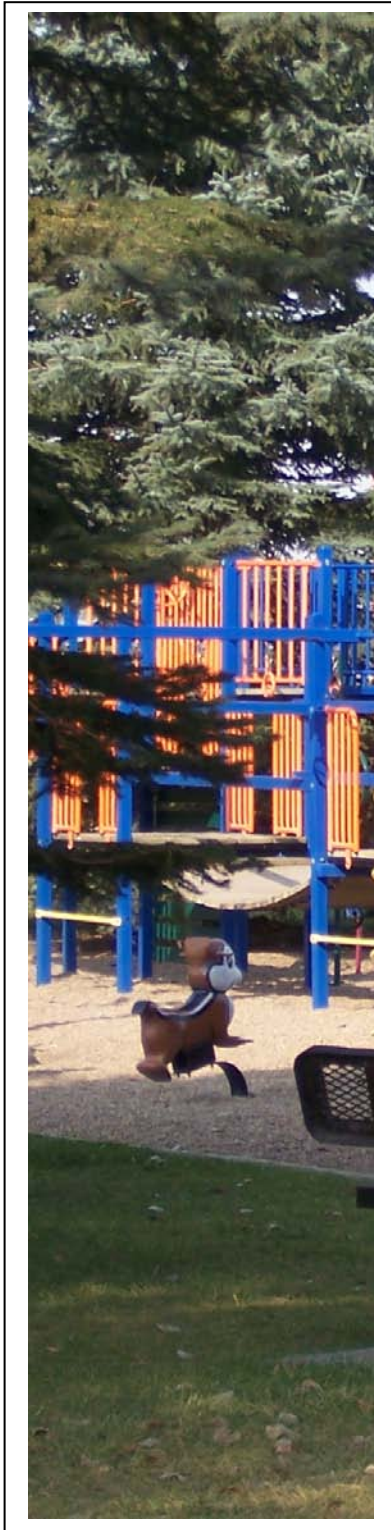
Between 1981 and 2011 the Village experienced steady population growth, with the exception of between 1996 and 2001 when a decline of 4 people was recorded. During the last census period (2006-2011), Barnwell experienced a 24.5 percentage increase in population or a positive growth change of 4.9 percent per annum.

Chart 1  
Village of Barnwell Municipal Development Plan  
Historic Population 1981 to 2011



2011 Municipal Census Data, Statistics Canada

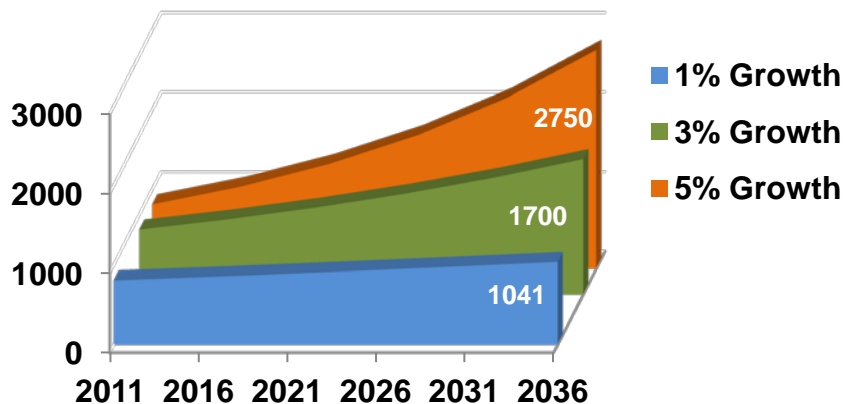




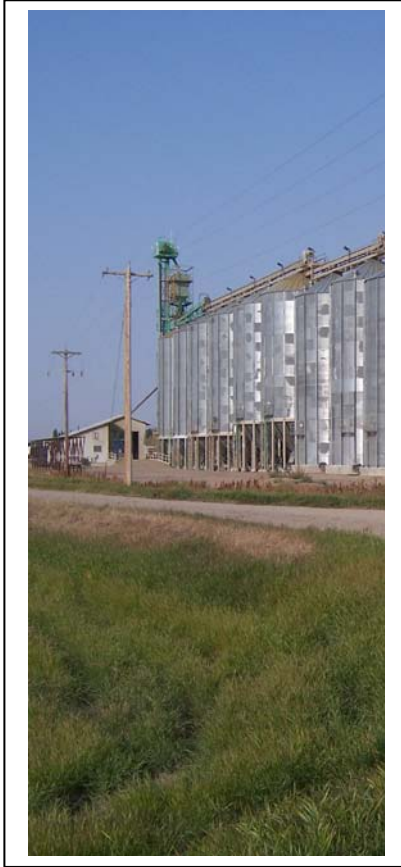
## Population Projections

Population projections were calculated using the straight linear method for three different growth rates: slow (1 percent), moderate (3 percent), and high (5 percent) (see Chart 2). This method predicts the future population based on a desired growth rate. The straight linear method can offer an indication of potential population growth. It should be noted that this method of analysis cannot take into consideration external factors, such as economic influences, growth of urban centres, or any potential annexation of land into the municipality. Steady growth over the last ten years should assist in gradually broadening the range of services the community is capable of supporting.

**Chart 2**  
**Village of Barnwell Municipal Development Plan**  
**Population Projections**



This means that in 2016 the population could potentially range from 853 to 1036 persons; however, by the year 2036, the population could range between a low of 1041 to a high of 2750. The Village has historically experienced an average 3 percent annual growth in population so a more probable scenario would be a projected population range between 941 and 1700 people.



## Land Use Consumption Estimates

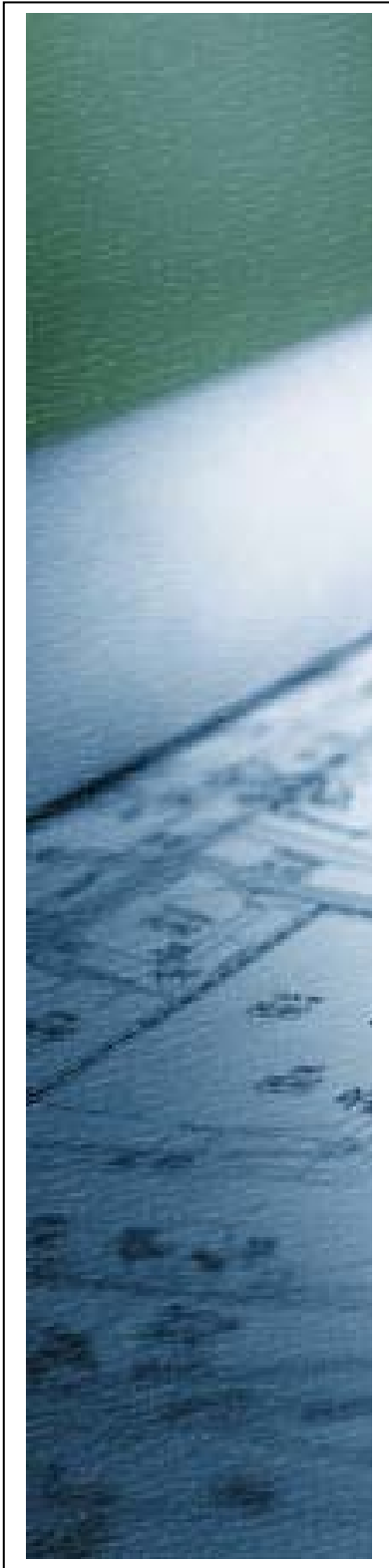
Growth with the Village will not be limited to the residential sector. As a means of diversifying its economy, the Village will be proactive in attracting commercial and industrial development. As such, a number of assumptions can be made with respect to the consumption of land and are shown below:

Category	Assumption
<b>Residential Land Use</b>	Average household size of 3.7 persons. Average density of 4.7 units per gross developable acre. Residential growth factor of 3.0 percent per year.
<b>Commercial / Industrial Land Use</b>	The Village will utilize 100 acres of clean commercial and industrial land for each 2,000 persons.
<b>Other Land Uses</b>	The Village will utilize 25 percent of the calculated residential, commercial and industrial lands to accommodate a broad range of other uses including recreation and park space, institutional and public uses.



The following conclusions can be drawn from performing the land consumption analysis and provides an indication of future land requirements.

- Barnwell could develop an additional 57.0 acres (23.0 ha) of residential land to accommodate a population projection of 1700 people by the year 2036. However, it must be noted that this acreage refers to only bare, undeveloped land, and does not take into consideration existing infill opportunities.
- Currently there are 72.1 acres (29.2 ha) of vacant land to be utilized for all development which is best suited for residential development.
- Approximately 165 acres of additional land will be needed to accommodate non-residential development to service a projected population of 1700.



## PLANNING PROCESS

The Municipal Development Plan is a statutory plan identified in the hierarchy of planning in the Municipal Government Act. It has been prepared for the Village of Barnwell in accordance with the provisions of the Municipal Government Act, the Provincial Land Use Policies and the Subdivision and Development Regulation. The Municipal Government Act requires all local plans and bylaws to be consistent with the provincial legislation and adopted by bylaw.

The Municipal Government Act also establishes a public participation component, which requires providing opportunities for input, referrals to adjacent municipality and a mandatory public hearing prior to second reading of the bylaw. With the final revisions made, the Municipal Development Plan will ultimately become the long-range philosophical document for the Village of Barnwell to which the Land Use Bylaw will provide guidance and implement vision by directing the day-to-day decisions on subdivision and development matters and land use decisions.

