

VILLAGE OF PARADISE VALLEY

BY - LAW NO. 307 - 2020

A By-Law of the Village of Paradise Valley in the Province of Alberta for the purpose of adopting a Municipal Development Plan By-Law for the Village of Paradise Valley.

- WHEREAS** a Municipal Development Plan has been prepared for the Village of Paradise Valley based on public input and studies of land use, development and other relevant information; and
- WHEREAS** the foresaid Municipal Development Plan By-Law describes the way in which the future development and growth management is carried out in an orderly, effective and economic manner.
- AND WHEREAS** the Municipal Development Plan is intended to provide direction and guidance for the Village's decision making authorities when considering specific issues relating to a land use or development proposals.
- NOW THEREFORE** the Council of the Village of Paradise Valley, duly assembled, and pursuant to the authority conferred upon it by the Municipal Government Act R.S.A. 2000, c. M-26 as amended, enacts as follows:
1. This By-Law may be cited as the "Village of Paradise Valley Municipal Development Plan By-Law".
 2. The Municipal Development Plan of the Village of Paradise Valley attached hereto as Schedule "A" to this By-Law is hereby adopted.

This By-Law comes into effect upon the date of the final Reading thereof.

VILLAGE OF PARADISE VALLEY

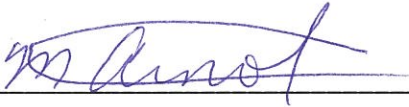
BY-LAW 307 - 2020

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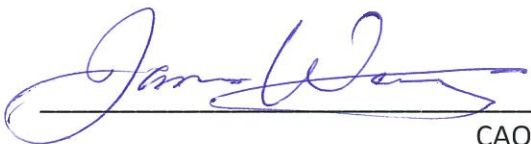
READ A FIRST TIME this 15th day of October A.D. 2019

READ A SECOND TIME this __15th__ day of __July__ A.D. 2021

READ A THIRD TIME this _15th____ day of __July____ A.D. 2021

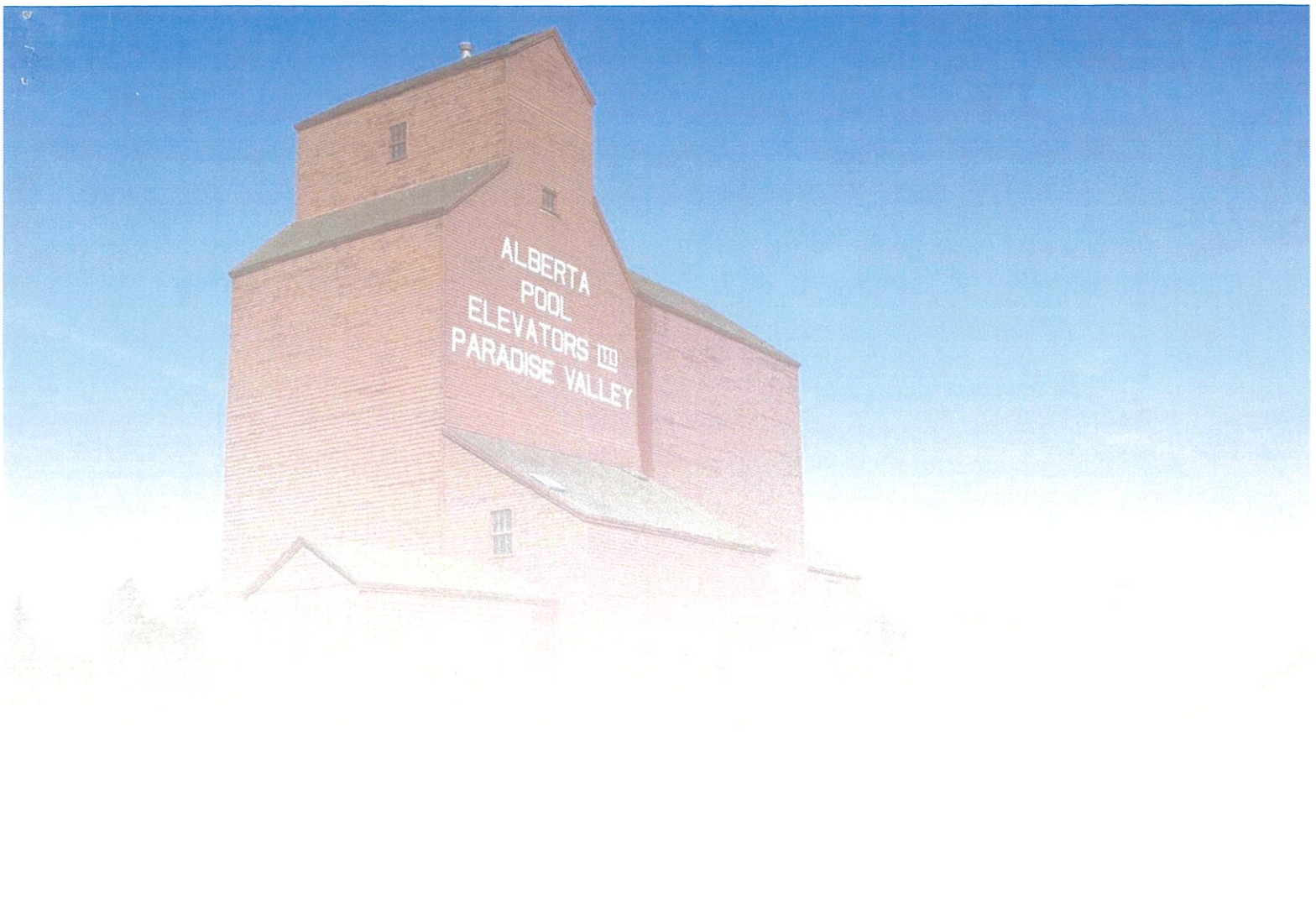


Mayor



CAO





The Village of

Paradise Valley

MUNICIPAL DEVELOPMENT PLAN

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ACKNOWLEDGEMENTS



VILLAGE COUNCIL

Mary Arnold	Mayor
Don Bergquist Jr.	Deputy Mayor
Curtis Schneider	Councillor

VILLAGE ADMINISTRATION

Jim Warren	Chief Administrative Officer
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MUNICIPAL PLANNING SERVICES

CONSULTING TEAM

Jane Dauphinee	Principal & Senior Planner
Brad MacDonald	Planner
Allison Rosland	Planner

INTERPRETATION

The Village of Paradise Valley Municipal Development Plan (the MDP) has been written with the purpose of being document that can easily be read and used by Village of Paradise Valley Council, Administration, residents, and development proponents. This section intends to provide greater clarity to the reader with respect to acronyms, common terms, actions, and the origins of key plan policies.

COMMON ACRONYMS/SHORT FORM

ALSA	Alberta Land Stewardship Act
ARP	Area Redevelopment Plan
ASP	Area Structure Plan
COUNTY	County of Vermilion River
ESA	Environmentally Significant Area
HRIA	Historic Resource Impact Assessment
ICF	Intermunicipal Collaboration Framework
IDP	Intermunicipal Development Plan
LUB	Land Use Bylaw
LUF	Land Use Framework
MDP	Municipal Development Plan
MGA	Municipal Government Act
NSRP	North Saskatchewan Regional Plan
VILLAGE	Village of Paradise Valley

COMMON ACTION VERBS

Policies are written in the active tense using **SHALL, MUST, WILL, SHOULD, or MAY** statements and are intended to be interpreted as follows:

Where **SHALL, MUST, or WILL** is used in a statement, the statement is considered **MANDATORY**, usually in relation to a declaration of action, legislative direction, or situation where a desired result is **REQUIRED**.

Where **SHOULD** is used in a statement, the intent is that the statement is strongly **ENCOURAGED**. Alternatives can be proposed where the statement is not reasonable or practical in a given situation, or where unique or unforeseen circumstances provide for courses of action that would satisfy the general intent of the statement. However, the general intent is for compliance.

Where **MAY** is used in a statement, it means there is a **CHOICE** in applying the statement and denotes discretionary compliance or the ability to alter the requirements as presented.

ROLES AND RESPONSIBILITIES

VILLAGE OF PARADISE VALLEY COUNCIL

1. Village of Paradise Valley Council will adhere to the goals and policies of the Village of Paradise Valley Municipal Development Plan.
2. Village of Paradise Valley Council will be responsible for the following implementation duties:
 - a. Initiate and oversee the planning recommendations, programs, and committees necessary to fulfill the goals of the Village of Paradise Valley Municipal Development Plan;
 - b. Consult with all relevant stakeholders in the implementation of the Village of Paradise Valley Municipal Development Plan;
 - c. Engage the public in municipal decision making with respect to the goals and policies contained within the Village of Paradise Valley Municipal Development Plan; and
 - d. Assign specific tasks to various boards, agencies, and committees related to the implementation, monitoring, and review of specific Village of Paradise Valley Municipal Development Plan policies.
3. Council will consider possible amendments to the Municipal Development Plan from time to time to respond to changing circumstances.
4. Council will determine the timing of a comprehensive review and update of this Municipal Development Plan.

