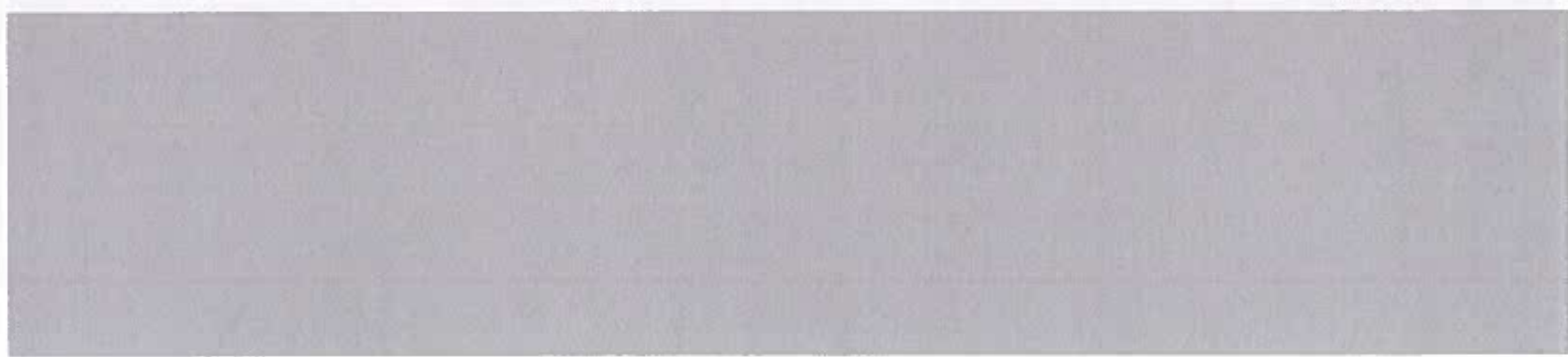


VILLAGE OF CLYDE



MUNICIPAL DEVELOPMENT PLAN

Bylaw No. 2023-10-01 | November 2023



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ACKNOWLEDGMENT

We acknowledge Treaty 6 territory, the traditional and ancestral territory of the Cree, Dene, Blackfoot, Saulteaux, Nakota Sioux and Metis, and as they say, for as long as the sun shall cross the sky, the grass grows, and the rivers flow we stand in thankfulness today with grateful hearts that we too can call this beautiful land home.