### *Goals*

- To adopt a plan which provides guidance for future land use decisions in the Village of Barnwell.
- To establish a mechanism whereby the Municipal Development Plan may be revisited, refined and amended to accommodate changes in the municipality.
- To ensure that the municipal decision makers have sufficient information to make an informed decision and a process in which to obtain and review that information.
- To promote consistency of decision making by ensuring decisions are made within a framework of policies.

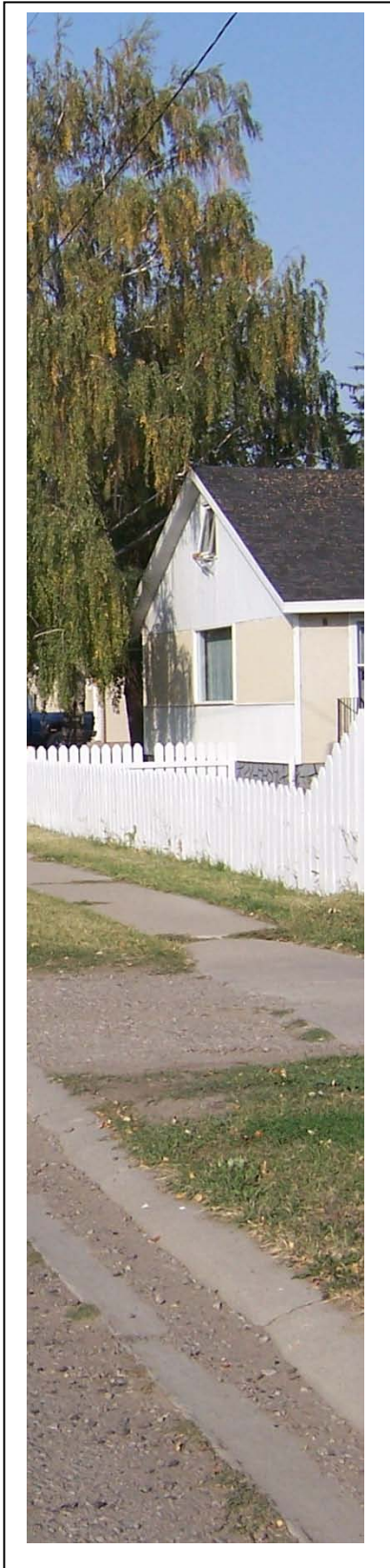
### *Policies*

The Municipal Development Plan shall be adopted and subsequently amended, if required, pursuant to sections 230, 606, and 692 of the Municipal Government Act.



- 1.1 Prior to adoption of this document, the plan should be sent for review and comment to:
  - (a) adjacent rural municipalities;
  - (b) school authorities;
  - (c) Alberta Environment and various government agencies.
  
- 1.2 In order to achieve consistency, the Land Use Bylaw shall be amended to comply with any policies that may conflict with this plan.
  
- 1.3 The Village should give consideration to the following matters when reviewing proposed development and/or amendment to the Land Use Bylaw:
  - (a) goals and policies of this and other statutory and non-statutory plans adopted by Council;
  - (b) views of the public;
  - (c) physical characteristics of the subject and adjacent lands;
  - (d) use of other land in the vicinity;
  - (e) access to and possible impact on transportation systems;
  - (f) overall design; and
  - (g) any other matter Council deems relevant.
  
- 1.3 New development and redevelopment will be required to pay its fair share of expanding existing or creating new public facilities and services.





## LAND USE AND FUTURE DEVELOPMENT

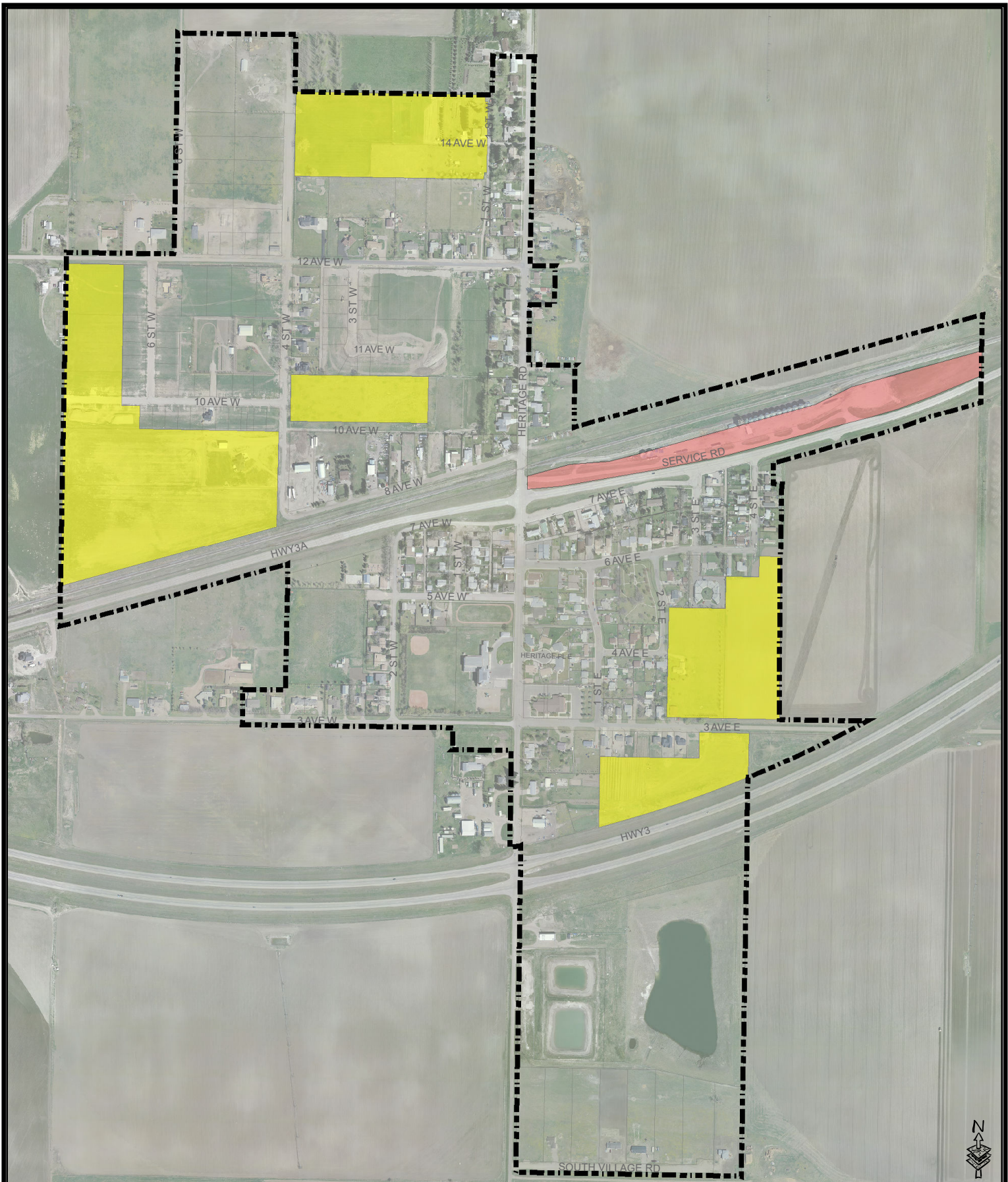
It is important for Barnwell to prepare and formulate a strategy that will effectively encourage and facilitate growth within the community and successfully accommodate corresponding residential and non-residential development. As the role of a Municipal Development Plan is to guide and direct the evolution of a community 20 to 25 years into the future, decision makers need to consider reasonable extensions of current development and any constraints to expansion that may exist. The Village has a limited land base that contains a variety of land uses.

A review of the land use studies and background information identified several primary-planning goals regarding land use and development for the community. These include:

- The need to promote moderate community growth and development in an orderly economic manner while providing a supply of competitively-priced building lots for all land uses by developing a comprehensive land use strategy.
- The challenges of maintaining an attractive high-quality community environment, ensure sustainability, and continue to improve the quality of life for our citizens.
- To broaden the range of retail sales and service outlets available.
- To develop multi-purpose recreational areas and facilities.

### *Goals*

- To ensure that development complies with the permitted and discretionary uses set forth in the Land Use Bylaw.
- To ensure that serviceable land is adequately available to accommodate future urban growth.
- To identify appropriate areas for development and redevelopment based on infrastructure, site characteristics, and compatibility with adjacent and existing uses.
- To provide polices and establish guidelines that direct future subdivision and development, which provide concise and manageable standards for developers.



