

**Village of Rockyford  
IN THE PROVINCE OF ALBERTA**

**Municipal Development Plan Adoption Bylaw  
BYLAW NO. 2021-002**

**BEING** a Bylaw of the Village of Rockyford, 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 Village of Rockyford must, by Bylaw passed in accordance with Section 692 of the Municipal Government Act, adopt a plan to be known as:

"THE VILLAGE OF ROCKYFORD MUNICIPAL DEVELOPMENT PLAN"

**AND WHEREAS**, a Public Hearing was held on March 18, 2021 as required by Section 230 of the Municipal Government Act.

**NOW THEREFORE**, the Council of the Village of Rockyford in the province of Alberta, duly assembled. Enacts as follows:

1. This Bylaw may be cited as "The Village of Rockyford Municipal Development Plan"
2. Council adopts as the Municipal Development Plan for those lands contained within its civic boundaries, "The Village of Rockyford Municipal Development Plan."
3. This Bylaw takes effect on the date of the third and final reading.

READ a **first** time this 10<sup>th</sup> day of March, 2021.

READ a **second** time this 18<sup>th</sup> day of March, 2021.

READ a **third** time and finally PASSED this 18<sup>th</sup> day of March, 2021.

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Chief Administrative Officer





# MUNICIPAL DEVELOPMENT PLAN

Village of Rockyford

2020





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# 1.0 INTRODUCTION

## 1.1 INTERPRETATION

This MDP uses specific language to ensure clear and concise policies that are to be used to guide decision making. Further, it is important to ensure these policies are communicated in the proper context. The following words are to be interpreted throughout the plan as follows:

**Shall, require, must, or will:** mean that the policy is mandatory; exceptions would require an amendment to the Plan.

**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.

**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.

Unless otherwise required by the context, words used in the present tense include the future tense; words used in the singular include the plural; and the word person includes a corporation as well as an individual. Unless otherwise stipulated, the Interpretation Act, Chapter I-8, RSA 2000 as amended, shall be used in the interpretation of this bylaw. Words have the same meaning whether they are capitalized or not.

All references to a specific agency, body, or department were accurate at the time of writing. It is understood that agency, body and department names change from time to time. All references throughout the Plan shall therefore be considered to be applicable to the current relevant agency, body or department.

The geographical or relative boundaries or any variable presented on the maps contained in this Plan, shall be interpreted as a rough approximation and not an accurate depiction of its actual or full extension.



## 1.2 PURPOSE OF THE PLAN

The Municipal Development Plan (MDP) is a statutory document identifying the long-term goals and policy objectives for the purpose of guiding the physical, social and cultural growth in the Village of Rockyford. It is a statement of intent for the future of the community and will serve as a document to guide Council, the public, developers, and others in making future land use decisions. Further, the Plan identifies desired goals against which all current subdivision and development proposals may be evaluated. It is the community's intent to evolve in a manner which is logical, environmentally responsible and economically feasible for the long term benefit of its residents and investors and most importantly, for future generations who will inherit the results of the decisions made today.

## 1.3 STATUTORY REQUIREMENTS OF THE PLAN

Section 632(1) of the Municipal Government Act (R.S.A., 2000, Ch M-26) provides that every council of a municipality must by bylaw adopt a municipal development plan.

### A) THE MDP *MUST* ADDRESS:

- i. The future land use within the municipality,
- ii. The manner of, and proposals for future development in the municipality;
- iii. The coordination of land use, future growth patterns, and other infrastructure with adjacent municipalities;
- iv. The provision of required transportation systems;
- v. The provision of municipal services and facilities;;
- vi. The provision of municipal and/ or school reserves;
- vii. The protection of agricultural operations, and;
- viii. must contain policies compatible with the subdivision and development regulations to provide guidance on the type and location of land uses adjacent to sour gas facilities.

### B) THE MDP *MUST* CONTAIN

- i. Policies compatible with the subdivision and development regulations;
- ii. policies respecting the provision of municipal, school or municipal and school reserves, including but not limited to the need for, amount of land allocation of those reserves and the identification of school requirements in consultation with affected school boards;
- iii. policies respecting the protection of agricultural operations;



### C) THE MDP MAY ADDRESS:

- i. Proposals for the financing and programming of municipal infrastructure,
- ii. The co-ordination of municipal programs relating to the physical, social and economic development within the municipality
- iii. The economic development of the municipality, and
- iv. Any other matters relating to the physical, social or economic development of the municipality

### D) THE MDP MAY CONTAIN:

- i. Statements regarding the municipality's development studies and impact analysis, and goals, objectives, targets, planning policies,
- ii. Policies respecting the protection, of conservation reserve in accordance with section 664.2(q)(a) to (d)

Section 632(4) of the MGA states: A municipal development plan must be consistent with any intermunicipal development plan in respect of land that is identified in both the municipal development plan and the intermunicipal development plan.

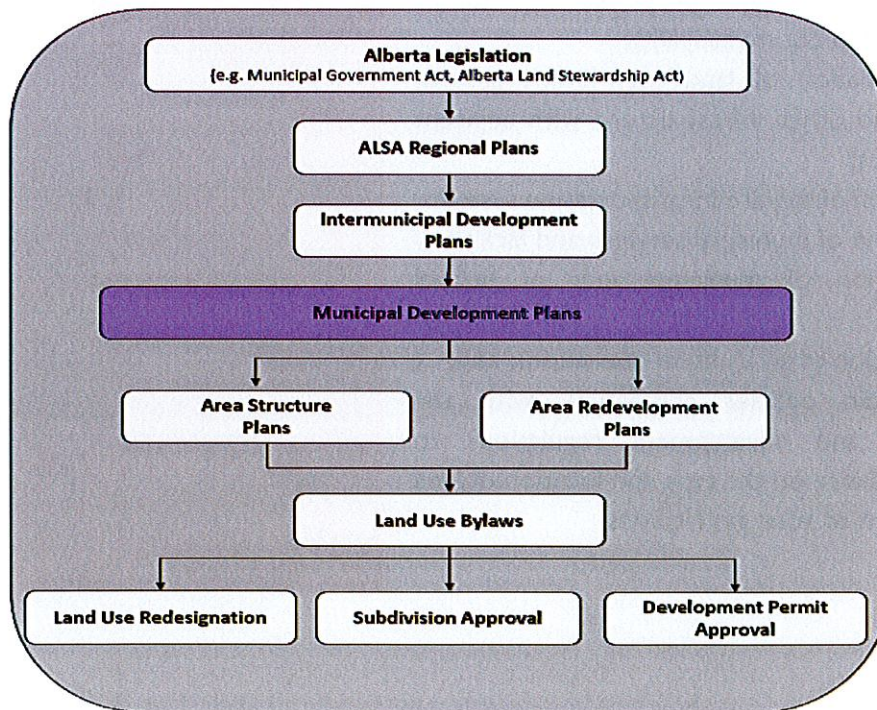


Figure 1. Hierarchy of Plans



## 2.0 PLAN GOALS

### 2.1 VISION STATEMENT

**The Village of Rockyford is a thriving, caring community steeped in tradition that preserves family values and the identity of rural Alberta life.**