VILLAGE OF PARADISE VALLEY ADMINISTRATION

1. Implement the policies of the Village of Paradise Valley Municipal Development Plan in the course of day-to-day operation.
2. Have regard for and adhere to the policies of the Village of Paradise Valley Municipal Development Plan in making decisions on development permits.
3. Engage local residents, development proponents, and community stakeholders in the review, amendment, and updating of the Village of Paradise Valley Municipal Development Plan as requested by Council.
4. Identify inconsistencies between the Municipal Development Plan and new issues not addressed, and provide recommendations to Village Council for possible amendments.
5. Ensure that all statutory plans and documents, including amendments, conform to the Village of Paradise Valley Municipal Development Plan.

COMMUNITY MEMBERS AND DEVELOPMENT PROPONENTS

1. Review the Village of Paradise Valley Municipal Development Plan and consult with Village Administration prior to making subdivision and development applications.
2. Provide ideas, concerns, and feedback to Village Council and Administration at public meetings, public hearings, and other opportunities when the Village of Paradise Valley Municipal Development Plan is proposed to be reviewed, amended, or updated.

1 INTRODUCTION

1.A PURPOSE OF THE MDP

The MDP is a statutory plan adopted by bylaw in accordance with the provisions of the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended (MGA). The MDP functions as the principal long-range land use planning document for the Village. The authority for municipal land use planning is set out in Part 17 of the MGA. Part 17 provides for the preparation and adoption of plans, subdivision and development approvals, and a variety of tools through which municipalities can achieve land use planning goals and objectives.

The MDP is a tool for managing growth and development. The Plan includes policy direction for land use activities within the Village. The MDP is intended to provide direction and guidance for the Village’s decision making authorities when considering specific issues relating to a land use or development proposals.

The MDP is also a strategic document that provides the Village with direction and guidelines on matters of social, economic and environmental importance. The MDP is designed and intended to be read and used in a comprehensive manner. Sections and policies are closely connected to each other and need to be read in context and not in isolation from one other.

The MDP is a highly integrated plan intended to:

- Consider community needs, values, opportunities, and constraints;
- Provide policy direction;
- Provide a means for residents/adjacent municipalities to contribute to planning decisions; and
- Align land use decision-making processes with the Village’s commitment to sustainable watershed planning and lake management practices.

The MDP is organized into sections. The background information within each section is to guide policy interpretation, but is not meant to be interpreted as policy statements. Each section of the MDP is uniformly organized and includes goal(s), an introductory statement, objectives and policies. Maps are included with the MDP to express the Village’s desired land use pattern for the future, and to provide information about current conditions and features found within the Village.

This MDP satisfies the requirements of Section 632(1) of the MGA.

1.B PLAN PRINCIPLES

The Village of Paradise Valley MDP is rooted in the following five principles. These principles are fundamental to the creation and utilization of this document. The planning principles are derived from the Village’s planning obligations outlined in the Municipal Government Act as well as the Provincial Land Use Policies.

PRINCIPLE 1	Land use & development will respect and maintain the local heritage of the community.
PRINCIPLE 2	In fulfilling planning responsibilities, the Village will consider impacts on regional partners, residents, the environment, and the economic viability of the municipality.
PRINCIPLE 3	Planning decisions will ensure the efficient use of land, infrastructure, public services, and public facilities.
PRINCIPLE 4	The Village will conduct planning activities in a fair, open, consistent, and equitable manner.
PRINCIPLE 5	Successful regional collaboration and communication between municipalities will benefit the region.

1.C VISION AND GOALS

The Village, through developing this MDP and its principles, sets out the following vision for land management:

**TO DEVELOP AND MAINTAIN A SAFE AND CARING COMMUNITY,
FOSTER THE WELL-BEING OF THE ENVIRONMENT,
AND PROVIDE NECESSARY SERVICES AND FACILITIES FOR THE COMMUNITY.**

To achieve this vision, the Village has established the following goals. The Municipal Government Act, R.S.A. 2000, c. M-26, as amended, (the MGA) provides general direction on what an MDP must address at minimum. In addition to the specific requirements of the MGA, the goals of the MDP are:

COOPERATION	Collaboration with neighbouring municipalities promotes compatible, cost effective and complimentary land use patterns, infrastructure, and service delivery systems.
FUTURE LAND USE	New development (and re-development) is designed to mitigate risk, minimize infrastructure costs, and maintain the small town character of the community.
RESIDENTIAL AREA	High quality housing within the community meets the demographic and lifestyle needs of current and future residents.
COMMERCIAL AND INDUSTRIAL AREAS	A diversified and robust local business community supports the local and regional economy.
COMMUNITY AREA	A safe, vibrant community with programs and facilities that respond to the current and anticipated needs of residents and the region.
NATURAL ENVIRONMENT	Environmental features within the Village are celebrated and enhanced through effective planning and local conservation initiatives.
INFRASTRUCTURE	Efficient and well maintained municipal infrastructure including roads, water, waste water and stormwater services, meet present and future needs.
PLAN ADMINISTRATION	Responsible and transparent land management and development processes guide decisions.

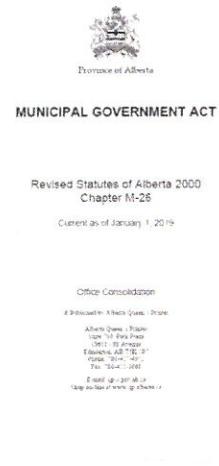
2 AUTHORITY

2.A LEGISLATION

MUNICIPAL GOVERNMENT ACT

The MDP is a statutory plan adopted by bylaw in accordance with Section 632 of the *Municipal Government Act*, RSA 2000, c M-26. The MDP contains policies respecting:

- future land use within the municipality;
- the manner of and the proposals for future development in the municipality;
- the coordination of land use, future growth patterns and other infrastructure with adjacent municipalities;
- the provision of required transportation systems;
- the provision of municipal services and facilities;
- the provision of municipal school reserves and municipal reserves;
- subdivision and development processes, consistent with the *Subdivision and Development Regulation*, AR 43/2002;
- environmental matters within the municipality; and
- the protection of agricultural operations.



This MDP satisfies the requirements for MDPs established in the MGA.

ALBERTA LAND STEWARDSHIP ACT (ALSA)

The Alberta Land Stewardship Act, S.A. 2009, c. 26.8, as amended (ALSA) establishes regional planning in Alberta. ALSA outlines the requirements of regional plans and the process for implementing regional plans.

ALBERTA LAND USE FRAMEWORK (LUF)

The Alberta Land Use Framework (LUF) sets out an approach for managing public and private lands and natural resources to achieve Alberta's long-term economic, environmental, and social goals. The LUF establishes the Alberta government's model for regional plans and identifies three desired outcomes:

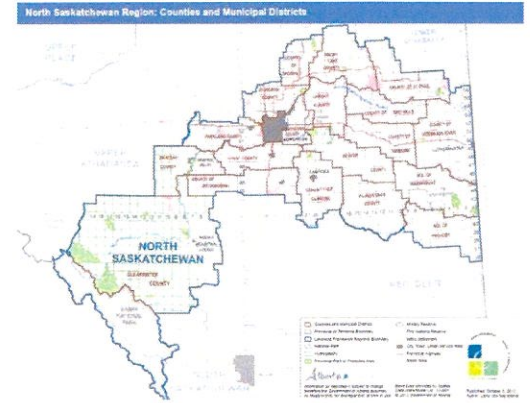
- A healthy economy supported by our land and natural resources;
- Healthy ecosystems and environment;
- People-friendly communities with ample recreational and cultural opportunities.

The MDP has been developed in a manner that adheres to the intended purpose of the regional plans, as identified in the Alberta Land Use Framework.

2.B RELATIONSHIP WITH OTHER PLANS

NORTH SASKATCHEWAN REGIONAL PLAN

The LUF establishes seven planning regions in Alberta based on watersheds. The Village of Paradise Valley is located entirely within the North Saskatchewan Regional Plan (NSRP) area. To date, the NSRP has not been approved by the Province of Alberta.



INTERMUNICIPAL COLLABORATION FRAMEWORK

All municipalities in Alberta are required to adopt an Intermunicipal Collaboration Framework (ICF) with each municipality they share a common border with. The purpose of an ICF is to:

- provide for the integrated and strategic planning, delivery, and funding of intermunicipal services;
- steward scarce resources efficiently in providing local services; and
- ensure municipalities contribute funding to services that benefit their residents.

The Village of Paradise Valley has partnered with the County of Vermilion River in an Intermunicipal Collaboration Framework (Village Bylaw 304-2020, County Bylaw 20-07).

INTERMUNICIPAL DEVELOPMENT PLANS

An Intermunicipal Development Plan (IDP) is a statutory plan prepared by two (or more) municipalities that share a common border. An IDP ensures future development concepts and land use policies for areas of mutual interest are coordinated between the two municipalities, and helps to reduce the possibility of any future land use conflicts between the municipalities by establishing processes for communication, referral, and dispute resolution. Intermunicipal Development Plans are a required component of all Intermunicipal Collaboration Frameworks.