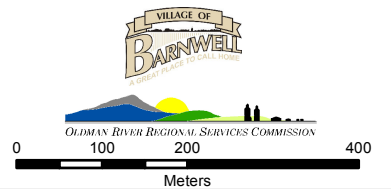
VILLAGE OF BARNWELL  
MUNICIPAL DEVELOPMENT PLAN

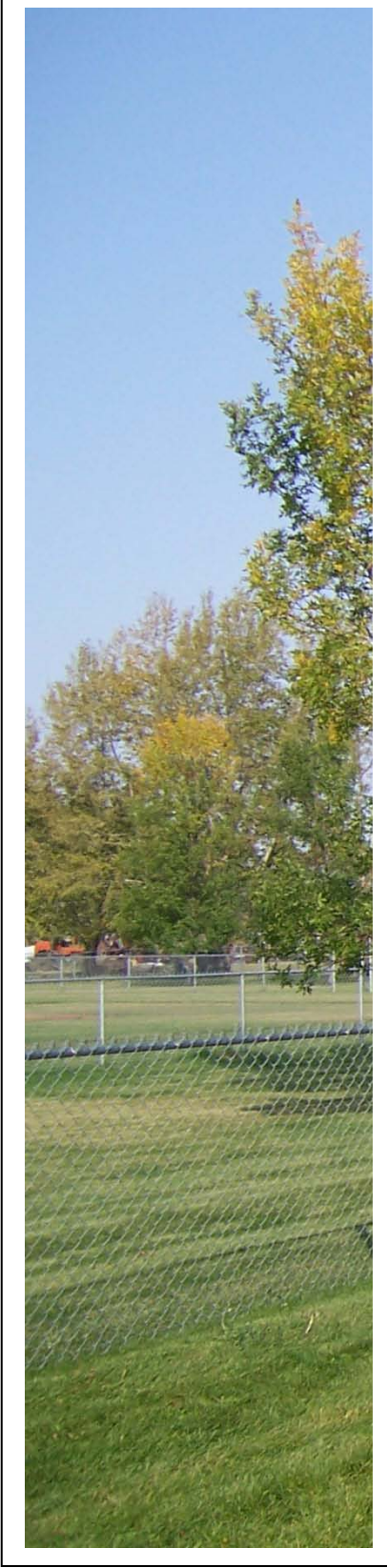
MAP 1

MUNICIPAL DEVELOPMENT GUIDE MAP  
BYLAW NO. 02-13

APRIL 18, 2013

- Village Boundary
- Residential Infill & New Development
- Non Residential Development

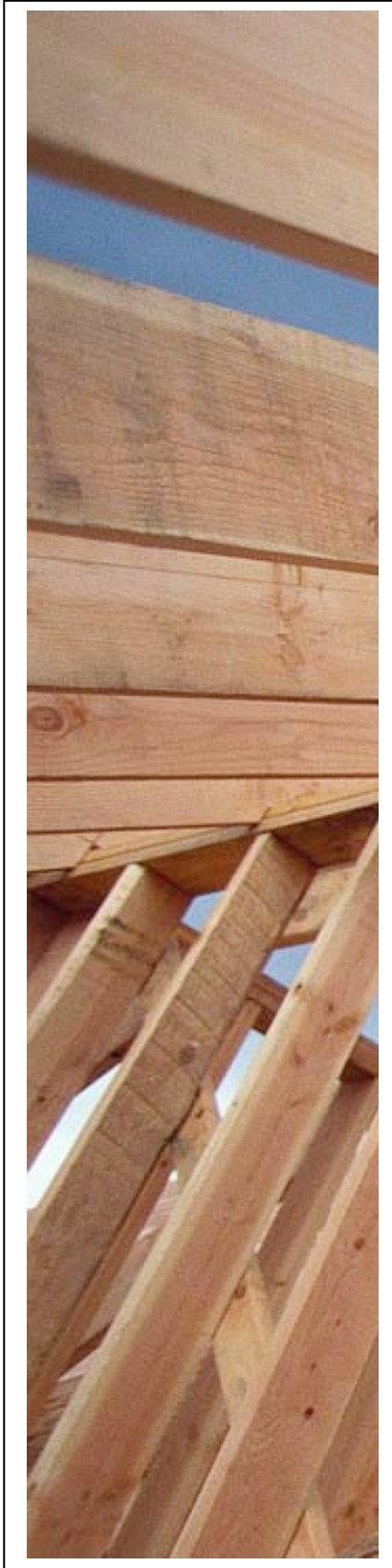




- To maintain a high quality of development and subdivisions wherever possible.
- To promote a high standard of development complemented by attractive use of landscaping features.

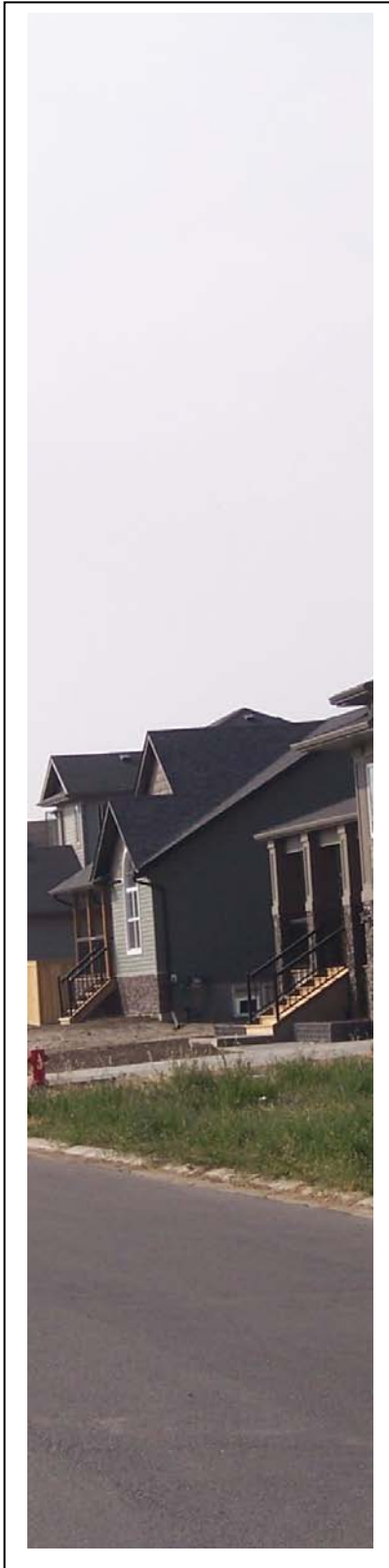
### *Policies*

- 2.1 Future urban growth and development in the municipality should be directed to the areas identified in the Municipal Development Plan Guide Map as future growth areas if they are determined to be suitable for development and can be serviced with municipal infrastructure.
- 2.2 Council and the municipality should attempt to ensure that new growth and development occurs in a stable and fiscally sound manner, given infrastructure, land carrying capacity and physical constraints.
- 2.3 Future urban growth should be directed to areas with existing municipal infrastructure capacity or to locations where infrastructure extensions can be made most appropriately. All residential and commercial development shall be required to connect to the municipal sewer and water service unless it is demonstrated to the Municipal Planning Commission that circumstances exist that services are not required.
- 2.4 All future subdivision and development shall be evaluated by Council and the Municipal Planning Commission as to its compliance with the objectives and policies of this plan, the current Land Use Bylaw, and any other statutory plan.
- 2.5 When evaluating applications for the subdivision of land, the Municipal Planning Commission should consider the impact of the proposals on existing residential, commercial and industrial activities in the area.
- 2.6 Proposed subdivisions should be evaluated with respect to the following considerations:
  - (a) compatibility with possible future development of residual and/or adjacent lands;



- (b) appropriate connections to existing roadway and utility infrastructure as deemed necessary; and
  - (c) the suitability of the land to accommodate the proposed use.
- 2.7 Before initiating the formal rezoning process, developers may be requested to undertake a public consultation process to work with community groups, local residents and neighbours and to report the results of that public consultation process to Council.
- 2.8 The municipality, at its sole discretion, may undertake any or all of the following municipal prerogatives:
- (a) adopt a duly prepared area structure plan by municipal bylaw or conceptual scheme by resolution which will govern subsequent subdivision and development of the specific area;
  - (b) request that a design concept plan be prepared and submitted for review by the Municipal Planning Commission;
  - (c) may waive the requirements to provide any of the information requested to typically be provided;
  - (d) may require the developer to provide any additional information not addressed or contemplated in this plan or other guidelines, at the time of application review.
- 2.9 That the Village’s “Unsightly Premises Bylaw” is involved wherever necessary as a legal measure of Council’s intent to maintain a visually attractive townscape.





## RESIDENTIAL DEVELOPMENT

Residential development will continue to be a primary focus. Residential growth as projected for the next 25 years will be able to be accommodated within the current boundaries of the Village. As Barnwell's demographics continue to show a large proportion of children and youth, family-style residential development is favoured. Recognizing that today's families are not uniformly composed, duplex or semi-detached residences are encouraged to locate on corner lots where additional street frontage allows for more parking and unique facade design and entrance placement can result in a better integration with existing and future single-detached dwellings.

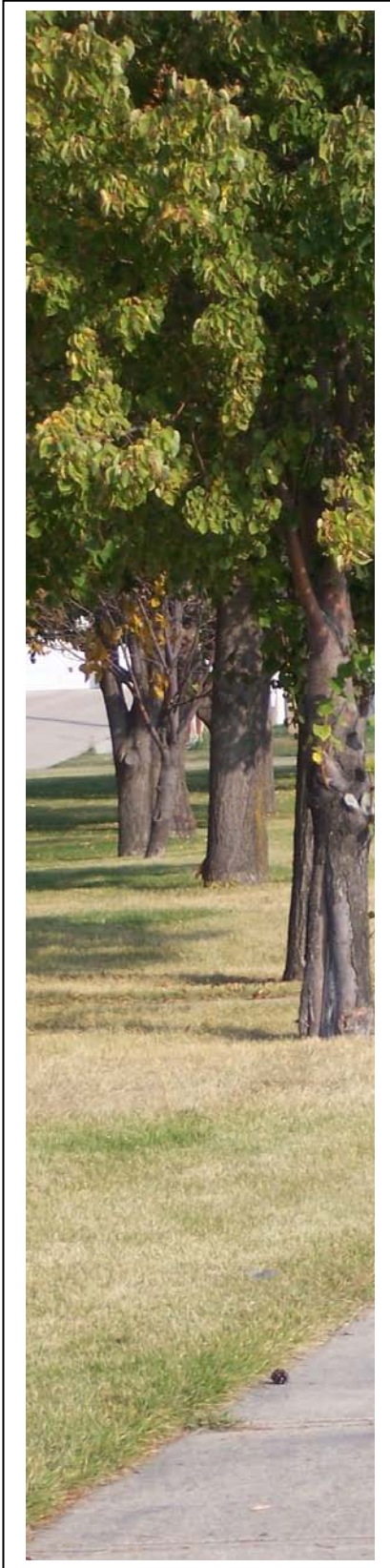
Accommodation for seniors in the future may also need to be considered in the 10-25 year horizon as the population ages. Apartment-style or assisted living developments usually work best when they are centrally located near existing public, recreation and commercial uses.