### 2.2 GENERAL OBJECTIVES

In order to accommodate development demands efficiently, the focus is on the aspirations of the community and its development. A clear set of objectives are established in pursuing community goals and objectives and act as a guide for planning and managing possible growth in an efficient, economic, and orderly manner. The specific objectives and policies in the following sections are related to the following general community goals. These goals form the basis for the plan objectives and policy statements, which, in conjunction with the Village's Land Use Bylaw and other statutory plans, serve as the framework for land use planning in the community.

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

1. To maintain balanced and controlled growth and revitalization by:
  - a) encouraging the provision of adequate and economically serviceable development sites for future residential, commercial, and industrial uses; and
  - b) ensure appropriate servicing requirements and community needs for the anticipated development.
2. To maintain an attractive living and working environment by:
  - c) providing sufficient open space and recreation facilities.
  - d) maintaining high standards of design in all developments; and
  - e) discouraging the location of incompatible land uses for future development sites.
3. To develop an efficient land use pattern by designating short and long-term development areas considering aesthetics, serviceability, and land use compatibility.
4. To ensure land uses surrounding the Village of Rockyford are compatible with the existing community and the future development potential within the area.



## 2.3 GENERAL COMMUNITY POLICIES

The following general policies are to provide a focus for the background research and the creation of appropriate objectives and policies in the following sections:

- 1) To establish a comprehensive management strategy to ensure the development of an orderly, economical, and beneficial use of land.
- 2) To develop and maintain an efficient land use pattern within the Village of Rockyford that will minimize environmental impacts, and that enhances economic development opportunities within the Village.
- 3) To preserve and enhance the physical environment within the Village of Rockyford.
- 4) To ensure that community services reflect the needs of the community and the surrounding area within financial and physical capabilities of the Village.
- 5) To develop the Village for appropriate long-term economic growth.

From these goals a series of objectives and policies are formulated. These policies should assist Council in making decisions on land use, subdivision, and development in and around the community.



# 3.0 THE COMMUNITY

## 3.1 PHYSICAL SETTING

The Village of Rockyford is located in south-central Alberta within Wheatland County, situated 88k east of the City of Calgary, and 56 km southwest of Drumheller (Figure 2: Regional Context). The village is located near the junction of Township Road 236A and Range Road 233. The village has a mixture of residential, commercial and light industrial development with many businesses related to the agricultural sector. The village is approximately 117.135 Ha (289.44 acres) and is surrounded by agricultural area that contains birth local and regional infrastructure to support transportation system, local residents and businesses and an agricultural sector.

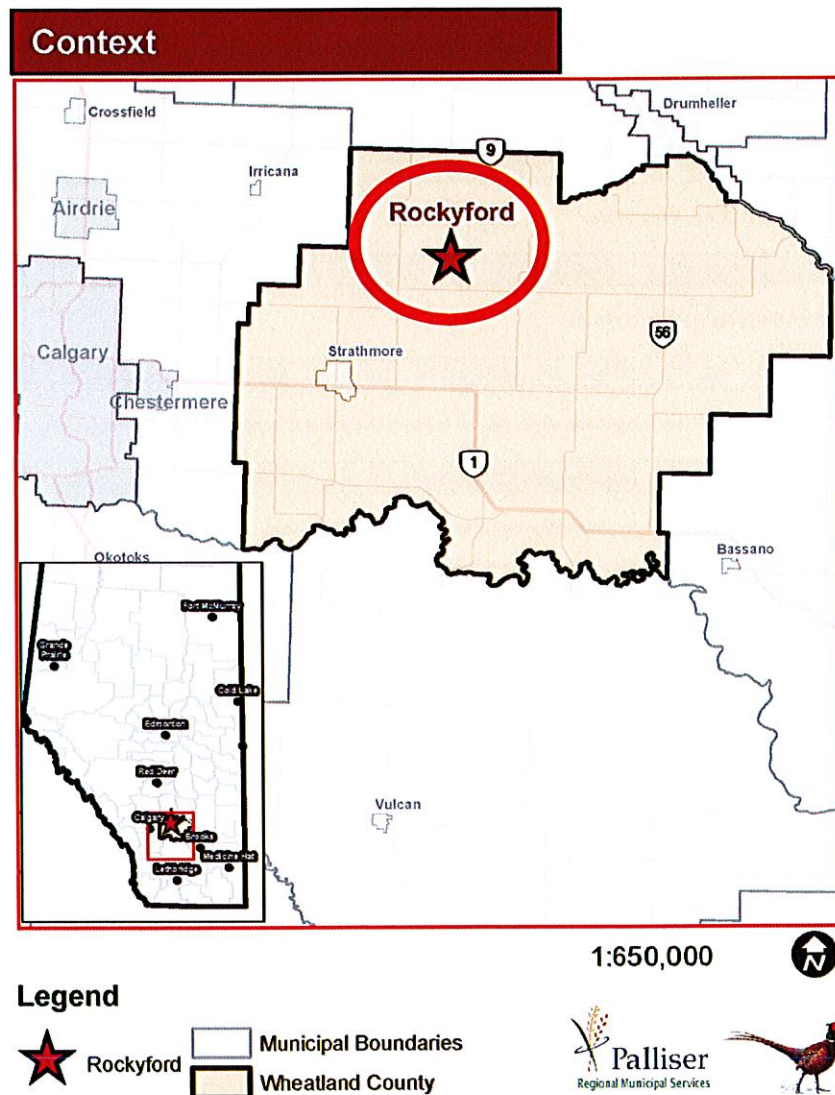


Figure 2. Regional Context Map



### 3.2 MAJOR EVENTS IN THE HISTORY OF ROCKYFORD





### 3.3 POPULATION & DEMOGRAPHICS

Provincial data states that the Village has the population of 328 people as of 2019, which is a 27% increase since the 2016 Census data that was recorded to have 316 residents at the time. The Village witnessed both growth and decline in the population over the last 18 years, with a relatively gentle population decline from 2001 (338 persons) to 2010 (361 persons). There was a major decrease from 2010 to 2013 (318 persons) with a very gentle rise to 2019, as seen on Figure 3. Given historical population trends, the projected population for the next 5-10 years may witness a slight decrease in population.