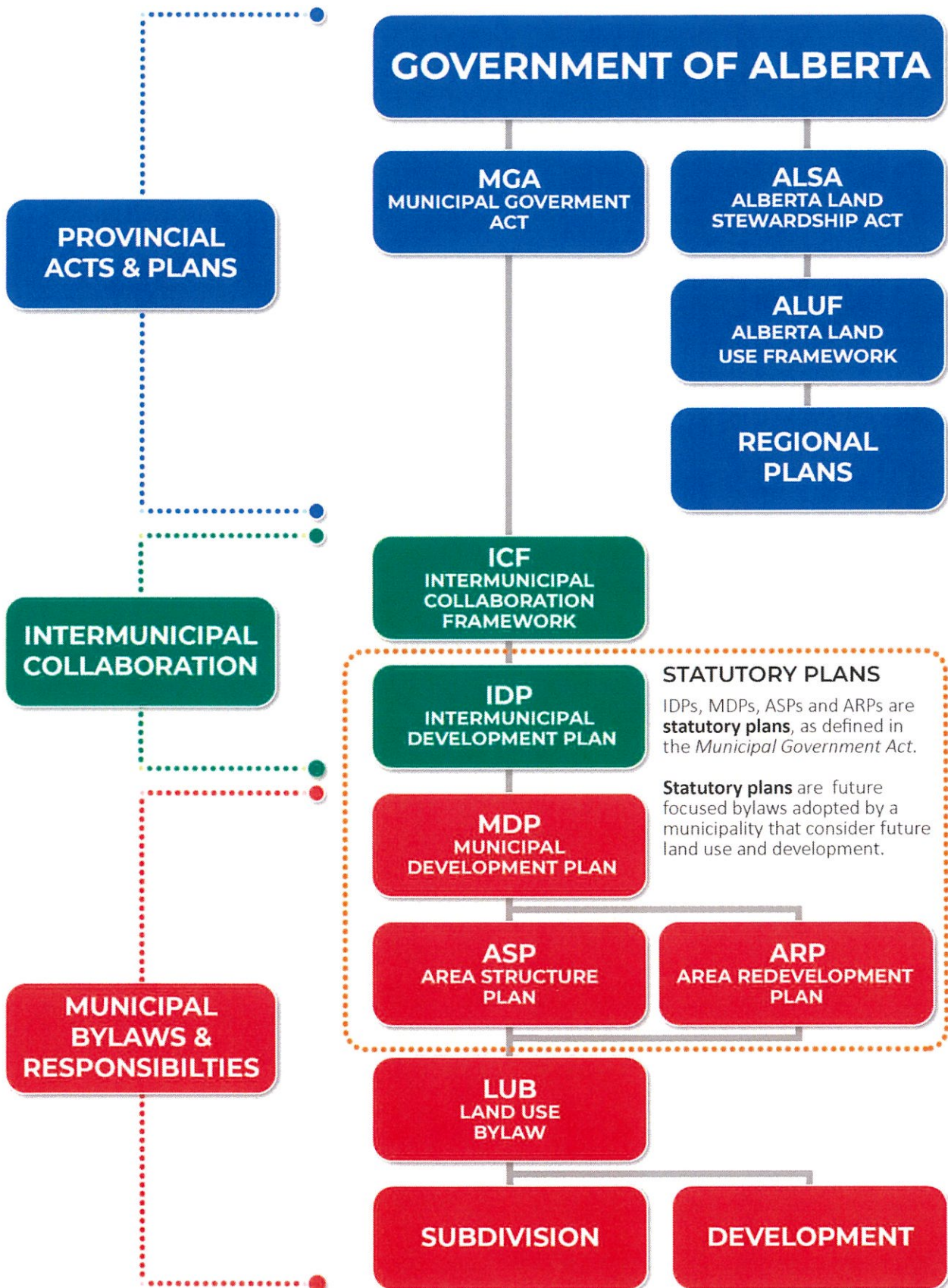
The MDP must be consistent with all approved IDPs. The Village of Paradise Valley and County of Vermilion River Intermunicipal Development Plan was approved by both municipalities in 2020 (Village Bylaw 305-2020, County Bylaw 20-06). The MDP is consistent with the policies of the Village and County's IDP.

AREA STRUCTURE PLANS

Area Structure Plans (ASPs) and Area Redevelopment Plans (ARPs) are statutory plans adopted by a municipality. They provide a policy framework for future subdivision and development for a particular area at a local level. They provide land use, access, and servicing policy direction for specific neighbourhoods or areas of a municipality. An ASP or an ARP must be consistent with an approved IDP and MDP. Currently, there are no approved ASPs or ARPs in the Village.

PLAN HIERARCHY

The chart on the next page illustrates how the MDP relates to provincial acts and regulations, intermunicipal collaboration efforts, statutory plans, and planning processes.



3 COMMUNITY PROFILE

3.A HISTORY AND GEOGRAPHY

The Village of Paradise Valley was incorporated as a Village in 1963; previously, lands within the Village were a part of the Municipal District of Vermilion River No. 71 (now the County of Vermilion River). From 1965 to 1982, the Village’s boundaries expanded seven times, as lands were annexed from the Municipal District/County into the Village.

Situated along Canadian Pacific railway, the Village was an important service centre for agricultural producers and distributors; six grain elevators were once in operation in and near the Village. Today, one of those elevators remains – preserved as the Paradise Valley Climb Thru Time Museum. The Village’s former CP Railway Station is also preserved as a part of the Museum; both structures are listed on the Canadian Register of Historic Places.



**FIGURE 1: PARADISE VALLEY, 1930
(SOURCE: ALBERTA PROVINCIAL ARCHIVES)**



**FIGURE 2: PARADISE VALLEY SIGN
(SOURCE: VILLAGE ADMINISTRATION)**

The Village is located approximately one kilometre east of Highway 897 in east central Alberta. Lands to the north, east, south, and west of the Village are primarily uses for agricultural or rural residential purposes, or remain in a natural state.

The Village’s solid waste transfer station and sewage lagoon is located approximately 500 metres northeast of the Village, adjacent to Briker Lake. A high pressure gas line extends near the eastern boundary of the Village.

The Alberta Wetland Inventory does not note the presence of wetlands in the Village, however areas adjacent to the northeastern portion of the Village are known to be saturated soils.

Within the Village is the EH Walter School (K-12), Community Hall, Seniors Drop-In Centre, several parks, and three places of worship. The 3 Cities Agriplex, operated by the Paradise Valley and Districts Agricultural Society is located within the Village. The Agriplex includes an arena and curling rink. The Agricultural Society also maintains the 3 Cities Park, located immediately east of the Village – home to the annual 3 Cities Fair.

The 3 Cities Library is located in the EH Walter School, and is operated by a local Board of Directors. The Library is a member of the Northern Lights Library System.



**FIGURE 3: PARADISE VALLEY, 1980
(SOURCE: ALBERTA PROVINCIAL ARCHIVES)**

3.B POPULATION AND DEMOGRAPHICS

179

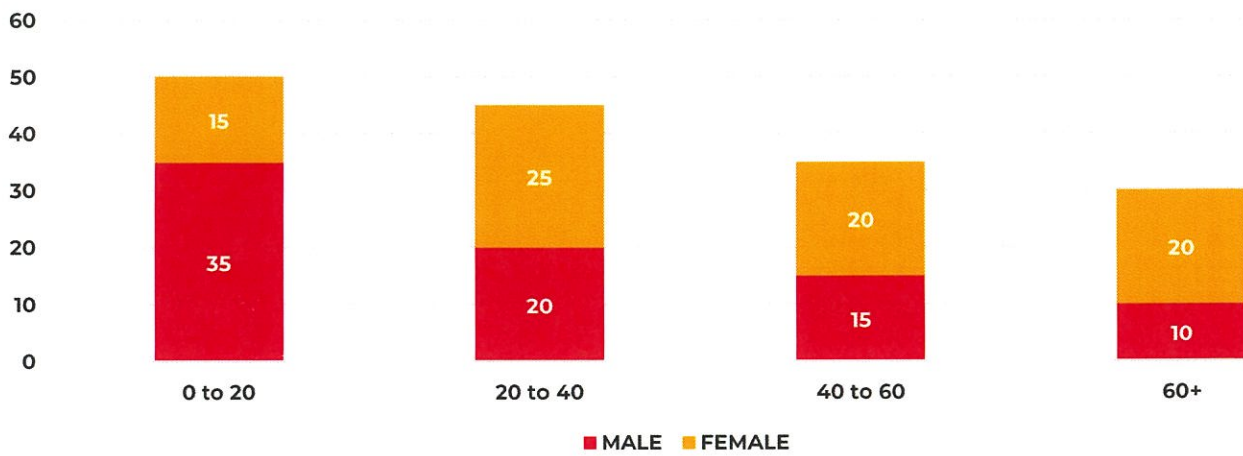
POPULATION (2016 CENSUS)

2.9%

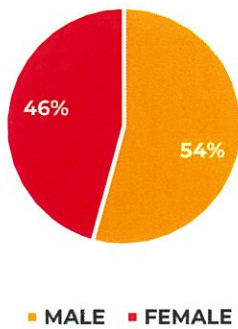
POPULATION INCREASE FROM 2011

COMMUNITY CHARACTERISTICS (2016 CENSUS INFORMATION)