### *Goals*

- To ensure a diversity of housing types and serviced building lots are available throughout the community that cater to all residents and housing needs.
- To ensure that land is developed in an efficient and rational manner.

### *Policies*

- 3.1 All future residential development:
- (a) shall comply with the objectives of this plan and the current Land Use Bylaw;
  - (b) should be directed to the areas of the municipality identified on the Municipal Development Plan Guide Map;
  - (c) shall be evaluated as to its suitability by Council and/or the Municipal Planning Commission.
- 3.2 Residential development programs and decisions should ensure:



- (a) a choice of new residential neighbourhoods with provision for different housing types to cater to housing needs and income levels of the public;
  - (b) safe, attractive residential environments secure from incompatible land uses and in conformity with the existing historic, natural and cultural quality of residential neighbourhoods;
  - (c) rational and economical extensions of existing municipal services.
- 3.3 Council should strive to achieve a proportionate increase in various multi-unit housing that caters to broad socio-economic and demographic groups.
- 3.4 Applications submitted for large-scale (multi-family) or multi-lot residential developments shall be evaluated on the basis as to how the proposal will affect the existing municipal infrastructure and servicing capacities prior to approval being granted. Residential subdivisions may be planned and developed in phases, which would take into consideration market demand and future servicing.
- 3.5 The municipality should commence a strategy to identify potential residential areas that may benefit from the development of area structure plans or area redevelopment plans to guide infill housing and development in existing neighbourhoods.
- 3.6 That the Village of Barnwell not develop a manufactured home park or subdivision at this particular time, but rather examine the feasibility of architectural controls to allow manufactured housing in a style that complements the existing and future onsite-built dwellings.
- 3.7 That the Council, in conjunction with Alberta Health Services - Chinook Health, investigate and monitor demand for additional self-contained housing or the development of a lodge-type facility.
- 3.8 The Village shall continue to encourage the private sector to develop residential land in Barnwell.



## COMMERCIAL / INDUSTRIAL DEVELOPMENT

The small percentage of commercial and industrial uses within the Village is a challenge. The assessment base, available employment opportunities and community sustainability are all impacted. Steps should be taken to ensure that the commercially designated properties along 6<sup>th</sup> and 7<sup>th</sup> Avenue East and at the south boundary of the Village adjacent to Highway 3 remain and the prevention and retention of these uses is a priority. The Village should focus on the development of a non-residential node to foster the development of a service and employment centre for the community. Therefore, within the lifetime of this document, the preparation and implementation of a plan for this development should be undertaken, which will likely include the need to pursue annexation of land.

As well, allowing for home occupations within the residential district will encourage the expansion of services available for residents as long as development standards are in place to ensure the residential nature of the area is not negatively impacted and the enjoyment and value of adjacent properties is not compromised. As home occupations are often conducted within accessory buildings on the property, size limitations and facade specifications may be considered in order to ensure the scale of the structure complements the dwelling and any adjacent development.

### *Goals*

- To establish sound planning polices and guidelines for commercial developments that protect existing developments and encourage new ones.
- To attract new investment and industries to the community to diversify the assessment base and provide employment opportunities.

### *Policies*

- 4.1 Council and the municipality should continue to encourage and support local business.



- 4.2 When Land Use Bylaw amendments are proposed to accommodate new commercial uses, consideration shall be made to existing and adjacent land use patterns in the area.
- 4.3 All commercial development shall be required to connect to municipal sewer, water and electrical utility system services, unless it is demonstrated to the Municipal Planning Commission that circumstances exist that services are not required.
- 4.4 All unsightly materials or objects being stored outdoors in the commercial districts should be properly screened and enforced by an appropriate municipal bylaw.
- 4.5 That the Council continue to consider highway related commercial development as discretionary uses under the Land Use Bylaw's commercial district, with decisions based on the merits of individual applications and proposed sites.
- 4.6 All commercial subdivision and development shall be referred to Alberta Transportation for comments and/or approvals if adjacent to Highway 3.
- 4.7 Land use development strategies should provide a full range of commercial and industrial uses.
- 4.8 The municipality should ensure that modern and adequate infrastructure of other utilities (fiber-optic) is available to enable new technology-based industries and high-tech business to operate. A plan should be formulated that may enable this infrastructure to be programmed to coincide with existing infrastructure upgrades.
- 4.9 The municipality should try to ensure that a high standard of building design and landscaping are obtained for industrial sites, particularly in highly-visible sites adjacent to major roadways. The building or landscaping requirements shall be administered through the Municipal Planning Commission.
- 4.10 All outdoor storage in industrial areas shall be appropriately screened on all sides and enforced through the Land Use Bylaw.

- 4.11 Industrial sites should be serviced by an efficient traffic circulation system that is designed to handle the volumes and various types of industrial traffic generated by this type of activity.
- 4.12 The Village shall continue to encourage the private sector to develop non-residential land in Barnwell.





## RECREATION, PARKS AND OPEN SPACE

In a recent survey, residents expressed satisfaction with many of the public and recreation facilities offered by the Village but would like to see more development. The maintenance of existing facilities, investigation of other recreational opportunities and the establishment of an expanded walking trail should be priorities for the future.

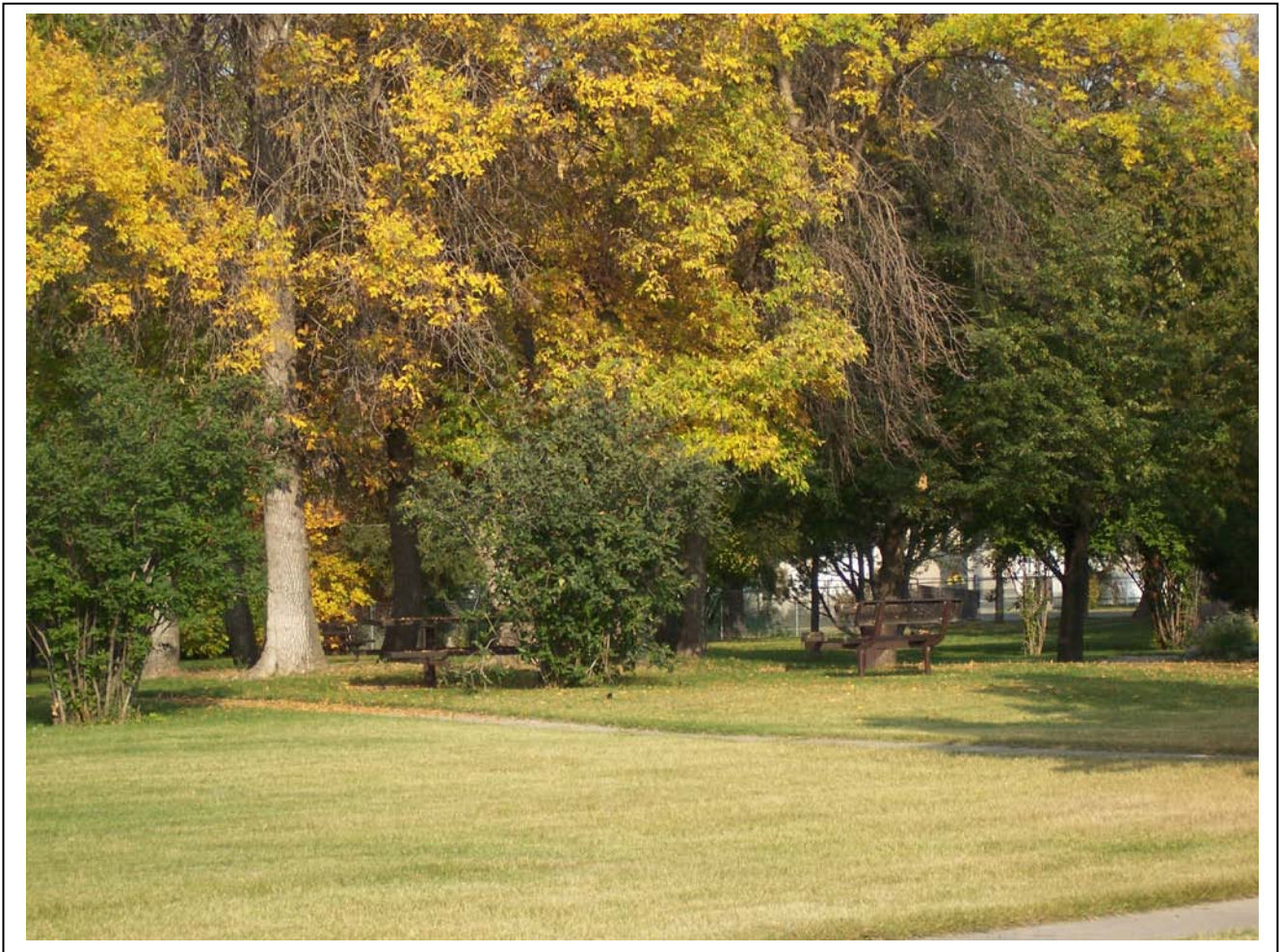
### *Goals*

- To provide and maintain quality parks and recreational facilities to serve all residents.
- To ensure that future land developments preserve natural features and provide adequate parks or open space for residents.