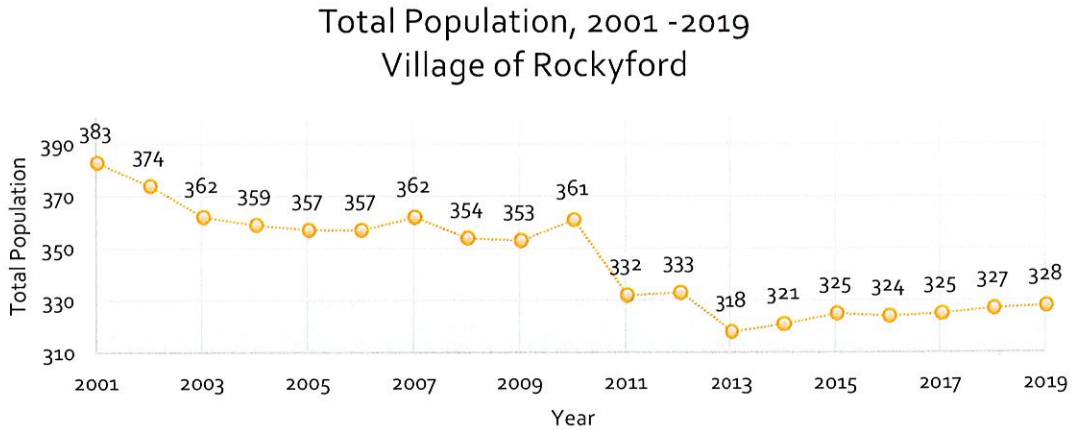


Figure 3. Village of Rockyford Population 2001-2019, Province of Alberta data

The population age distribution in the Village is largely divided into two categories, mainly those under the age of 40 and over the age of 49. As seen on Figure 3, people over the age of 45 are the most prevalent followed by people in their 60s. This is typical for villages of this size as amenities for those over 65 typically are not available and major employment or education opportunities for those 20-40 years old are also not prominent.

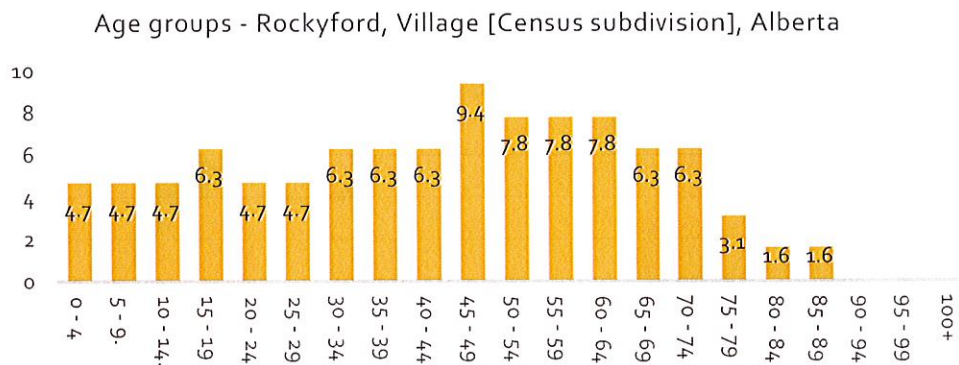


Figure 4. Age Distribution, Rockyford 2019, Province of Alberta data



### 3.4 LABOUR FORCE

Based on the 2016 Canadian Census data (25% sample of the Village), the largest occupation sector within the Village is sales & service occupations, followed by trades, transport, and equipment operations and related occupations. The number of jobs within the business and finance industry falls mid-rank while in occupations within natural resources, manufacturing/utilities, and management fall under 10%. Occupations in arts, sport, education, social and government services (other than the Village Office) are not represented within the Village, which is typical for the population size and lack of educational facilities.

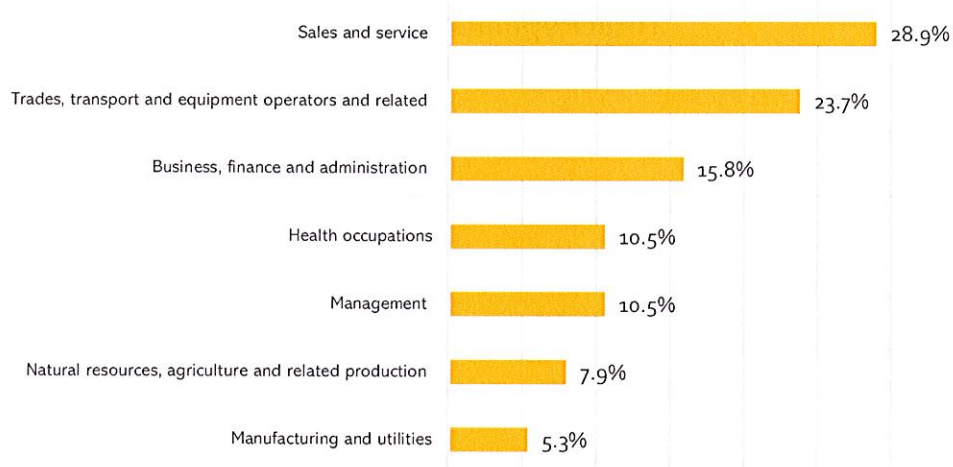


Figure 5. Total Labour force population aged 15 years and over by occupation - National Occupational Classification (NOC) 2016 - 25% sample data, both sexes Rockyford, Village [Census subdivision], Alberta

### 3.5 WHERE DOES ROCKYFORD GET ITS TAXES FROM?

According to Municipal Affairs, The Village of Rockyford mainly received the greatest amount of taxes from the residential base, as seen on Figure 6. It is projected to look similar in the 2021 version as well. It is important to note that a residential base need to grow overtime to share and shrink the tax amount paid by individual residents, and to do that, growing jobs and services need to be available within or close to the Village.