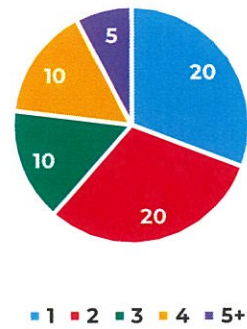
MALE/FEMALE POPULATION



POPULATION DISTRIBUTION

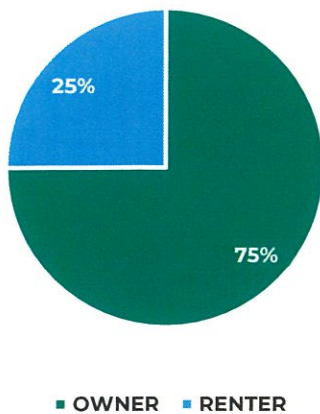


PERSONS PER HOUSEHOLD

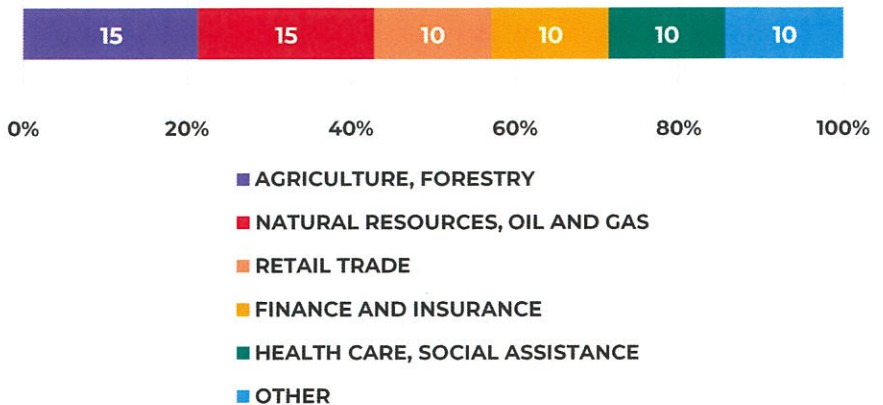


Policies within the MDP ensure that future development patterns will support the needs of current and anticipated area residents. It is anticipated that Paradise Valley will remain a small urban community, and will continue to be planned to address this level of use.

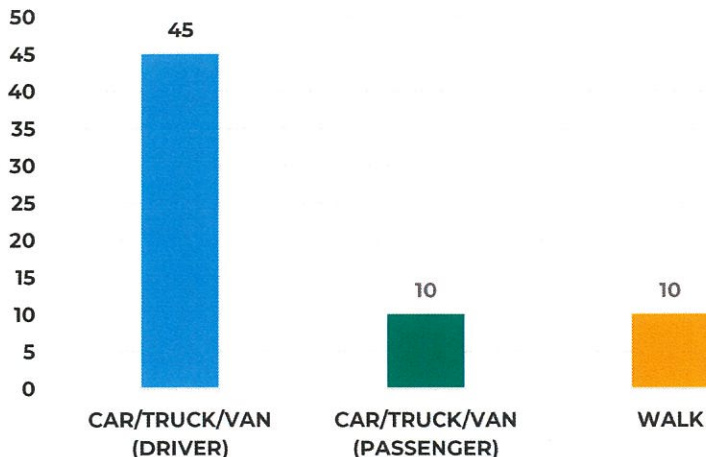
HOME OWNERSHIP



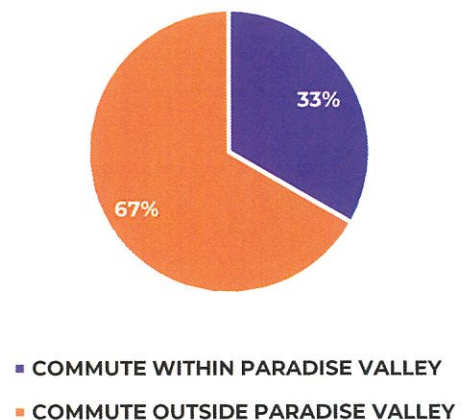
EMPLOYMENT INDUSTRIES



PRIMARY MODE OF COMMUTING



EMPLOYMENT LOCATION



The Village of Paradise Valley has been experiencing moderate population growth over the last 20 years (according to 1996 to 2016 federal and municipal census information). Within Paradise Valley, the average (36.3) and median age (33.8) of Village residents is lower than the provincial equivalent (37.8 and 36.7, respectively).

Both male and female residents account for half of the Village's population, with the female population appearing to be slightly greater than the male (54% to 46%). Although minor differences exist between specific age cohorts, the balance between male and female residents is consistent through different age demographics.

Residences in the Village are primarily owner-occupied and single detached. However, 25% of the Village's housing stock consists of rental units. 29% of Paradise Valley residents live in housing types that are not single detached dwellings.

Village residents are employed in a variety of fields. 43% of residents are employed in agriculture, forestry, and natural resources industries. The vast majority of employed residents (67%) commute outside of the Village for work; however, this figure is lower than in other small Villages in east central Alberta.

Typical of small urban municipalities in Alberta, the primary mode of transportation for employment-aged Village residents is via private automobile (car/truck, driver/passenger). Approximately 15% reported that they walk as the primary mode of commuting for their daily activities.

4 COOPERATION

The Village of Paradise Valley is proactive in their approach to fostering cooperation with immediate and regional municipal neighbours and other levels of government, and improving communication on land use and related issues. Anticipated future development and community servicing pressures in the Village of Paradise Valley and the County of Vermilion River Region supports and enables cooperative approaches to service delivery and land management.

A focus on intergovernmental regional cooperation will connect the Village with surrounding municipalities and ultimately senior levels of government. Benefits of collaboration include: more coordinated planning efforts, increased opportunities for regional service provision, and increased opportunities for economic growth and investment in the community.

GOAL

Collaboration with neighbouring municipalities promotes compatible, cost effective and complimentary land use patterns, infrastructure, and service delivery systems.

OBJECTIVE 1

To work with neighbouring municipalities and the Province of Alberta to pursue economic development initiatives that benefit the region.

POLICIES

1. The Village of Paradise Valley will work to identify new areas for collaboration in the delivery of programs, services and facility operations, economic development, and land use planning.
2. The Village will endeavor to pursue new intergovernmental initiatives to benefit residents of the Village. These include: Intermunicipal Collaboration Frameworks and/or Intermunicipal Development Plans.
3. The Village of Paradise Valley will cooperate with government agencies, housing organizations and community groups to support new seniors housing and affording housing projects in the community.

OBJECTIVE 2

To collaborate with regional partners to improve communication and increase organizational efficiency in service delivery.

POLICIES

1. Pursue opportunities to negotiate transportation and utility servicing agreements with adjacent municipalities and regional service providers.
2. The Village of Paradise Valley will support the continuing use of intermunicipal agreements and regional partnerships as means of delivering services, such as affordable housing, recreation, and emergency and community services in a co-operative manner.
3. The Village of Paradise Valley will endeavor to pursue new intergovernmental initiatives to benefit residents of the Village of Paradise Valley. These may include: Intermunicipal Collaboration Frameworks and/or Intermunicipal Development Plans, regional environmental studies, and other opportunities.
4. The Village of Paradise Valley will work with the Federal Government, Province of Alberta, facility operators, and regional utility providers to protect existing and future regional infrastructure – including highways, railways, and major utility corridors, such as regional water lines, wastewater lines, and power line corridors.
5. The Village of Paradise Valley supports the use of joint use agreements with the County of Vermilion River, other Towns and Villages in the County of Vermilion River Region, and local school authorities to make effective use of community facilities and programs developed within the Village of Paradise Valley.

6. The Village of Paradise Valley will endeavor to foster and strengthen partnerships with businesses, government, school authorities, post-secondary institutions, and non-profit sectors, to develop and operate recreational, cultural, educational, and community facilities.
7. The Village of Paradise Valley will work collaboratively with County of Vermilion River in the planning of lands adjacent the Village.
8. The Village of Paradise Valley will circulate applications for proposed subdivisions and for proposed major developments to the County of Vermilion River for comment.
9. The Village of Paradise Valley will refer proposed amendments to this Plan for comment to:
 - a. The County of Vermilion River, if the amendment may affect land in the County;
 - b. Any public agency whose interest is relevant to the proposed amendment; and
 - c. Any other person or agency that Council considers necessary.

5 FUTURE LAND USE

GOAL

New development (and re-development) is designed to mitigate risk, minimize infrastructure costs, and maintain the small town character of the community.

5.A PLANNING AREAS

The boundaries of the future land use areas, as established on the **FUTURE LAND USE MAP**. These areas are intended to be conceptual and are subject to refinement during subdivision and/or development.

The land use areas described in this MDP are general indications of future forms of development. They do not correspond directly to existing land use districts set out in the Village of Paradise Valley Land Use Bylaw. At the redistricting or development permit stage, other more specific land uses that are generally consistent with the policies of this MDP may be approved. Similarly, redistricting applications to Land Use Bylaw districts that are generally consistent with the land use areas shown in this MDP may be approved.