### *Policies*

- 5.1 The municipality should strive to make all public spaces more enjoyable, safe and accessible to all members of the community, including those with special needs.
- 5.2 The municipality should investigate various funding alternatives and partnerships to offset the increasing costs of park and recreation land maintenance, especially for new subdivisions.
- 5.3 The municipality should continue to work with school authorities and support the shared use of open space and playground areas.
- 5.4 The municipality, pursuant to section 666 of the Municipal Government Act, may require a ten (10) percent land dedication or money-in-lieu which may be used for open space requirements in new residential and non-residential developments. The dedication of municipal and environmental reserves shall be carried out at the time of subdivision or pursuant to section 665 of the Municipal Government Act.
- 5.5 Where feasible, Council should endeavour to maintain and improve existing recreational facilities.

- 
- 5.6 The Village of Barnwell shall ensure that the development of recreational facilities is compatible with other land use activities.
  - 5.7 The municipality should continue to take inventory of the municipal parks and prioritize their need for maintenance or replacement based on the state of their physical condition.
  - 5.8 Council should continue to develop a continuous pathway system connecting the community.





## TRANSPORTATION

The road pattern within Barnwell is characterized by the traditional grid system. The grid was laid out north and south of the railway and Highway 3A, with the largest portion of the streets being part of the grid. Developments created in the 1980s and 1990s, located to the south and to the east of centre of the Village are characterized with curvilinear characteristics featuring crescents and cul-de-sacs. The most recent development has reverted back to the traditional grid system.

The Village is divided into quadrants, separated north and south by the railway and Old Highway 3 and east and west by Heritage Road. These two routes give access to all areas.

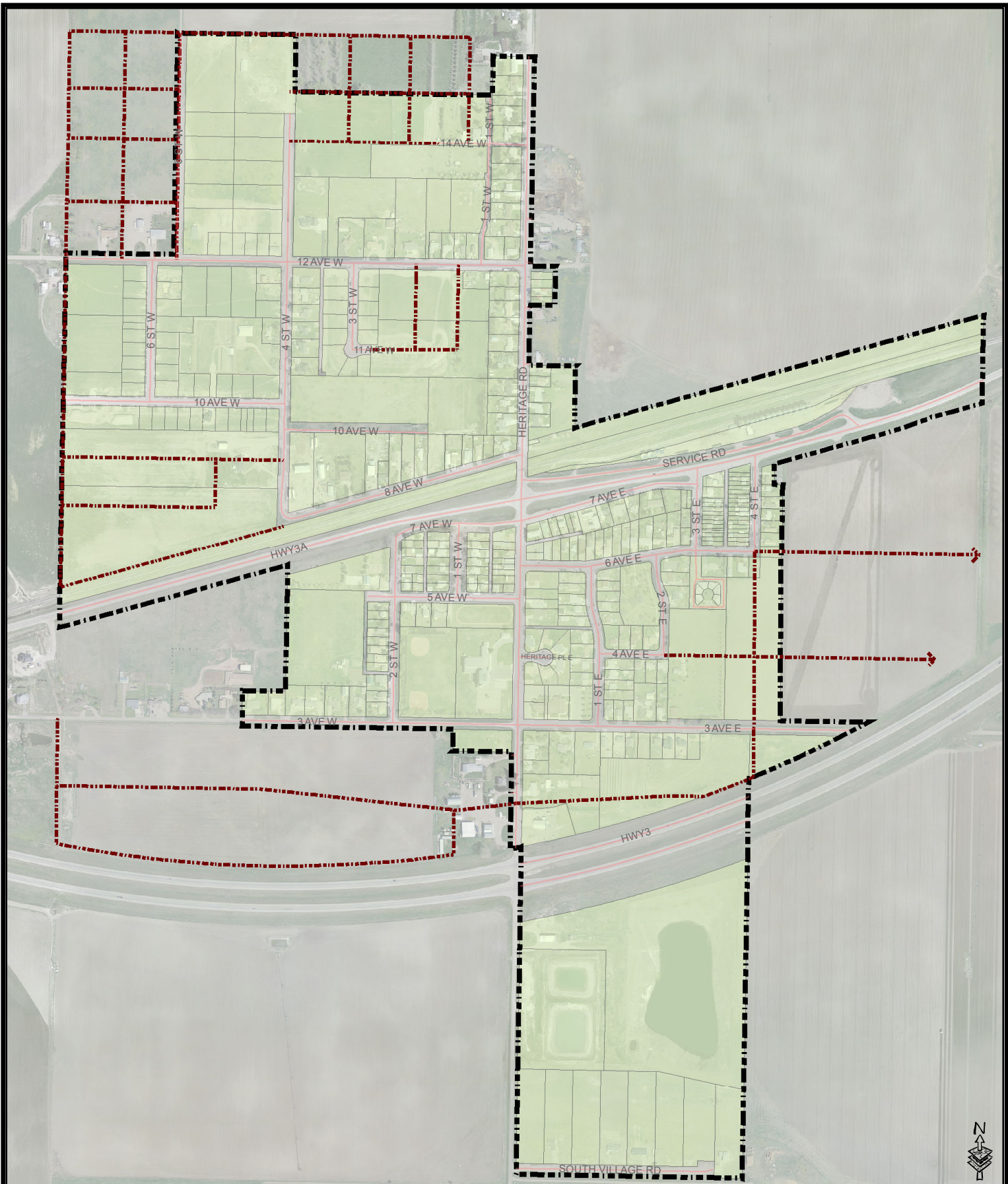
### *Goals*

- To maintain a transportation network that meets the needs of the community and provides both safe and efficient routes.
- To liaise with Alberta Transportation and/or the Municipal District of Taber with respect to any transportation routes of mutual interest or jurisdiction.

### *Policies*

- 6.1 Municipal roads or transportation initiatives should try to:
  - (a) ensure proper access is available for the development;
  - (b) be planned and developed to enhance opportunities for local businesses to benefit from the circulation of traffic both through and within the community considering the proposed road connections at shown on Map 2.
- 6.2 The development of new transportation routes and the upgrading of existing routes may be done in phases, which take into consideration the budgeting and financial costs of developing such a proposal.
- 6.3 The municipality shall ensure that service roads and limited access points are provided for road or highway related land uses as required.





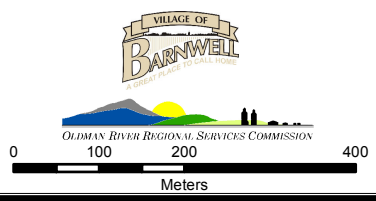
VILLAGE OF BARNWELL  
MUNICIPAL DEVELOPMENT PLAN

MAP 2

FUTURE ROAD CONNECTIONS  
BYLAW NO. 02-13

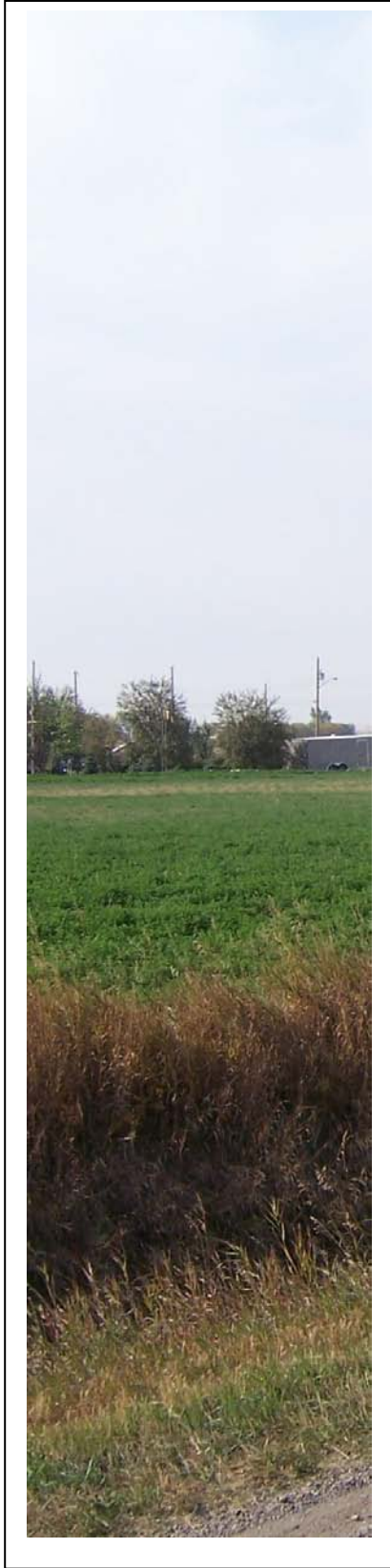
APRIL 18, 2013

- Village Boundary
- Existing Roads
- - - - Future Road Connections



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- 6.4 Local roads in new subdivisions:
- (a) should be designed to take into consideration the local topography and shall be designed in the grid pattern whenever possible to aid in storm water management;
  - (b) should respect the lay of the land, that they do not create a disjointed secondary street system;
  - (c) for the purpose of legal access, every lot to be created by a subdivision application should have direct access to a public roadway;
  - (d) developers should give consideration to the provision of lanes.
- 6.5 The municipality shall maintain a consistent standard of road design.





## UTILITIES AND INFRASTRUCTURE

The municipal public works function is to efficiently maintain public parks, roads, sidewalks, storm water drainage, the water distribution system, sewage collection system and solid waste collection and disposal. It is important to analyze present services to ensure they are sufficient to manage future capacity loads.