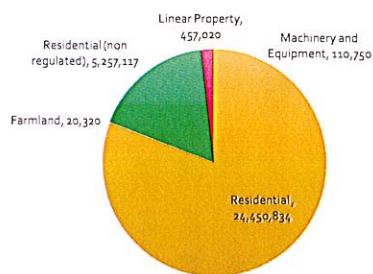


Figure 6. 2020 Equalized Assessment, Municipal Affairs

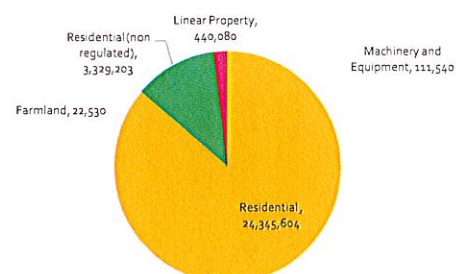


Figure 7. 2021 Equalized Assessment, Municipal Affairs



# 4.0 LAND USE

## 4.1 EXISTING DEVELOPMENT PATTERN

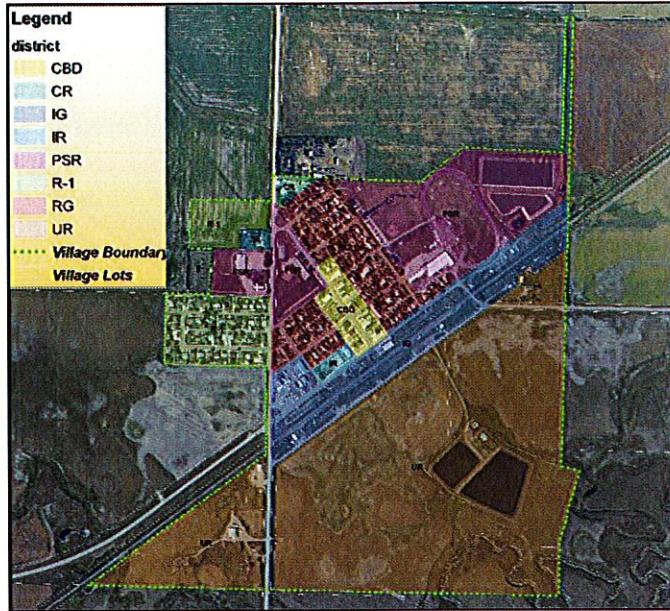


Figure 8. Current Land Use

Rockyford is a small Village with eight distinct land use types. The most notable land classification as seen on Figure 8 is “Urban Reserve (UR)”, which is located south of the developed area of the Village. Typically, Urban Reserves are placed in periphery of the developed area to be left in its existing natural form or to have un-invasive uses on it, and to direct more infill development within the Village. The Urban Reserve district is purposefully separated from the developed portion of the village by having the industrial district between them, namely land that is associated with the Canadian Northern Railway

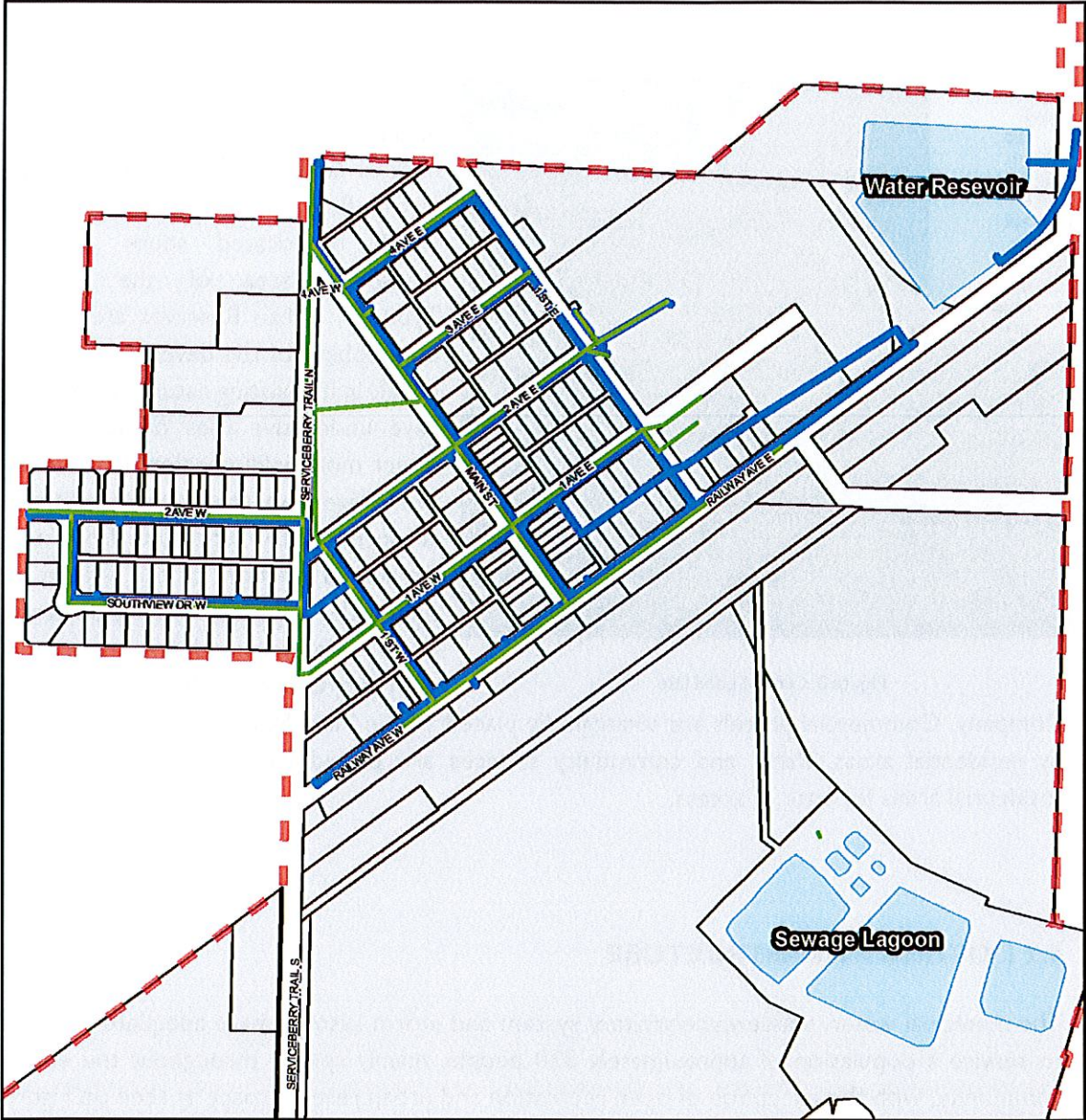
Company. Commercial parcels are strategically placed within Main Street and is surrounded by residential areas. Parks and community services are placed within the edges of the residential areas for ease of access.