1. Where the boundary of a land use area does not follow a property line, road or significant natural feature, or where there is uncertainty regarding the location of the boundary, the specific boundary location may be determined at the time of subdivision or development, through legal survey and/or supporting documents. The final MDP boundaries will be determined on consideration of such surveys, plans, or supporting studies by Village Council or the appropriate Approval Authority.
2. An amendment to revise the **FUTURE LAND USE MAP** of this MDP is not required if the proposed land use represents a similar and complementary development that may provide a beneficial service to residents.
3. As development and redevelopment proceeds within the Village, land requirements for parks, community facilities, transportation infrastructure, or other municipal service uses may be identified either through the development of outline plans or at the subdivision application and review stage.

The following land use areas are established on the **FUTURE LAND USE MAP**.

RESIDENTIAL DEVELOPMENT AREA	Lands identified on the FUTURE LAND USE MAP as RESIDENTIAL are areas where residential development will be the predominant future land use.
COMMERCIAL DEVELOPMENT AREA	Lands identified on the FUTURE LAND USE MAP as COMMERCIAL will accommodate businesses that service residents of Paradise Valley and the surrounding area.
INDUSTRIAL DEVELOPMENT AREA	Lands identified on the FUTURE LAND USE MAP as INDUSTRIAL will accommodate industrial developments that support the region's economy.
COMMUNITY DEVELOPMENT AREA	Lands identified on the FUTURE LAND USE MAP as COMMUNITY are areas that will support recreational, institutional, and public uses.

Policies that apply to lands within these planning areas are identified in the following sections.

5.B RESIDENTIAL DEVELOPMENT AREA

The Village of Paradise Valley has experienced a limited amount of residential development over the past ten years and has a relatively uniform style of residential for (i.e. Single Detached Homes). Residential areas within the community are connected to municipal services and infrastructure. Growth in the community has occurred in a contiguous manner that largely avoids land use conflicts. This is consistent with planning best practices in that contiguous land development helps ensure effective delivery of services and cohesion within the community.

This plan supports an increase in new housing development as an aspirational way to support growth in the community. The plan also encourages the development of greater housing diversity. Through more residential development, a greater variety of housing stock can be brought into the community including, but not limited to semi-detached housing or suites. This wider variety of housing stock can better meet the diverse needs of current and future residents, support the aging in place process and make housing more affordable. Housing stock may also be revitalized where it currently is situated through the process of infill.

GOAL

High quality housing within the community meets the demographic and lifestyle needs of current and future residents.

OBJECTIVE 1

Identify areas within the community and opportunities for the development of quality housing types to meet the demographic and lifestyle needs of current and future residents.

POLICIES

1. The Village of Paradise Valley will strive to ensure the development of new, vibrant and complete neighbourhoods to accommodate projected population growth.
2. The Village of Paradise Valley will encourage the intensification and infill of existing neighbourhoods to provide a wide variety of housing options.
3. Areas designated for residential development or redevelopment may be subdivided and developed for residential use provided the Village is satisfied that this expansion:
 - a. Is the logical and contiguous extension of existing developed land;
 - b. is necessary to meet projected residential demands;
 - c. would not force the Village into premature extensions of roadways or utilities that are not fully funded by the developer;
 - d. offers a variety of housing projects to meet anticipated residential demands; and
 - e. provides neighbourhood services and amenities, such as parks, schools, landscaping or recreation facilities, which are phased in with the construction of dwelling units.
4. Residential subdivisions should be staged/phased to ensure an appropriate supply of lots that can reasonably be expected to be developed within a 5 year period.

OBJECTIVE 2

To ensure the co-ordination of residential development with the provision of roadways, utilities, municipal services, emergency services and amenities.

POLICIES

1. New development areas shall be so designed as to protect the function of arterial and major collector roadways. Residential subdivision and site design along arterial and major collector roadways shall adhere to the following:
 - a. The road right-of-way and/or lot should include sufficient land to allow for landscaping, berming, boulevards, and/or development setbacks along the roadway.
 - b. New residential lots shall be discouraged from fronting directly onto arterial roadways.

- c. Residential lots shall not front on to major collector roadways unless the lot is a minimum 15 m in width and 33.5 m in depth (or an equivalent area for unconventionally shaped lots) and vehicular access and parking are obtained from the rear or side of the lot via a local road or laneway.
- 2. Multi-family projects should be located near to major community facilities, business centres, transportation routes, schools, and recreation areas.
- 3. Each development shall contain sufficient area for on-site parking; an amenity area that is adequate to serve the specific density, location, and needs of the prospective residents; and be compatible with surrounding developments.
- 4. In general, multiple-family buildings should not exceed four storeys in height.
- 5. If a building is proposed with a height that exceeds two stories, the Development Authority will require the proponent to consult with the local fire department to determine construction and design requirements to ensure safe and efficient fire protection services.
- 6. The Village of Paradise Valley will only allow new development to proceed if each lot or dwelling is connected to municipal water and wastewater systems, except for single isolated lots, where there is evidence that connections to municipal water and wastewater systems are unavailable and cannot (in the opinion of the Village) be reasonably or cost effectively extended.

OBJECTIVE 3

To ensure that new development is of a high aesthetic standard and that special features are celebrated and appropriately incorporated into new neighbourhood design.

POLICIES

- 1. Development throughout the Village of Paradise Valley will be of a high quality and aesthetically attractive design that is consistent with or exceeds the design character of the adjacent properties.
- 2. The Village of Paradise Valley may require developers (as part of a subdivision or development application) to submit a detailed architectural design and site plan showing proposed building locations, designs, scale and orientation, colour and finish, parking plans, drainage plans, or similar information necessary to evaluate the architectural merits of the project.

5.C COMMERCIAL AND INDUSTRIAL DEVELOPMENT AREAS

There are few commercial businesses within the Village today. The Village supports economic development and recognizes that commercial and industrial development support the community’s vitality. The Village is also aware that businesses depend on the effective provision of municipal services and are assisted by strong community involvement. Acknowledging the interconnectedness of all these components, the Village, through this Plan, will strive to attract and retain business development that provide employment opportunities within the community and provides services to local residents.

Commercial and industrial businesses attract members of the community and the surrounding agricultural community. The Village understands its positioning as a small, local commercial centre which can provide local services to the surrounding area, while larger centres such as Lloydminster provide larger scale commercial opportunities for residents of the Village and the region.

The Village will encourage economic development efforts that strengthen and diversify its commercial and industrial base in order to provide employment opportunities to local residents and the region and improve the tax base.

GOAL

A diversified and robust local business community supports the local and regional economy.

OBJECTIVE 1

To encourage the diversification of commercial and industrial business sectors.

POLICIES

1. The Village of Paradise Valley will continue to promote economic development and pursue provincial policies and incentives to assist commercial and industrial development in the community and surrounding area. The Village will:
 - a. Pursue businesses and industries which could successfully locate within the community;
 - b. continue to promote Paradise Valley and the County of Vermilion River Region as an excellent place to live and establish a business; and
 - c. attempt, through its residential development policies, to attract a diversified labour force.
2. The Village of Paradise Valley will support expansion and diversification of the economic base by allocating sufficient land for commercial and industrial land uses.
3. The Village of Paradise Valley will provide, through the land use bylaw, opportunities for small start-ups and home-based businesses.
4. The Village of Paradise Valley shall collaborate with regional partners and other key stakeholders in the Agriculture and Oil and Gas Industry to identify current and future regional opportunities regarding business development.

OBJECTIVE 2

To provide for the development of a high quality commercial and industrial areas in Paradise Valley.

POLICIES

1. The preferred location for future commercial and industrial development growth in the Village is shown on the **FUTURE LAND USE MAP**.
2. Commercial uses that provide services to local and regional customers shall be encouraged to develop in areas of the Village identified as “Commercial” on the **FUTURE LAND USE MAP**.
3. Industrial developments shall be encouraged to be developed in areas of the Village identified as “Industrial” on the **FUTURE LAND USE MAP**.
4. Heavy industrial will not be considered for location within the Village since an adequate distance separation of heavy industry from any existing or future residential development (at least 1.6 km) cannot be maintained. Heavy industry is defined as: any industrial development which may consume large amounts of land, energy, water or other natural resources in its operation or which is capable of having a detrimental effect on humans or the environment through the discharge or emission of toxic, noxious or hazardous products beyond the boundaries of the site.
5. Highway commercial land uses, which would benefit from highway exposure, and secondary commercial uses, which require large sites and outdoor storage areas, shall be encouraged to locate along major thoroughfares, high exposure locations and entrance points to the Village.
6. The Village of Paradise Valley shall encourage the preparation of an overall concept for development and servicing prior to the approval of a major commercial or industrial subdivision or development projects.
7. Industrial and commercial subdivision and/or site design shall:
 - a. provide for a variety of parcel sizes and dimensions suitable for the types of industrial development anticipated;
 - b. provide for adequate on-site parking and loading facilities;
 - c. ensure adequate buffering, such as fences or planted screens, throughout the industrial park, particularly where outdoor storage areas abut other properties, public roads and/or municipal reserves; and
 - d. allow for the creation of sub-areas within the industrial area so that land uses which would benefit from highway exposure are located close to the highway, major roadways and entrance points, and unsightly properties or industries with storage requirements are located away from the highway, major roadways and entrance points.