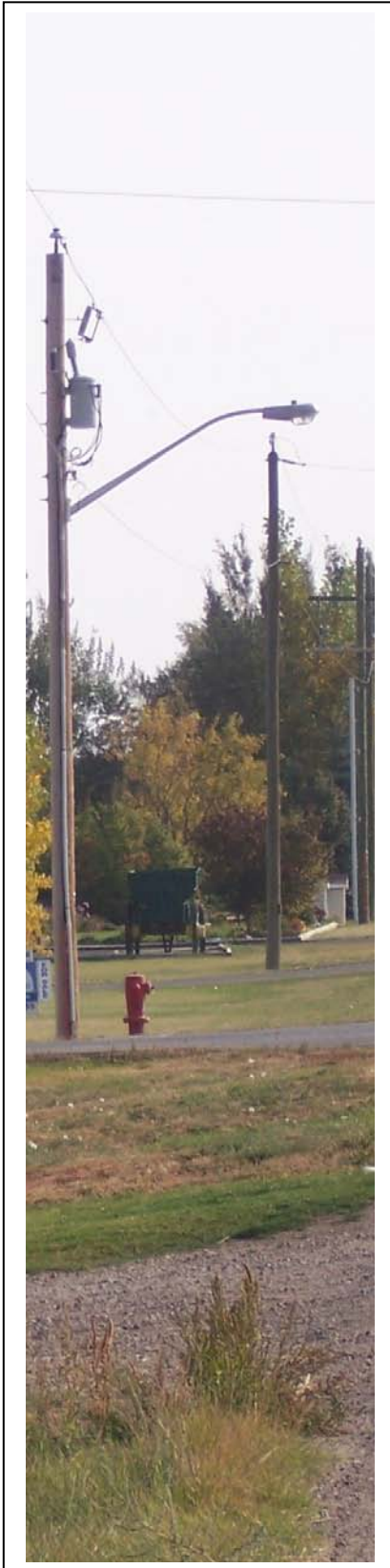
- The current water treatment plant, constructed in 2007, has a design capacity of 1,300 cubic meters a day; however the plant has been designed to accommodate the installation of two additional microfiltration racks, which would double the current capacity.
- Barnwell's sewage treatment lagoon facility is located north of the existing Village boundary and has sufficient capacity and no immediate upgrades are required.
- Solid waste collection is taken to the Taber Regional Landfill/Transfer station and a curbside pick-up recycling program occurs bi-monthly.

### *Goals*

- To ensure that future land developments have adequate infrastructure and that water and sewage treatment services are able to handle the minimum capacities required for future growth.

### *Policies*

- 7.1 All residential and commercial development shall be required to connect to the municipal sewer and water service unless it is determined by the Municipal Planning Commission that is not required.
- 7.2 The burden of supplying infrastructure services to subdivisions or new developments shall be borne solely by the developer and not by the municipality.
- 7.3 The Municipal Planning Commission may require a developer to enter into an agreement with the municipality pursuant to the Municipal Government Act and registered by caveat against



the certificate of title to ensure the said agreement is binding on the land owner, or successors in title, to install or pay for the installation of public utilities that are necessary to serve the subdivision, pursuant to sections 650 and/or 655 of the Municipal Government Act.

- 7.4 The minimum setback distances (300 metres) from mechanical wastewater plants as stipulated by Alberta Environment shall be adhered to in order to prevent occurrences of objectionable odours in subdivisions when plants are operated normally and within designed capacities.
- 7.5 The municipality shall monitor and ensure that the sewage treatment system and water treatment plants are capable of handling additional capacities associated with the projected growth of the municipality.
- 7.6 New developments should create a minimal increase in storm water runoff from the predevelopment state. Problem areas may require a storm water management plan to be approved by the municipality.





## COMMUNITY SERVICES

A number of other municipal or community types of services affect the quality of life of the residents of Barnwell, but the provision and management of many of these are outside of the municipality's mandate and jurisdiction. Therefore, the municipality must act in cooperation, agreement and support with many of the organizations, agencies and other government departments that do provide these important services.

Policing for the Village is provided by the local detachment of the Royal Canadian Mounted Police (RCMP). Ambulance service is based out of the Town of Taber and as of 2013, all ground ambulance services are proposed to be provided by Alberta Health Services. Fire services are provided through a regional contract with the Town of Taber and the Municipal District of Taber. The majority of the health services in the area fall under the jurisdiction of Alberta Health Services, with the closest hospitals and additional health care services located in Taber and Lethbridge.

Public schools are the responsibility of the Horizon School Division No. 67, headquartered in Taber. The Barnwell School offers a school program for students from kindergarten through Grade 9. The High School program is offered in the Town of Taber and post-secondary opportunities, both Lethbridge College and University of Lethbridge, are accessible by commuting to Lethbridge.

### *Goals*

- To maintain communication with external organizations that provide community services to residents.
- To achieve and maintain a high level of physical and social services in the municipality.
- To support and promote volunteer and community service organizations that operate within the Village of Barnwell.

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## *Policies*



- 8.1 The municipality should encourage non-profit groups/ organizations and provincial agencies to establish programs and operate in the community to enhance the level and quality of existing community services.
- 8.2 Programs and initiatives should be developed that encourage and enhance volunteerism and community service organizations as they contribute considerably to the quality of life in Barnwell.
- 8.3 The municipality should continue to support and work in mutual agreement with other government departments or agencies that help provide various community services to residents.
- 8.4 Council should regularly communicate with appropriate provincial agencies to determine if family support services are adequately addressing the needs of residents.





## INTERMUNICIPAL COOPERATION

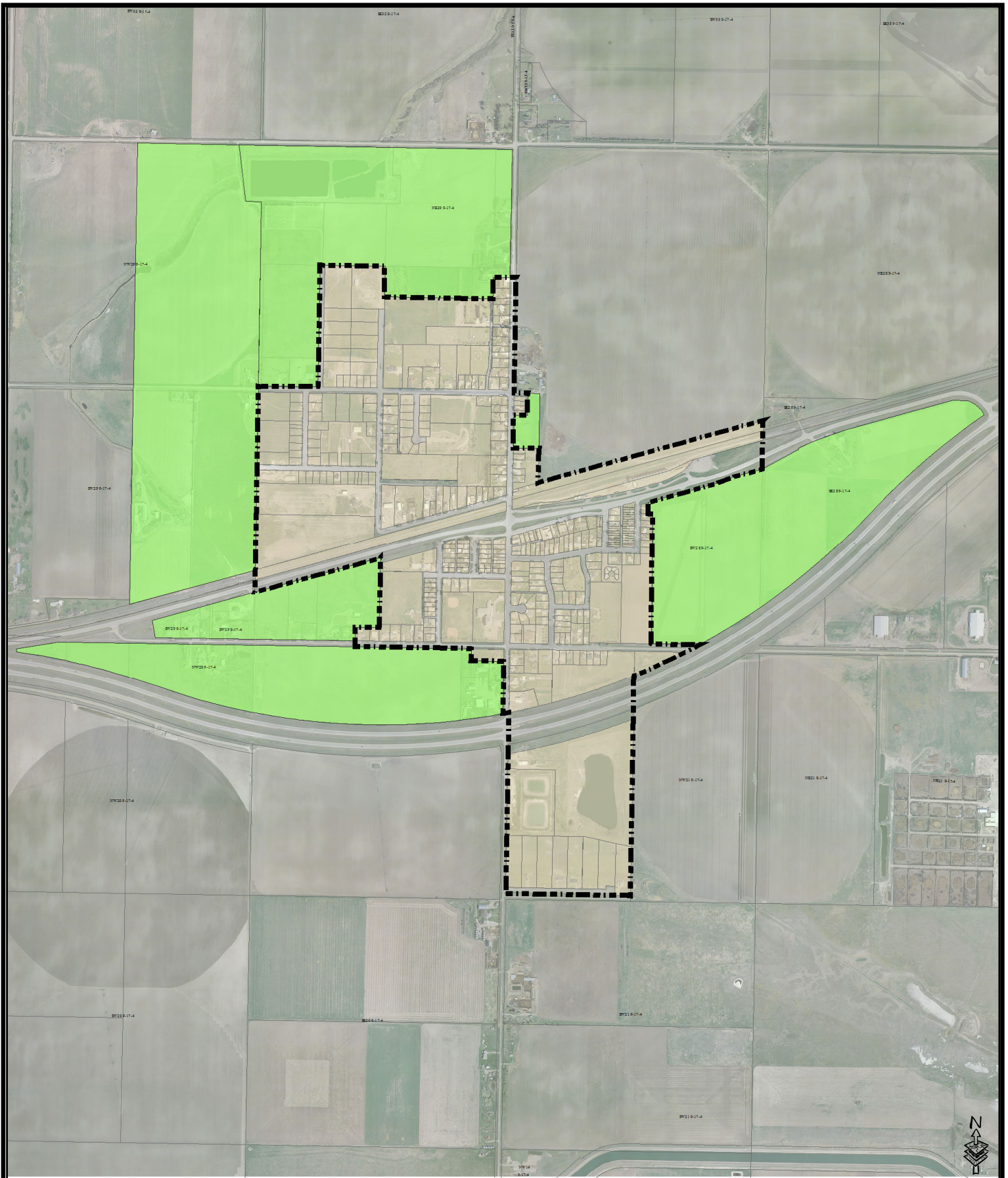
Communities throughout Alberta are exploring the advantages of regional cooperation by working together to improve the sustainability of each community within the region. Therefore, it is very important for the Village of Barnwell to continue working with neighbouring municipalities who have common economic goals and development objectives.