## 4.2 EXISTING INFRASTRUCTURE

The municipal water, wastewater/sanitary system and storm systems have adequate capacity to service a population of approximately 350 people, mainly spread throughout the entire community, with the exception of open recreation and urban reserve space as seen on Figure 6. The Village does not have much room for potential growth within Village boundaries, other than some vacant land highlighted in Figure 12. The surrounding agricultural land is owned by Wheatland County and is within the IDP Plan Area. Any development occurring within that area shall be referred to in the IDP regulations.



# WATER & SEWER DISTRIBUTION



**LEGEND**

- SANITARY LINE
- WATER LINE
- VILLAGE BOUNDARY

1:5,500

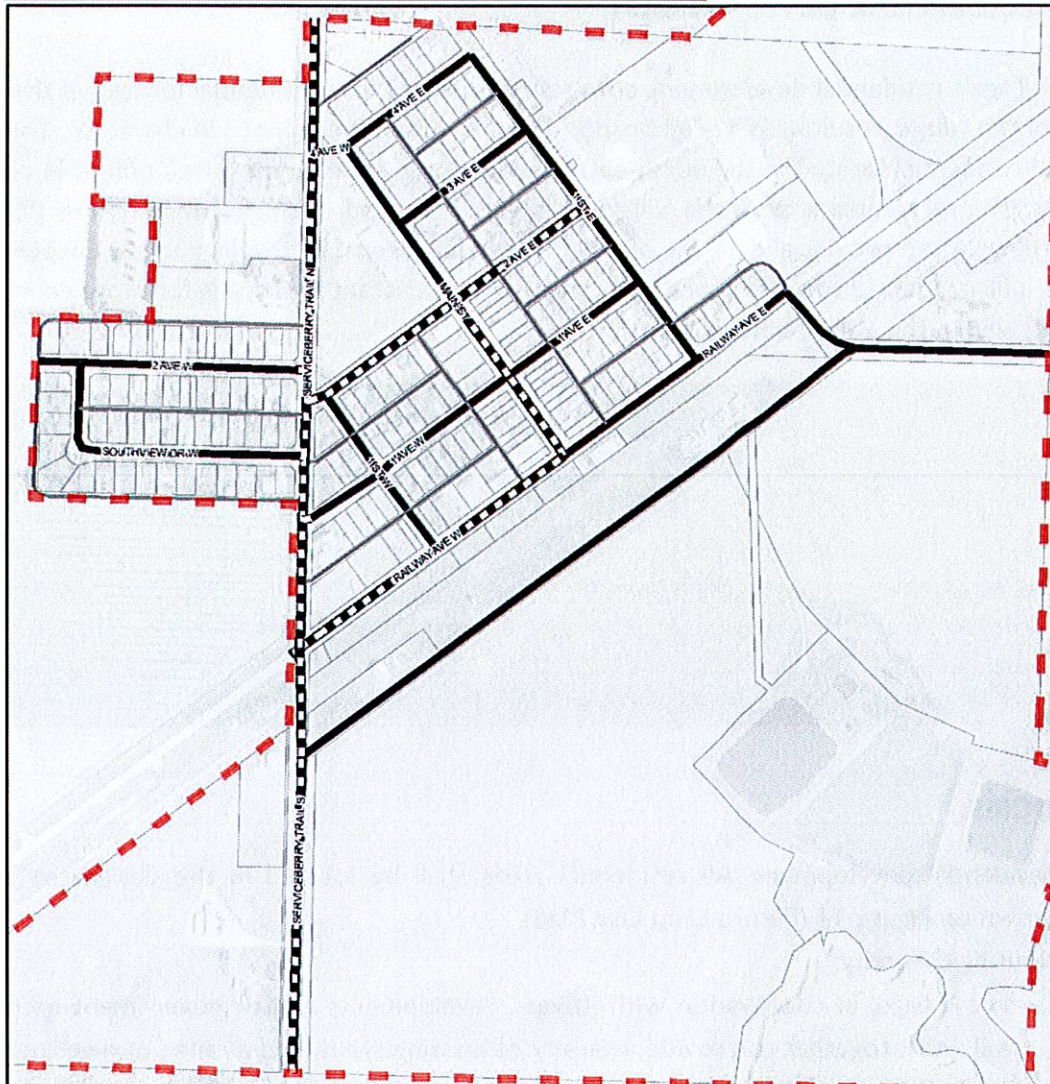


Figure 9. Village of Rockyford Water & Sewer Distribution, 2020

Figure 9. Water & Sewer Distribution



# ROAD NETWORK



## Legend

-  Asphalt
-  Gravel Street
-  Alley
-  Village Boundary

1:5,500



Figure 10. Rockyford Road Network

The Village currently maintains a road network which is made up of mainly paved asphalt and graveled roads. There are four main entry and exit-ways into the Village of Rockyford. Range Road 233 leads into Serviceberry Trail which has north and southbound traffic (mainly passing through residential areas), and Township Road 263 extends into Railway Avenue East, mainly passing through industrial area, with relatively easy access to the commercial downtown core.



# 5.0 DEVELOPMENT GOALS

## 5.1 RESIDENTIAL DEVELOPMENT

The Village's residential development consists of primarily low residential located in the east side of the village, resulting in a neighborhood that is quite homogenous in character. There is mixed-residential located in the north east, also amongst commercial development in center street. The residential area of the Village is largely consisted of single-family homes (92.9%) according to the provincial data. As of 2019, there has been 191 dwelling units. Encouraging more infill residential such as secondary homes will leave vacant land space for more economic activity within the Village boundaries.

### OBJECTIVES

- A. To ensure that new residential development and the redevelopment of land for housing takes place in the most orderly manner to minimize capital and maintenance costs
- B. To prevent the intrusion of land uses which would adversely affect the safety and amenity of residential development.
- C. To maintain the low density residential character of the community, while recognizing specific areas for higher density residential development.
- D. To ensure that all non-rural residential development is included within the Town's corporate limits.