8. The Village of Paradise Valley may consider the application of a direct control district to industrial sites where flexible and comprehensive development is required.

OBJECTIVE 3

To support the integration of compatible commercial and industrial developments within the community.

POLICIES

1. Commercial and industrial activities with the potential for generating noise, odours, toxic or noxious emissions, or for discharging solid, liquid or gaseous wastes or similar hazardous by-products, shall be required to locate away from residential developments. If the pollution hazard is likely to be severe, the industrial activity may not be allowed to locate within the Village of Paradise Valley.
2. Where a commercial or industrial development is situated adjacent to a primary highway, access to the development shall be encouraged to be from an arterial roadway(s) serving the highway system.

5.D COMMUNITY DEVELOPMENT AREA

The Village of Paradise Valley provides a friendly, small rural community environment for its residents. The community affords several opportunities for involvement. The Village recognizes the importance of having recreational facilities, community hubs, and volunteer groups that build a strong sense of community. These entities cohabitate and work together to create community events and a thriving social environment that facilitates a sense of belonging for residents and visitors. The Village understands the value in connecting as well as supporting these entities where possible and is determined to connect these community-builders with the Village's future development and growth.

Community facilities in the Village include: the 3 Cities Agriplex, EH Walter School, the Paradise Valley Community Hall, the Seniors Drop-In Centre, local parks, and places of worship.

As Paradise Valley grows, the need for (and use of) community facilities and services will increase. As the Village's population increases, it may be possible to provide facilities and services that were previously not feasible. The Village of Paradise Valley will ensure that suitable sites are available to accommodate: parks, trails, schools, places of worship, recreation facilities, community centres, etc.

The Village is an inclusive community that encourages community spirit, volunteerism, diversity, culture, recreation, and local entrepreneurialism.

GOAL

A safe, vibrant community with programs and facilities that respond to the current and anticipated needs of residents and the region.

OBJECTIVE 1

To ensure that land, facilities, and programs are available to meet the social, cultural, educational, and spiritual needs of the community.

POLICIES

1. Community and institutional facilities shall be:
 - a. located conveniently for those they are intended to serve;
 - b. designed to allow for phased expansion;
 - c. able to accommodate multiple uses, where practical;
 - d. developed to meet the needs of all community members, in terms of vehicular and pedestrian access, and site and building design; and
 - e. appropriately located with respect to major activity areas, shopping and the open spaces.

2. The Village of Paradise Valley will co-operate with local school authorities concerning the provision school facilities. Where possible, the Village will also co-operate with local school authorities in the use of joint-use agreements to provide facilities for recreation and educational programs in the community.
3. The Village of Paradise Valley shall require that as a condition of subdivision approval in new neighbourhoods that land be dedicated as Municipal School Reserve (MSR) the provision of schools (where new school sites have been identified in an approved Area Structure Plan or where a school site has been requested by a local school authority; and money-in-lieu of reserve for school development purposes shall not be taken unless a joint agreement between the Village of Paradise Valley and the respective school authority has been signed.
4. The Village of Paradise Valley will work in conjunction with public and private providers of health, education, social and cultural services to provide a regional level of service which meets community needs.

OBJECTIVE 2

To encourage community involvement and inspire civic pride.

POLICIES

1. The Village of Paradise Valley supports the development of programs for communicating information about community affairs and developments to community residents.
2. The Village of Paradise Valley recognizes the contribution of volunteers and service clubs to the quality of life in Paradise Valley and encourages their continued efforts. These groups may assist the Village in the exchange of ideas and provide an additional forum for disseminating information.

OBJECTIVE 3

To ensure that civic and emergency services are provided to the community at a consistently high level.

POLICIES

1. The Village of Paradise Valley will continue to provide efficient and reliable emergency services by supporting the RCMP, the local fire department, social services, and other emergency and first response services.
2. The Village of Paradise Valley shall ensure that in all new subdivisions and developments allowance is made for the safe and efficient movement of emergency vehicles (fire trucks, ambulance, rescue vehicles, police) and access to emergency facilities.

5.E NATURAL ENVIRONMENT

Lands within the Village are primarily developed, or cleared for agricultural production. Some stands of trees are present throughout the Village on private residential, institutional, and commercial lots. On the periphery of the Village, wetlands and areas of natural vegetation can be found.

GOAL

Environmental features within the Village are celebrated and enhanced through effective planning and local conservation initiatives.

OBJECTIVE 1

Natural landforms and environmentally sensitive areas, such as healthy tree stands, wetlands, watercourses viewpoints, etc. and avoided and/or conserved within the Village.

POLICIES

1. The Village of Paradise Valley will attempt to avoid and/or conserve significant natural features in their natural state where possible and protect them from degradation, pollution, erosion and development encroachment.

2. The Village of Paradise Valley will also attempt to conserve significant tree stands and other significant natural features during the planning and development of the Village.
3. Development in the Village of Paradise Valley shall be discouraged from altering or permanently destroying permanent wetlands. Where possible, wetlands shall be avoided and protected within environmental reserve (ER).
4. Development shall be discouraged from locating on lands identified by the Province as Environmentally Significant Areas. (Jim – at present there are not any ESA’s identified within the community but – there could be in the future)
5. The Village of Paradise Valley may require development proponents to identify the percentage slope of a proposed development area.
6. Development will be discouraged from locating on lands within a slope greater than 10% and development will be prohibited from locating in areas with a slope greater than 15%.
7. The Village of Paradise Valley may require development proponents to provide a slope stability assessment to demonstrate the suitability and safety of the site for the proposed development.
8. The Village of Paradise Valley may require a developer to conduct water table testing for those areas being considered for subdivision or development where the water level is suspected to be high or where variable water table levels exist. A high water table level is defined as one where water is found within 2.1 m of the ground surface.
9. If high water table levels exist in the subject area, an alternative location should be chosen for development. Alternatively, the Village of Paradise Valley shall, as a condition of subdivision or development approval, require that the developer undertake measures to address the development constraints associated with high water table levels.
10. All applications for subdivision and new development within areas identified as containing historic resources must provide a Historic Resources Impact Assessment (HRIA) and letter of clearance from AB Culture and Tourism. Where a HRIA has been waived by the department, a letter of clearance indicating that the HRIA is not required must be provided.
11. All new developments shall be designed to reduce risk from wildfires. The Village will consider the inclusion of FireSmart Canada recommendations (where appropriate) in the Village of Paradise Valley Land Use Bylaw.

5.F AGRICULTURE AND NATURAL RESOURCE DEVELOPMENT

OBJECTIVE 1

Large scale agricultural activities and natural resource developments that would be incompatible with the Village’s current (and planned) community are located in appropriate locations in the County.

POLICIES

1. Confined feeding operations shall be prohibited within the Village.
2. No aggregate resource extraction developments will be allowed within the Village.
3. The development of oil and gas infrastructure (e.g. well sites, pipelines) shall be discouraged within the Village. In the event that oil and gas infrastructure is proposed to be developed within the Village, the Development Authority shall work with the proponents to ensure that the proposed infrastructure does not unnecessarily fragment important natural features and infrastructure corridors.
4. Development near oil and gas facilities and pipelines will adhere to the setbacks identified in the Subdivision and Development Regulation and Directive 79.

6 INFRASTRUCTURE

A safe and efficient transportation, municipal services and utility delivery systems are vital to ensuring cost effective service delivery and opportunities for economic growth. The Village of Paradise Valley is committed to the provision of both a road network and municipal services that meet the current needs of residents, businesses, and visitors and will accommodate future growth.

The road network within the Village is characterized by a slightly rotated grid system, resulting in many non-90 degree angles at intersections with the provincial highway or other major routes around the community. The unique feature should be factored into future designs as new development occurs to ensure that increases in intensity of traffic volume can be safely accommodated.

GOAL

Efficient and well maintained municipal infrastructure including roads, water, waste water and stormwater services, meet present and future needs.

OBJECTIVE 1

To ensure that roadways provide safe, convenient, well demarcated, and efficient travel.

POLICIES

1. In designing the roadway network for the Village of Paradise Valley, the following provisions shall apply:
 - a. New development areas shall be designed so as to protect the function of arterial and collector roadways.
 - b. Residential development shall not front on to arterial roadways.
 - c. Non-residential development shall not front on to an arterial roadway unless a service road is provided.
2. Roadway systems should link industrial traffic directly with the Provincial Highways, and not require local truck traffic to circulate through residential neighbourhoods.
3. The Village of Paradise Valley will require that sufficient right-of-way and noise attenuation measures are provided along the highways, rail corridors, and arterial roadways, for noise attenuation purposes and landscaping. During preparation of Area Structure and subdivision plans, private developers shall consult with Alberta Transportation, CP Railways, and the Village as appropriate, regarding required development setbacks and buffers and design requirements for noise attenuation devices.

OBJECTIVE 2

To provide for the orderly and economical extension of existing services into new areas.