### *Goals*

- To ensure cooperation in planning issues between neighbouring municipalities.
- To allow municipalities to take advantage of mutual opportunities to maximize efficient use of transportation systems, infrastructure and other mutual interests.
- To ensure cooperation and dialogue between municipalities on matters of mutual interest or concern.
- To promote intermunicipal cooperation between the municipality and adjacent rural municipalities.

### *Policies*

- 9.1 That the Village of Barnwell continue to cooperate with the Municipal District of Taber in pursuing mutually acceptable growth and development policies in the urban fringe.
- 9.2 That, once the existing supply of developable land is significantly diminished, Barnwell Council will request and consider comments from the Municipal District of Taber concerning the Village's preferred expansion areas as identified on Map 3 prior to initiating an annexation application.
- 9.3 That the Village Council request that the Municipal District of Taber continue to inform the Village of any proposed changes to the regulations or procedures established in the Municipal District's Land Use Bylaw regarding development in the Barnwell fringe area.



**VILLAGE OF BARNWELL  
MUNICIPAL DEVELOPMENT PLAN**

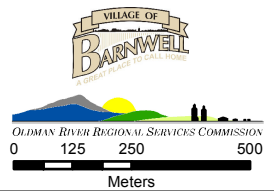
**MAP 3**

**FUTURE URBAN EXPANSION AREAS  
BYLAW NO. 02-13**

**APRIL 18, 2013**

■■■■ Village Boundary

■ Urban Expansion Areas





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- 9.4 That the Village of Barnwell initiate discussions with the Municipal District of Taber regard the preparation of an Intermunicipal Development Plan (IMDP) .



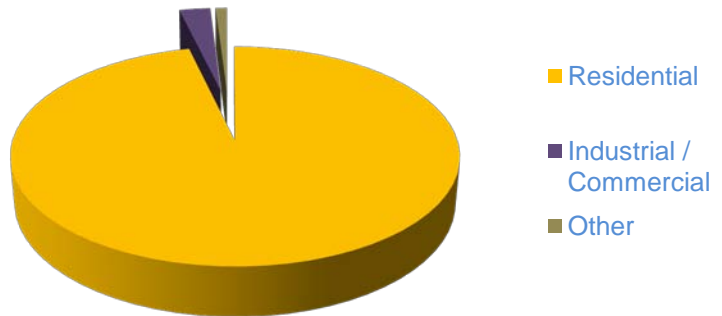


## ECONOMIC DEVELOPMENT

The economy of Barnwell is interconnected with other municipalities, the surrounding rural community and the province. Alberta's long-term economic prospects continue to be very bright as a result of the province's many economic advantages including low taxes, entrepreneurial business climate and fiscal strength.

According to the 2011 Equalized Tax Assessment report published by Alberta Municipal Affairs, the majority of the assessment, 96.2 percent, consists of residential property. This compares to approximately 2.7 percent of non-residential assessment, which includes both commercial and industrial property. The portion of the assessment classified as machinery, equipment, railway, farmland and linear assessment constitutes the remaining 1.1 percent of the total. The value of all land and buildings in the Village of Barnwell is nearly 63 million dollars.

**Chart 3**  
**Village of Barnwell Municipal Development Plan**  
**Equalized Assessment 2011**



A review of subdivision activity that has taken place over the most recent 10-year period (2001-2011) illustrates there has been a total of 22 subdivision applications, which have created 101 new lots within the Village boundary. Residential development has been responsible for all the largest portion of subdivision applications within the Village, and approximately 80 new lots have been created since 2008.

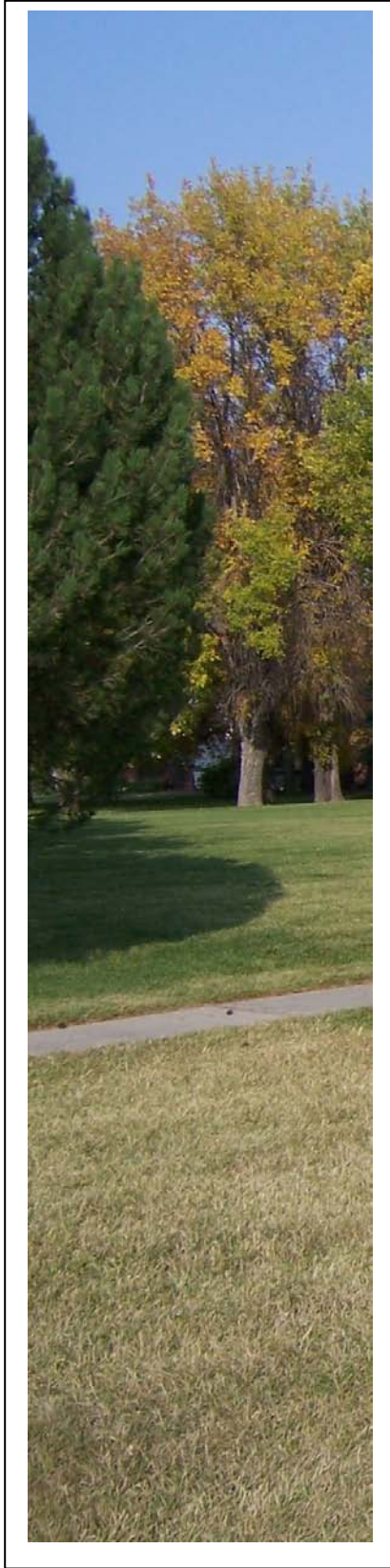


## *Goals*

- To expand and diversify the local economy.
- To create a positive municipal environment that encourages and supports business and industry.

## *Policies*

- 10.1 Council should strive to create a strong, liveable, safe community with good neighbourhood organizations and adequate parkland, recreational opportunities, community centres and other public amenities that will foster local business growth and generate a host of economic benefits.
- 10.2 Future land use decisions should create a compatible situation whereby industry; recreation and environmental uses can co-exist and not create potential conflicts.
- 10.3 Municipal decisions should be made with special attention placed on creating an atmosphere that positively demonstrates that Barnwell is a friendly, attractive community that is favourable to business.
- 10.4 The municipality should support positive opportunities to diversify the local economy and expand the tax base.
- 10.5 The municipality's economic development strategies:
  - (a) should focus on enhancing and developing the strengths of the community;
  - (b) should try to conserve, maintain, enhance and market local amenities to assist economic growth;
  - (c) should maintain and expand the role of Barnwell as a host community to cultural, recreational and other special events and festivals.



## MGA REQUIREMENTS

The Municipal Government Act (MGA) stipulates a number of required elements that a Municipal Development Plan must address. This mandate includes discussion of the planning issues:

- municipal and school reserve issues,
- guidance on land use adjacent to sour gas facilities, and
- protection of agricultural operations.

### Municipal, Environmental, Community and School Reserves

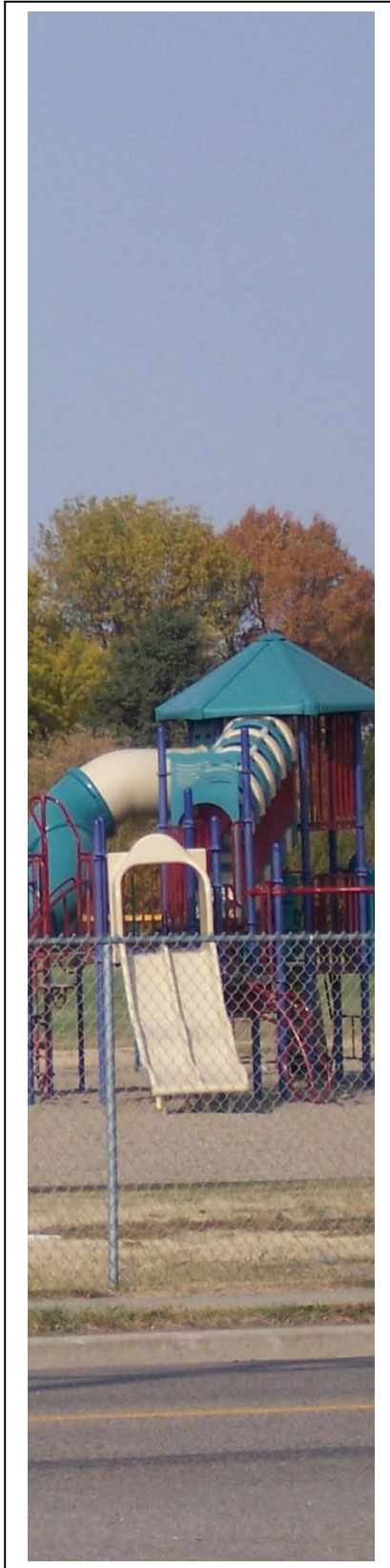
The Municipal Government Act contains the mandate for Municipal Development Plans to address the issue of municipal, school, and environmental reserves. Municipal reserve dedication is an important contribution to the community as many of the Village's parks, trails, community facilities and school sites are a direct result. The Municipal Government Act allows for the taking of municipal and/or school reserve, subject to section 666(1) at the time of subdivision under certain circumstances. The subdivision authority may require the owner of a parcel of land that is the subject of a subdivision to provide part of the parcel and/or money in place of land as municipal or school reserve.

#### *Goals*

- To establish guidelines for the allocation of municipal, school and environmental reserve.
- To ensure that any applicable municipal and/or school reserves are addressed or acquired at the time of subdivision.

#### *Policies*

- 11.1 Municipal and/or school reserve will be provided in accordance with section 666 of the Municipal Government Act.