### POLICIES:

- 1) Residential development: All residential areas shall be located in the designated areas shown on Figure 11 (Future Land Use Map)
- 2) Housing Diversity:
  - a) The Village, in cooperation with private developments and/or government agencies, will work together to provide a variety of housing types, and a range of dwellings and lot sizes to meet the socio-economic needs of existing and prospective residents.
  - b) Alternative housing types should be provided in new residential areas (i.e. apartments, (i.e. apartments, row housing, and duplexes).
- 3) Neighborhood:
  - a) The Village should encourage medium density residential neighborhoods next to existing amenities and Highways
  - b) New residential development should include pedestrian walkways with a lesser dependence on vehicle use.
  - c) Future residential neighborhoods should be designed with a mixture of commercial and institutional uses.



- d) Where appropriate, infill shall be used to improve the livability and adaptability of existing neighborhoods and reduce greenfield development.
- 4) Design:
  - a) The Village may consider the aesthetic appearance of new and existing neighborhoods
- 5) Affordable Housing:
  - a) The Village shall promote affordable housing by encouraging secondary suites in selected areas.
  - b) The Village shall work with private developers in ensuring that new development includes the provision of affordable units.
- 6) Seniors Housing:

The Village shall work in partnership with private developers and senior levels of government in providing housing for senior citizens and mature adults.

## 5.5 COMMERCIAL DEVELOPMENT

Commercial development plays a vital role in the economic foundation of any municipality. Commercial Development is a key factor determining where one chooses to live, play and work. In the case of Rockyford, commercial development is concentrated in the Village center. The area of interest consists mainly of shops, hotels, professional and other services.

Investing in commercial development can help increase the Village capital, which is why it is paramount for the Village to seek innovative strategies to retain local business that provide quality goods and services to the local community.

### OBJECTIVES

- A. To ensure adequate land reserves for future commercial land requirements
- B. To promote professional trade and a diversified range of commercial activities to locate in the Village of Rockyford
- C. To strengthen the development of a compact central retail commercial core.
- D. To develop Highway Commercial sites as specialized commercial areas providing goods and services for the travelling public
- E. To develop a dialogue amongst local stakeholders to address business improvement opportunities.
- F. To create a long-term vision for commercial development within the community; and
- G. To create policies that support diverse and vibrant commercial areas.

### POLICIES:

- 1) Commercial Development: All commercial development shall be located in the designated areas shown on Figure 11 (Future Land Use Map).



- 2) Market Study: The Village should undertake a marketing and business study that identifies key retail sectors that can be established within the Village.
- 3) Incentives:
  - a) The Village should explore a future study or strategy for attracting developers and development into the Village.
  - b) Development incentive programs for targeted sites along the Highways and the Village center
  - c) Through the fiscal budget, the Village should incorporate financial incentives to encourage commercial development which may include the reduction of development fees for business that reuse vacant commercial properties.
- 4) Aesthetics and Design:
  - a) The Village encourages development to meet design standards as identified in the Land Use Bylaw. This includes building placement, furnishing, façade, built form, scale and compatibility with adjacent properties.
- 5) Home Based Business:
  - a) The Village supports home-based businesses, including but not limited to home offices, provided such areas do not have a negative impact on the surrounding neighborhoods. The Land Use Bylaw shall regulate all home-based businesses.

## 5.6 INDUSTRIAL DEVELOPMENT

Industrial development is currently the Village's main source of employment. Located on the Village's periphery, companies in both the grain and hay industry provide a stable source of income to many residents. Expanding on these establishments will help the Village become more economically viable. The railway corridors should be prime opportunities to reserve valuable land for future industrial development when needed.

### OBJECTIVES

- A. To ensure that there are adequate land reserves for all anticipated land use requirements
- B. To encourage industries to locate within designated industrial areas
- C. To promote a diversified industrial mix which will provide a variety of employment opportunities
- D. To promote the development of safe, aesthetically pleasing industrial areas by providing adequate access, and by providing appropriate buffering and screening for the protection of adjacent incompatible land uses.
- E. To ensure appropriate separation or buffering between industrial and residential land uses.
- F. To provide adequate land for future industrial development.
- G. To identify additional industrial sectors.
- H. To ensure natural resources are extracted and utilized in an efficient manner; and
- I. To continue to support existing industries so they remain competitive on a regional and global scale



## POLICIES:

- 1) Site Planning:
  - a) All industrial development shall be in the designated areas as shown on Figure 11 (Future Land Use Map)
  - b) The LUB shall be reviews to ensure it contains regulations that reflect existing realities regarding industrial land use. This may include but not be limited to landscaping, building design, and appropriate distances between industrial uses and non-industrial uses
- 2) Industrial Development:
  - a) Encourage the Village to prepare an economic vitality study that focuses on strategies to attract additional industries in the forestry, agricultural, and oil and gas sectors.
- 3) Sustainability:
  - a) The Village shall oppose any industrial activity that will have an adverse impact on the natural environment and/or jeopardize future resource productivity in and around the Village of Rockyford.

## 5.7 PARKS/RECREATION/OPEN SPACE

Providing areas for residents to play, relax, socialize and exercise enhances quality of life and assists in creating a more cohesive community. The Village of Rockyford recognizes this and is committed to expanding on such facilities when needed.

### OBJECTIVES

- A. To provide open space, recreation facilities and community services to adequately serve the Village of Rockyford
- B. To provide sustainable convenient and safe access to recreational and institutional areas.
- C. To provide for appropriate neighborhood parks and green spaces throughout the community.
- D. To plan a system of parks, playgrounds and recreational facilities, open space and cultural facilities; and
- E. To maintain current facilities and parks in an orderly and timely manner when needed.

- 1) Parks, Playgrounds, and Open Space:
  - a) Parks and playgrounds shall be properly maintained through frequent inspections and regular maintenance operations.
  - b) When warranted the Village shall expand and add additional playgrounds to the Village



- 2) Community Events: Parks, playgrounds, open spaces, and other public realm areas shall be designed to facilitate socialization amongst area residents.
- 3) Cultural Events: The Village shall continue to support local community events through various methods including but not limited to funding, donation, and volunteering.
- 4) Arena: The Village shall ensure recreational facilities are well maintained though frequent maintenance and/or repairs

## 5.8 ENVIRONMENT

With development comes competing land uses. It is imperative to ensure that as development occurs in the Village, sensitive areas are conserved and protected. Conserving natural green spaces not only protects wildlife, but it enhances the quality of life for local residents by providing them with scenic views and recreational opportunities. An environmentally sustainable community can also include the development of energy efficient buildings that consume less electricity and natural resources. Alternative energy options such as wind, solar, and biomass are encouraged. If implemented, these alternative options may help Rockyford become less dependent on the conventional energy grid system.