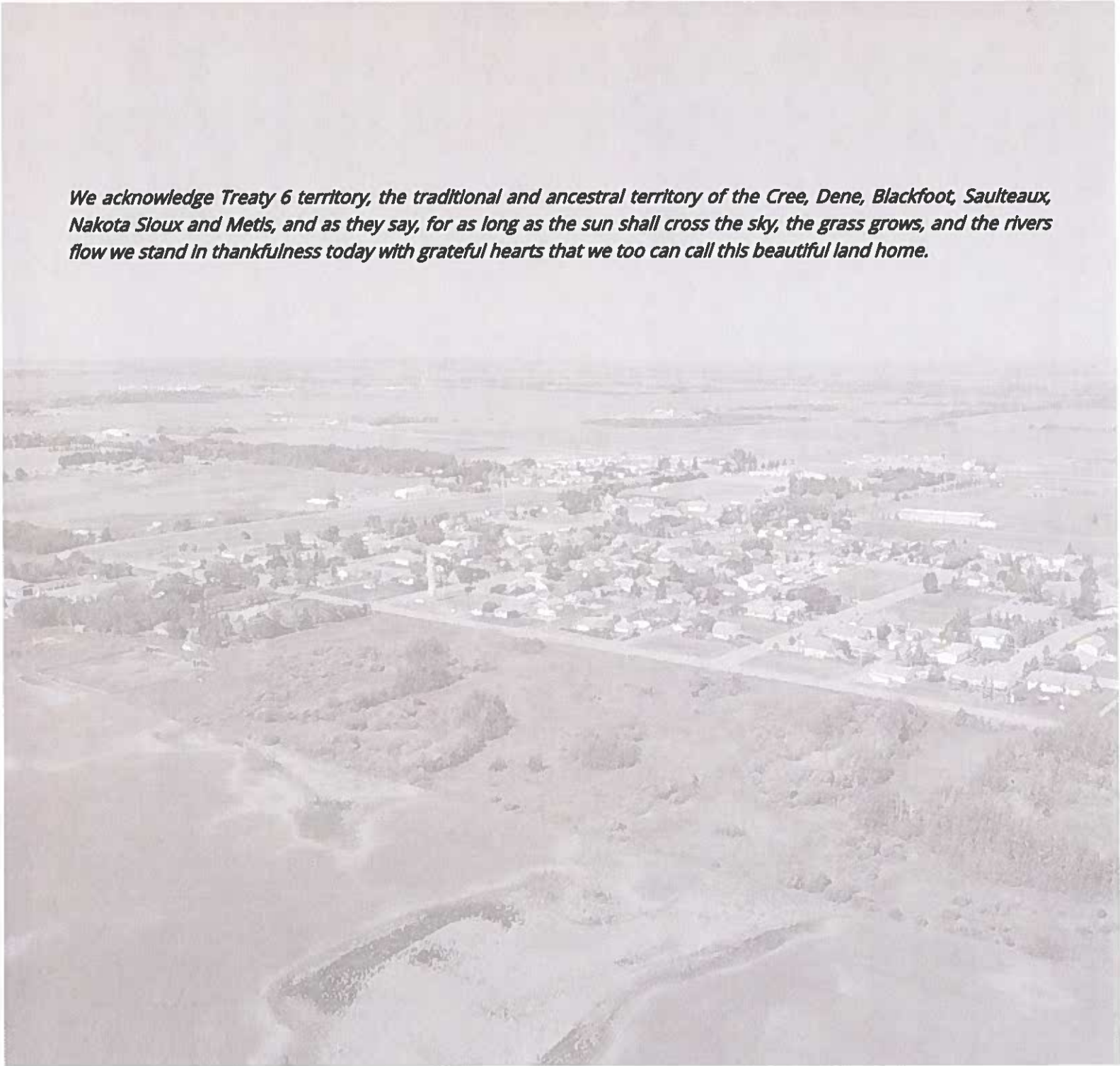


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1. INTRODUCTION

1.1 Purpose of the MDP

The Village of Clyde Municipal Development Plan (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 (the 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 objectives.

The MDP is a tool for managing growth and development; it 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:

- Identify and respond to community needs, values, opportunities, and constraints;
- Provide policy direction;
- Provide a means for residents, stakeholders, agencies and adjacent municipalities to contribute to planning decisions that affect the community; and
- Align land use decision-making processes with the Village's commitment to enhancing the local economy and resilience of the community for current and future residents.

This 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, and policies. Maps are included with the MDP to express the Village's desired land use pattern for the future.

Appendix maps (not approved as part of this MDP) are provided to illustrate information about the regional context, current conditions and features found within the Village.

1.2 Key Terms and Acronyms

The Village of Clyde MDP has been written with the purpose of being a document that can easily be read and used by Village Council, Administration, residents, and development proponents, while also fulfilling the Village's planning obligations under the MGA. This section intends to provide greater clarity to the reader with respect to acronyms, common terms, and actions found in the MDP.

ALSA	Alberta Land Stewardship Act
ARP	Area Redevelopment Plan
ASP	Area Structure Plan

COUNTY	Westlock County
ESA	Environmentally Sensitive Areas
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
TIA	Transportation (or Traffic) Impact Assessment
UARP	Upper Athabasca Regional Plan
VILLAGE	Village of Clyde

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.