POLICIES

1. The Village of Paradise Valley will ensure that in new development areas provision is designed and developed to an urban standard including: municipal water and wastewater connections, a stormwater management facilities and franchise utilities (power, gas, cable television and telephone).
2. The Village of Paradise Valley shall not permit premature installation of municipal services that would adversely affect the desired sequence of future development, or contravene the policies of an approved Intermunicipal Development Plan.
3. Utility systems shall be upgraded and expanded in accordance with the Village of Paradise Valley's long term utility servicing plans and as needs dictate.
4. Developers, during the preparation of Area Structure Plans or upon the request of Alberta Environment, shall be required to prepare and/or adhere to an approved stormwater management plan for new development areas.
5. Subdivisions shall be designed so that future development is adequately set back from utility rights-of-way.

6. Developers shall consult with the Alberta Energy Regulator and licensees to determine setback requirements from oil and gas facilities and pipeline corridors.

OBJECTIVE 3

To ensure adequate servicing capacities are available for current developments and future expansion.

POLICIES

1. The Village of Paradise Valley will monitor the need to upgrade utility infrastructure, enable the scheduling of improvements, determine the method of financing, and allocate improvement funds toward system upgrading, when determined necessary.
2. The Village of Paradise Valley will co-operate with local and regional service/infrastructure providers to ensure that the development of waste water and water systems meets the future growth requirements of Paradise Valley.
3. In all private development areas, the developer shall be responsible for providing the required roadways, sidewalks, curbs, drainage ditches, storm sewers and ponds, culverts, extension of water and sewage disposal services, and public utilities.
4. The Village of Paradise Valley shall require that, as a condition of subdivision approval, a development proponent to enter into a development agreement with the Village concerning the costs of infrastructure to service the development.
5. Where applicable, The Village of Paradise Valley will require development proponents to obtain all necessary licensing and permits from Alberta Environment for proposals to divert water for stormwater management purposes, and to consult with Alberta Environment in the design and construction of stormwater facilities.

7 PLAN ADMINISTRATION

Pursuant to the Municipal Government Act, R.S.A., 2000, c. M-26, as amended, this Plan shall be adopted by the Village of Paradise Valley, as the Village of Paradise Valley Municipal Development Plan. Subdivision, development, and re-development of lands within the Village of Paradise Valley by the municipality and public shall be in accordance with the provisions of this Plan. Council shall encourage the Provincial and Federal governments to have regard for the policies of this Plan in the development and re-development of crown lands and waterbodies, and in the formulation and implementation of Provincial and Federal policies and programs, within the Village of Paradise Valley.

GOAL

Responsible and transparent land management and development processes guide decisions.

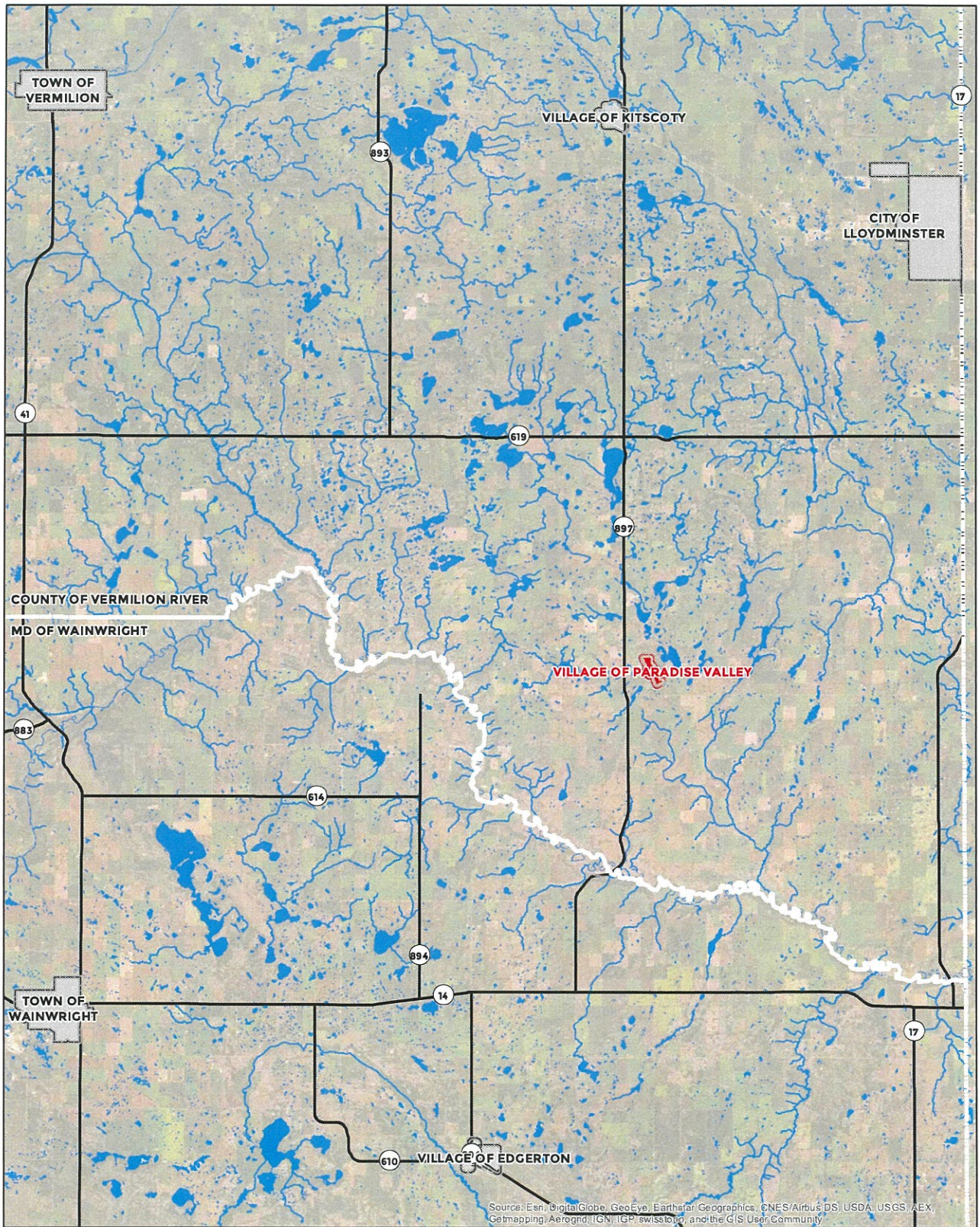
OBJECTIVE 1

Ensure that all Village of Paradise Valley planning documents are consistent and up-to-date.

POLICIES

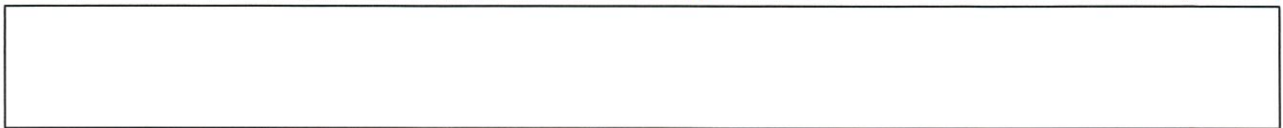
1. Amendments to this Plan shall be consistent with any Intermunicipal Collaboration Frameworks and Intermunicipal Development Plans adopted by the Village of Paradise Valley.
2. When this Plan or any part thereof takes effect, the Village of Paradise Valley Land Use Bylaw shall be amended, if necessary, to conform to this Plan.
3. The Municipal Government Act outlines the procedure for an amendment to the Municipal Development Plan. When reviewing proposals for amendment, Council shall ensure that the change is in agreement with the plan goal and objectives. Council should require that a request for an amendment be made in writing. The submission should also address the reasons for the amendment and conformity with the Plan's goals and intent. When reviewing an amendment, Council should consult with any agencies it feels may be of assistance.
4. Planning is a continuous process and it is important that the Municipal Development Plan be monitored, reviewed and updated in order to ensure that the planning needs of the Village of Paradise Valley are being met. A review may be appropriate when:
 - a. changes in economic, social or technical developments occur;
 - b. a new Council is elected; or
 - c. an amendment to the Plan is made.
5. Should changing conditions necessitate an amendment to this Plan, the amendment will be by bylaw.
6. In order to ensure that the original intent of the Plan is protected and that a proper evaluation of the impact of a proposed amendment on the goals, objectives and policies of the Plan may be evaluated, the following criteria will apply to consideration of an amendment, which is not initiated by Council itself:
 - a. a formal request for amendment will be submitted to Council;
 - b. the request will be in the form of a written brief demonstrating the implications and conformity of the proposed amendment with the goal, intent, objectives and policies of the Plan;
 - c. during deliberation on the proposed amendment, Council may refer the request to such agencies as it considers necessary for comment; and
 - d. Council may request such information as it deems necessary to reach a decision on the proposed amendment.
7. When considering an amendment to this Plan, Council and Administration shall comply with all notification and public consultation requirements in the Municipal Government Act.
8. A review of the MDP should be undertaken at least once every five (5) years from the date of adoption.
9. Village of Paradise Valley Administration may develop a method for monitoring, evaluating and analyzing the effectiveness, viability and relevance of this Plan.