### OBJECTIVES

- F. To ensure that a healthy environment be maintained in all aspects of future planning and development
- G. To promote and support sustainable development initiatives.
- H. To promote alternative energy; and
- I. To encourage the development of energy efficient homes and buildings.

### POLICIES:

- 1) Environmental Reserves: Through the subdivision process, the Village shall require that any lands considered unsuitable for development be dedicated as Environmental Reserves in accordance with the provisions found under the municipal government Act.
- 2) Land Dedication: Lands dedicated as Environmental Reserves shall remain in their natural state, with the exception of minimal uses as public parks and trail systems.
- 3) Development:
  - a) The Village may prepare a study to evaluate areas consider environmentally significant and ensure that future development does not infringe on these areas.
  - b) Developers shall be encouraged to develop energy efficient homes that have minimal impact on the local and global market.
  - c) The Village must encourage developers to erect Leadership in Energy and Environmental Design (LEED) certified buildings and homes.



- d) The Village must require that an Environmental Impact Assessment be prepared by a developer based on the complexity of the proposal.
- e) The Village may investigate the feasibility of investing in alternative energy sources (e.g. solar, wind and biomass). Such initiatives will likely lessen the Village’s dependence on conventional energy sources.

## 5.9 AGRICULTURAL/URBAN RESERVES

Lands that are currently being utilized for small scale; agricultural purposes are generally identified under the Land Use Bylaw as “Urban Reserve” land for the time being. It is noted that support for a limited range of agricultural pursuits will not prejudice the future conversion of the lands to a variety of more intensive, urban developments.

### OBJECTIVES

- A. To support the agricultural community.
- B. To minimize conflict between agricultural operations and other uses.

### POLICIES:

- 1) To support new agricultural ventures and continue to allow appropriately scaled agricultural operations to continue within the urban boundary.
- 2) To minimize conflict between agricultural operations and other uses both within the Village boundaries and outside in the adjacent rural community, by continuing consultation with potentially affected landowners, municipal neighbors, and Provincial authorities.

## 5.10 INFRASTRUCTURE & UTILITIES

The maintenance and expansion of municipal services and utilities is a key factor in the growth of Rockyford. The Village will need to maintain and expand on these services in order to develop the Village in a manner that complies with the vision outlined in this MDP.

**GOAL:** To maintain and develop a municipal infrastructure system that is effective, efficient, and sustainable for the future needs of the Village.

### OBJECTIVES

- H. To ensure that the expansion of new municipal services and utilities are coordinated with urban expansion; and
- I. To maintain the integrity of Rockyford’s infrastructure through the coordinated effort of the utility manager and other agencies.



**POLICIES:**

1) **Quality of Utility Services:**

- c) The Village shall provide or facilitate the provision of high-quality utility services to residents and businesses in Rockyford.
- d) The Village shall maintain a sufficient amount of funds to plan and implement a comprehensive long-term plan for its utility infrastructure.

2) **Water System:**

- a) The Village will maintain a standard of water supply storage and distribution to meet future domestic, commercial and industrial needs.

3) **Waste management:** The sewage treatment and distribution systems shall be upgraded to accommodate the population fifteen years from now.

4) **Utility Improvements:** The Village shall promote the principles of Reduce, Reuse and Recycle materials with its own operations and with business and residents.

5) **Expansion:** The Village shall ensure that all new development(s) are fully serviced.



### 5.11 FUTURE LAND USE

One typical component to municipal planning is gaining an understanding of any future growth requirements of the urban municipality. Figure 11 illustrates the anticipated land uses for the Village's future. Most of the land uses remain the same but allow for more of a push for commercial and non-residential uses to take place within the community. More business within the Village will help retain and increase population growth to ensure a viable community.