1.3 Roles and Responsibilities

Council	<ol style="list-style-type: none"> 1. Village of Clyde Council will adhere to the goals and policies of the Village of Clyde MDP. 2. Village of Clyde Council will be responsible for the following implementation duties: <ol style="list-style-type: none"> a. Initiate and oversee the planning recommendations, programs, and committees necessary to fulfill the goals of the Village of Clyde MDP; b. Consult with all relevant stakeholders in the implementation of the Village of Clyde MDP; c. Engage the public in municipal decision making with respect to the goals and policies contained within the Village of Clyde MDP; and d. Assign specific tasks to various boards, agencies, and committees related to the implementation, monitoring, and review of specific MDP policies. 3. Council will consider possible amendments to the MDP from time to time to respond to changing circumstances. 4. Council will determine the timing of a comprehensive review and update of this MDP.
Administration	<ol style="list-style-type: none"> 1. Implement the policies of the Village of Clyde MDP in the course of day-to-day operation. 2. Have regard for and adhere to the policies of the Village of Clyde MDP 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 Clyde MDP as requested by Council. 4. Identify inconsistencies between the MDP and new issues not addressed and provide recommendations to Village Council for possible amendments. 5. Ensure that all statutory plans, amendments, and documents conform to the MDP.

Community

1. Review the Village of Clyde MDP 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 Clyde MDP is proposed to be reviewed, amended, or updated.

2. AUTHORITY

2.1 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, as amended (the MGA). 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 Matters Pertaining to Subdivision and Development Regulation;
- 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; and
- 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.



Province of Alberta

MUNICIPAL GOVERNMENT ACT

Revised Statutes of Alberta 2000
Chapter M-26

Current as of January 1, 2015

Office Consolidation

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2.2 Relationship with Other Plans and Bylaws