8 MAPS

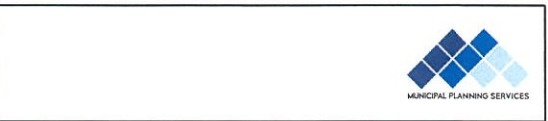
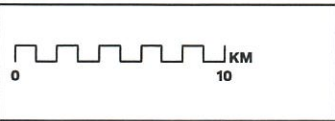


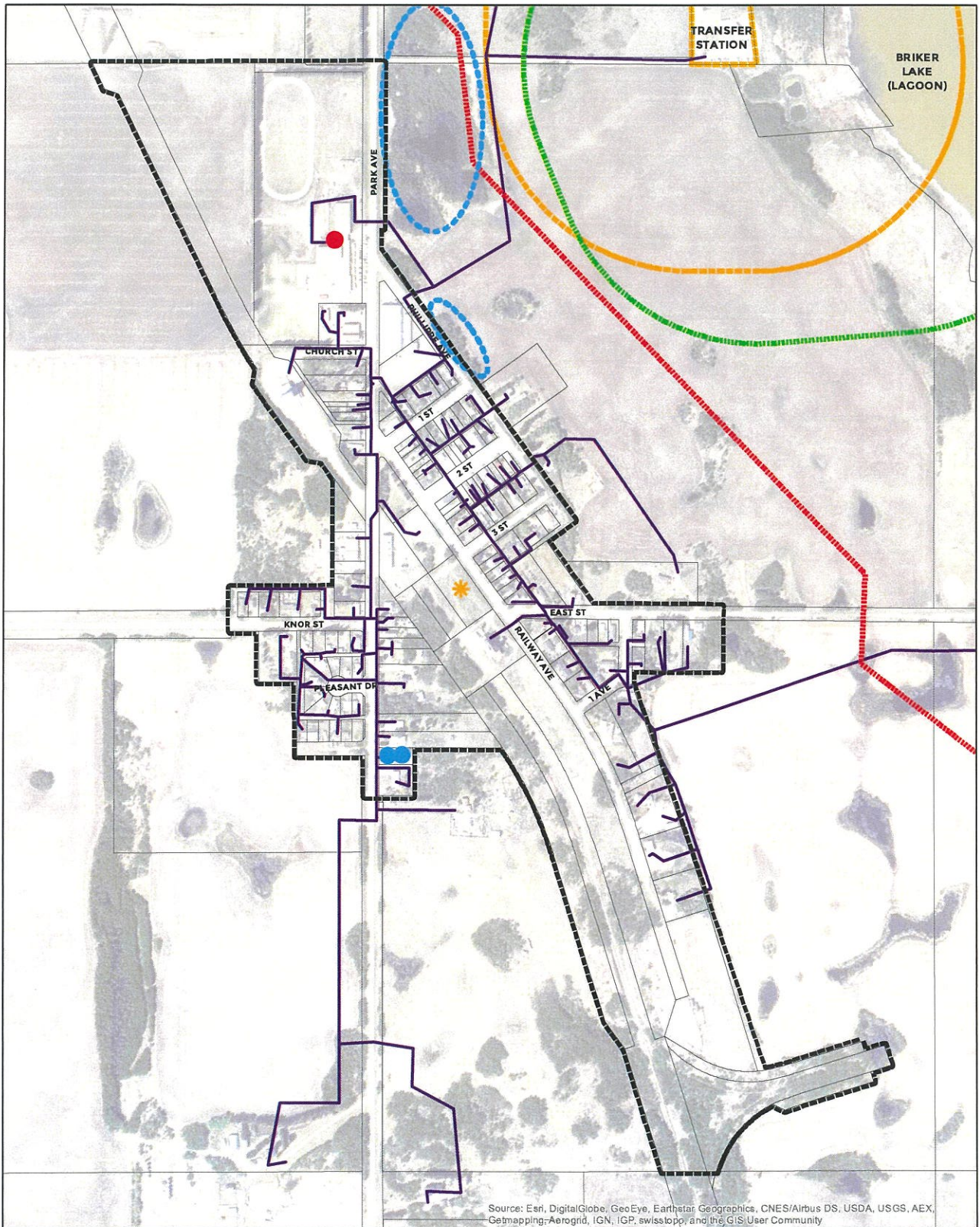
**VILLAGE OF
PARADISE VALLEY**

**MAP 1
REGIONAL LOCATION**



Digital Information: Geogratix,
Geodiscover, and Altalis
Projection: UTM NAD 83 12N



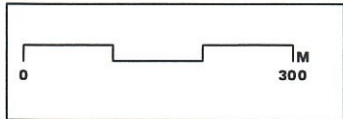


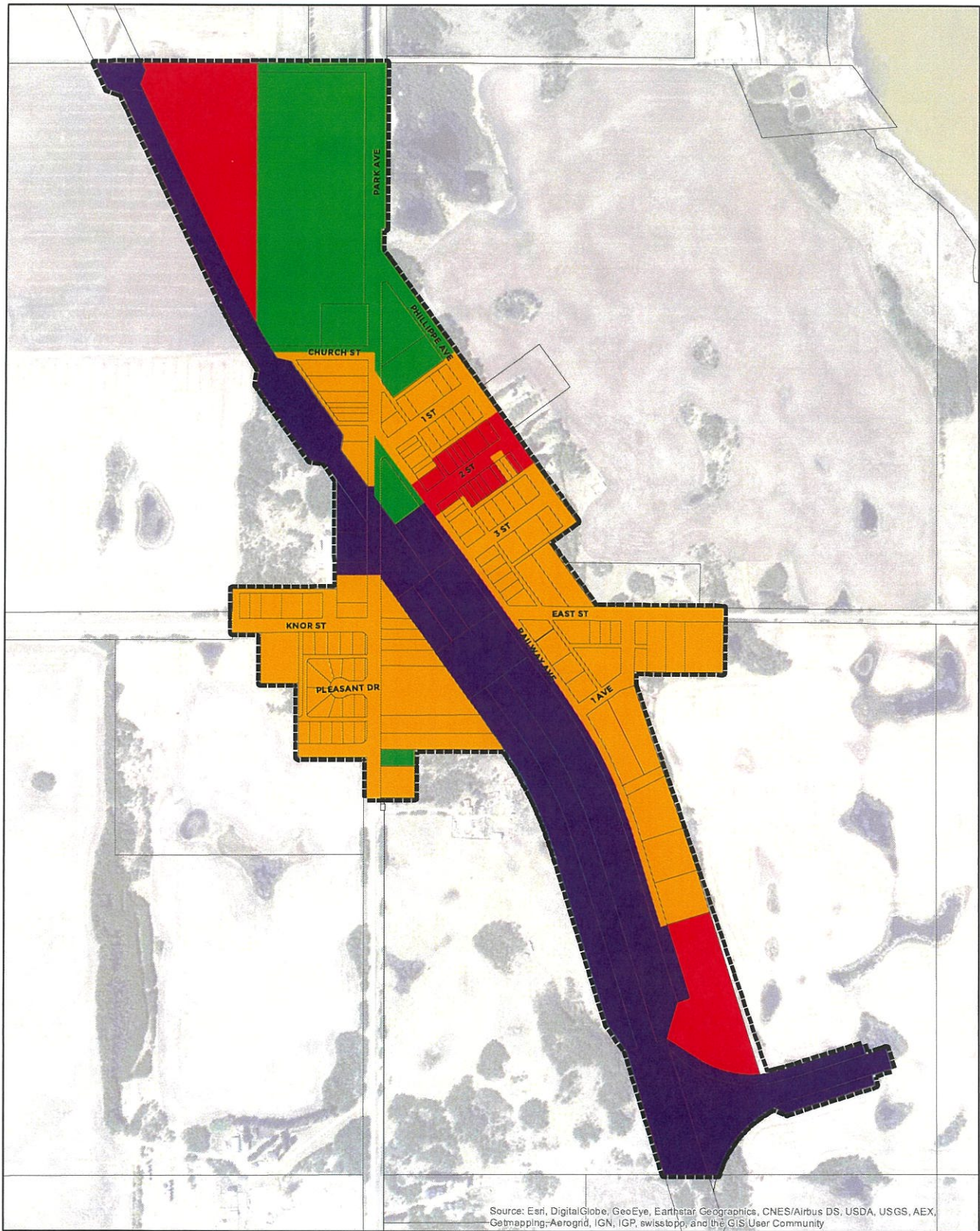
VILLAGE OF PARADISE VALLEY

MAP 2 LOCAL FEATURES

- School Site
- Village Water Well (Approx. Location)
- ★ Future Village Water Reservoir (Approximate Location)
- Wet Area
- Lagoon 300 M Setback
- Transfer Station 300 M Setback
- County Gas Line
- - - - - High Pressure Gas Line

Digital Information: Geogratis, Geodiscover, and Altalis
 Projection: UTM NAD 83 12N





**VILLAGE OF
PARADISE VALLEY**

**MAP 3
FUTURE LAND USE**

RESIDENTIAL
 COMMERCIAL
 INDUSTRIAL
 COMMUNITY

Digital Information: Geogratis,
Geodiscover, and Altalis
Projection: UTM NAD 83 12N