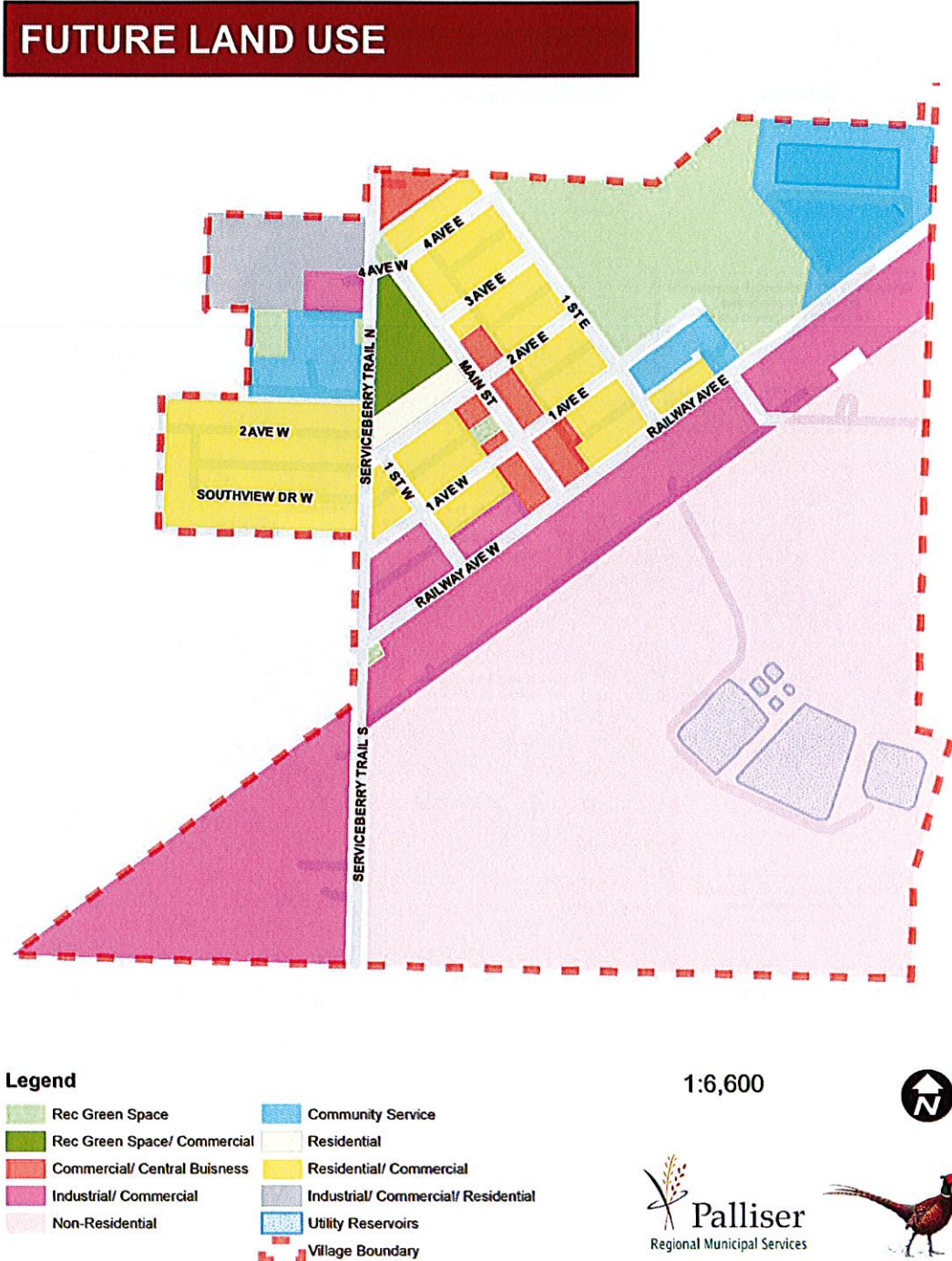


Figure 11. Village of Rockyford Future Land Use



## 5.12 DEVELOPMENT OPPORTUNITY/VACANT LAND

The Village have some vacant area, both municipally and privately owned on the Figure below, and serve as opportunities to create productive commercial or social areas for the Village to gain capital from. Having commercial opportunities amongst highway roads allow for visitors to have more of a chance interacting with the Village.

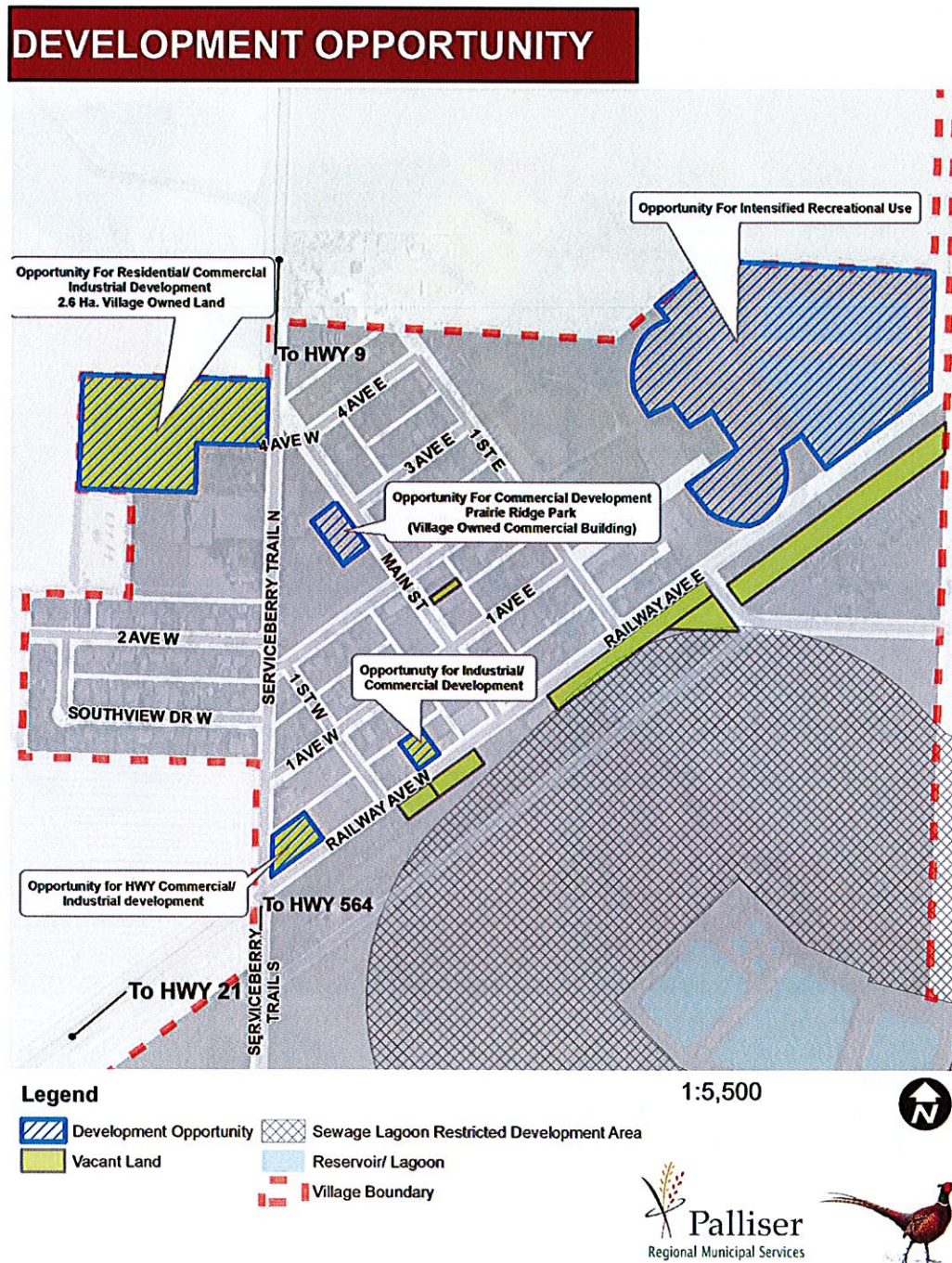


Figure 12. Development Opportunities Map



# 6.0 IMPLEMENTATION

## OBJECTIVES

- J. Keep the Municipal Development Plan relevant and in line with the needs of the community. As the MSP is a statutory document, it must be consistent with the higher level plans above it, including the Province's Municipal Government Act, The Alberta Land Stewardship Act and any Intermunicipal Development Plan with the adjacent municipality.
- K. Ensure that adequate information is provided in order to render decisions on subdivision applications and development proposals.

## POLICIES:

- 1) The MDP shall be reviewed by Council every five (5) to ten (10) years to ensure that the Plan remains consistent with provincial legislation; the long term development goals of the community; and the economic factors influencing the Village and the region.
- 2) An Area Structure Plan shall be required for all new multi lot developments, including those where construction shall occur in phases.
- 3) All applications for subdivision and development, including redistricting, shall be consistent with the direction provided by this Municipal Development Plan and if required, the Land Use Bylaw shall be amended accordingly to follow the overall direction provided by this Plan.