- 11.2 Where the reserve requirement is to be satisfied as money in place of land, it shall be done so in accordance with the provisions of section 667 of the Municipal Government Act.
- 11.3 Municipal and/or school reserve will not be required to be provided subject to situations under section 663 of the Municipal Government Act.
- 11.4 The municipality may require the provision of municipal or school reserve as land if such provision is prescribed in an approved area structure plan or if the provision is warranted in the opinion of the Subdivision and Development Authority.
- 11.5 In the opinion of the Municipal Planning Commission, environmental reserve may be provided at the time of subdivision, in accordance with section 664(3) of the Municipal Government Act, but environmental easements may also be considered.
- 11.6 Where the provision of land for municipal, school or environmental reserve has been required, such lands shall be designated on a final instrument and registered for those purposes at Land Titles Office in accordance with section 665 of the Municipal Government Act.
- 11.7 Where the municipality is of the opinion that certain lands may be resubdivided in the future, the Subdivision and Development Authority may require that municipal or school reserves be deferred by caveat pursuant to section 669 of the Municipal Government Act.
- 11.8 The municipality may also acquire lands for municipal reserve purposes pursuant to section 665 of the Municipal Government Act.
- 11.9 The Village of Barnwell will receive all municipal reserve funds paid and, should a school authority in the future require land for a school, an agreement for possible municipal assistance will be discussed at that time.



## Sour Gas Facilities

For the most part, the oil industry is regulated by the Energy Resources Conservation Board and/or Alberta Utilities Commission and is exempted from the provincial legislation pursuant to section 618 of the Municipal Government Act.

Currently, there are no sour gas facilities within the Village of Barnwell or its fringe area. If such facilities were to be established in the future, the setback distances outlined by the Energy Resources Conservation Board (ERCB) guidelines should be adhered to.

### Goals

- To meet the legislative requirements of the Municipal Government Act, the Provincial Land Use Policies and the Subdivision and Development Regulation.
- To identify any sour gas facilities within the corporate limits of the Village of Barnwell.
- To minimize any adverse land use conflicts for a proposed subdivision or development in close proximity to a sour gas facility.

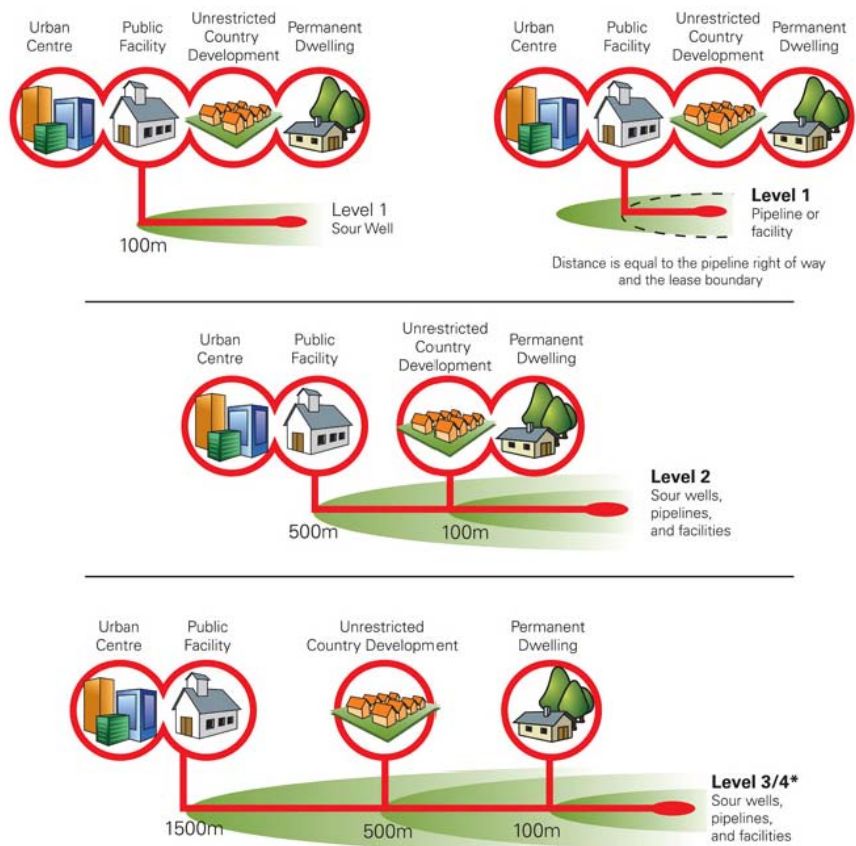
### Policies

- 11.10 The municipality shall ensure that all subdivision and development applications that are located within 1.5 kilometres of a sour gas facility are referred to the Energy Resources Conservation Board (ERCB).
- 11.11 Pursuant to section 619 of the Municipal Government Act, a license, permit, approval or other authorization granted by the Energy Resources Conservation Board, Alberta Energy and Utilities Board or Alberta Utilities Commission shall prevail over any bylaw or land use decision rendered by the municipality.
- 11.12 Residential subdivision and development shall not be approved if it would result in development within 100 metres of a gas or oil well unless the development would be within a lesser distance approved in writing by the Energy Resources

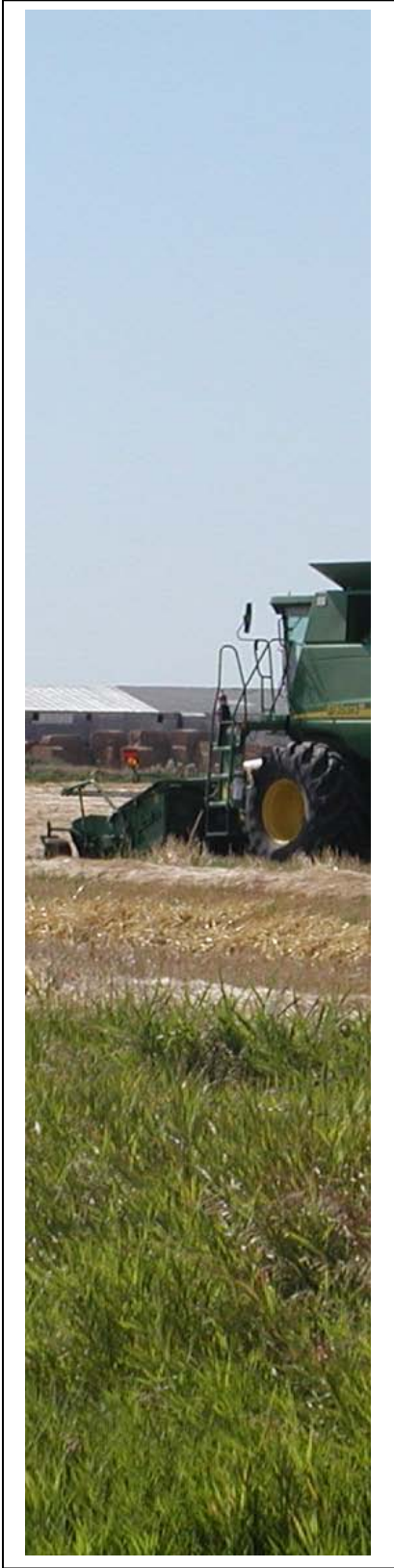
Conservation Board, pursuant to section 11(1) of the Alberta Subdivision and Development Regulation.

- 11.13 Setback guidelines for sour gas facilities shall be in accordance with the standards established in Figure 1 – Minimum Setback Distances provided by the Energy Resources Conservation Board or any subsequent standards should these existing guidelines be revised.

Figure 1: ERCB Setbacks



\* Setbacks for level 4 are specified by the EUB but not less than level 3



## Agricultural Operations

### Goals

- To promote an understanding those agricultural uses will continue within the community until such time as additional land is required for higher intensity urban uses.

### Policies

- 11.14 Development of agricultural uses shall adhere to the permitted and discretionary uses set forth in the Land Use Bylaw.





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## ADMINISTRATIVE MATTERS

### Interpretation

- 12.1 The Municipal Development Plan, for the most part is general in nature and long-range in its outlook. The MDP provides the means whereby Council and administration can evaluate proposals in the context of a long-range plan for the Village of Barnwell. In this respect, the boundary between the land use shown on the Guide Map is not be rigidly interpreted and the specific boundaries shall be determined through the redesignation and amendment of the Land Use Bylaw.
- 12.2 Subject to Council's approval, minor variation from the policies of the Municipal Development Plan will not require an amendment to the plan. More substantive changes will require an amendment to the MDP and any other affected plan.
- 12.3 The Municipal Development Plan contains "shall", "should", and "may" policies which are interpreted as follows:
- (a) "shall" policies must be complied with;
  - (b) "should" policies mean compliance in principle, but are subject to the discretion of the applicable authority on a case by case basis; and
  - (c) "may" polices indicate that the applicable authority determines the level of compliance that is required.

### Implementation

- 12.4 The goals and policies of the Municipal Development Plan will be further refined and implemented through the development, adoption, and day-to-day application of statutory plans and the Land Use Bylaw.

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## Amendment

- 12.5 Before any amendments or changes are made to this plan, it shall be ensured that public opinion is included in the decision-making process through information meetings and public hearings.
- 12.6 Amendment of the Municipal Development Plan must follow the appropriate procedures are outlined in the Municipal Government Act.
- 12.7 All statutory and non-statutory plans shall be consistent with the Municipal Development Plan.

## Review

- 12.8 This Municipal Development Plan shall be reviewed, amended or replaced by a new bylaw on a regular basis in order to achieve consistency and reflect the wishes of the municipality and its ratepayers.