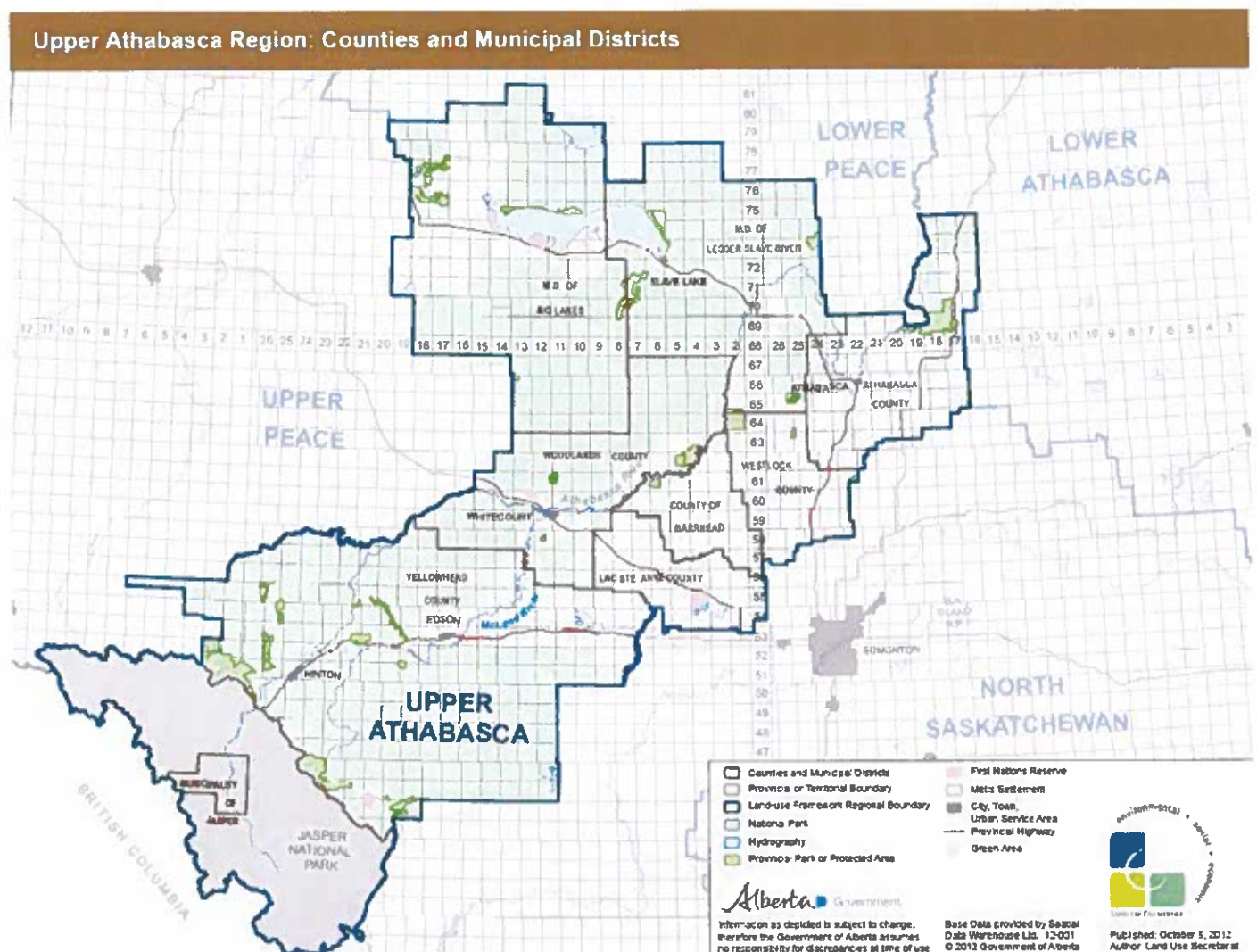
Upper Athabasca Regional Plan

The LUF establishes seven planning regions in Alberta based on watersheds. The Village of Clyde is located within the Upper Athabasca Regional Plan (UARP) area.

The UARP has not yet been started by the Province. The UARP is anticipated to use a cumulative effects management approach to set policy direction for municipalities to achieve environmental, economic, and social outcomes within the Upper Athabasca Region.

Pursuant to section 13 of the ALSA, regional plans are legislative instruments. The regulatory details of the UARP are enforceable as law and bind the Crown, decision makers, local governments, and all other persons while the remaining portions are statements of policy to inform and are not intended to have binding legal effect.

The MDP must be consistent with the UARP when it comes into effect.



Intermunicipal Collaboration Frameworks

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 Clyde is party to an ICF with Westlock County.

The Village of Clyde is party to an ICF with Westlock County.

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 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. The MDP must be consistent with any approved IDP.

The Village of Clyde and Westlock County have adopted an Intermunicipal Development Plan.

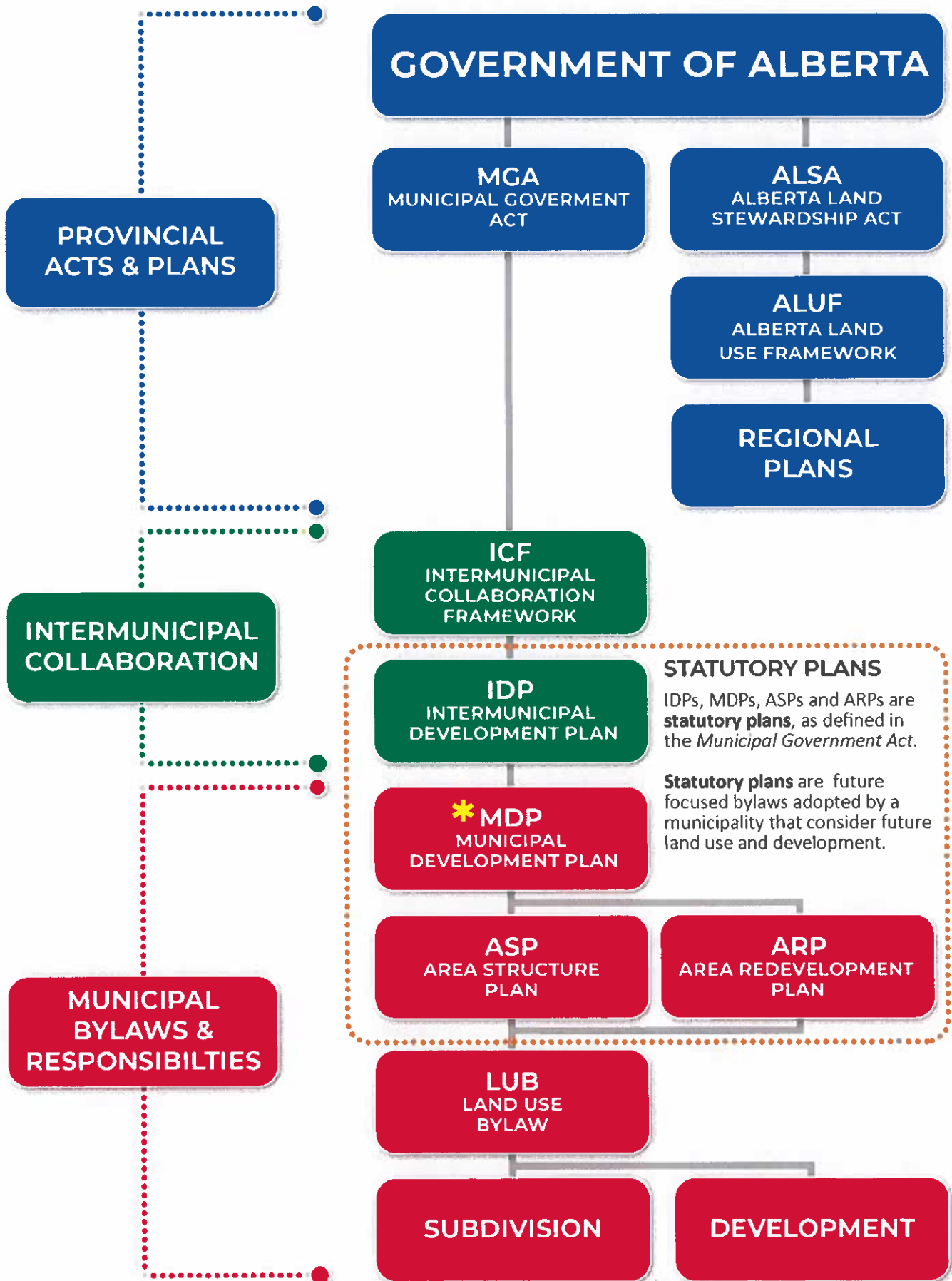
Area Structure Plans/Area Redevelopment Plans

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 neighborhoods 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.

Planning 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. PLANNING PRINCIPLES

The Village 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 MGA as well as the Provincial Land Use Policies.

PRINCIPLE 1

Land use and development will respect and maintain the local heritage and character of the community.

PRINCIPLE 2

In fulfilling planning responsibilities, the Village will assess impacts on residents, the environment, and the economic viability of the municipality.

PRINCIPLE 3

Planning decisions will ensure the efficient use of land, infrastructure, and public facilities.

PRINCIPLE 4

The Village will conduct planning activities in an open, consistent, and equitable manner.

PRINCIPLE 5

Successful regional collaboration and communication between municipalities will benefit the region.



4. VISION AND GOALS

4.1 Vision for Future Land Use and Development

The Village, has established the following vision to direct and inspire community leaders:

The Village of Clyde is safe and caring community supported by strong local partnerships that enhance economic prosperity, cultural diversity, social equity and environmental stewardship.

4.2 Plan Goals

To achieve this vision the Village has established the following goals:

INTERMUNICIPAL COOPERATION

Collaboration with regional partners promotes compatible, cost effective and complementary land use patterns, infrastructure, and service delivery systems.

GENERAL DEVELOPMENT

Developments are well-planned and designed to mitigate risk, conserve significant environmental features, and maintain the character of the community.

RESIDENTIAL DEVELOPMENT

Residential development meets the demographic and lifestyle needs of residents through all stages of their lives.

BUSINESS DEVELOPMENT

Commercial and industrial developments in the Village support the needs of local residents and the regional economy.

COMMUNITY & ENVIRONMENT

Clyde is a lively community with recreational and cultural amenities that benefit current and future residents.

INFRASTRUCTURE & SERVICING

Village infrastructure is designed and maintained to efficiently meet present and future needs systems.

IMPLEMENTING THE PLAN

Responsible, transparent, and forward-thinking governance processes guide planning and development decisions.

5. ABOUT THE VILLAGE

5.1 Location

The Village of Clyde is located at the intersection of Highway 2 and 18 within Westlock County. Clyde is an approximate 10-minute drive east from the Town of Westlock, 45-minute drive north of Edmonton and 40 minutes south of the Town of Athabasca. The Village is proud to be part of the gateway to northern Alberta's oil patch (See **Map A.1 - Regional Location**).

The area around the Village of Clyde consists of primarily agricultural lands as well as some commercial and industrial developments located predominately adjacent to the highways.



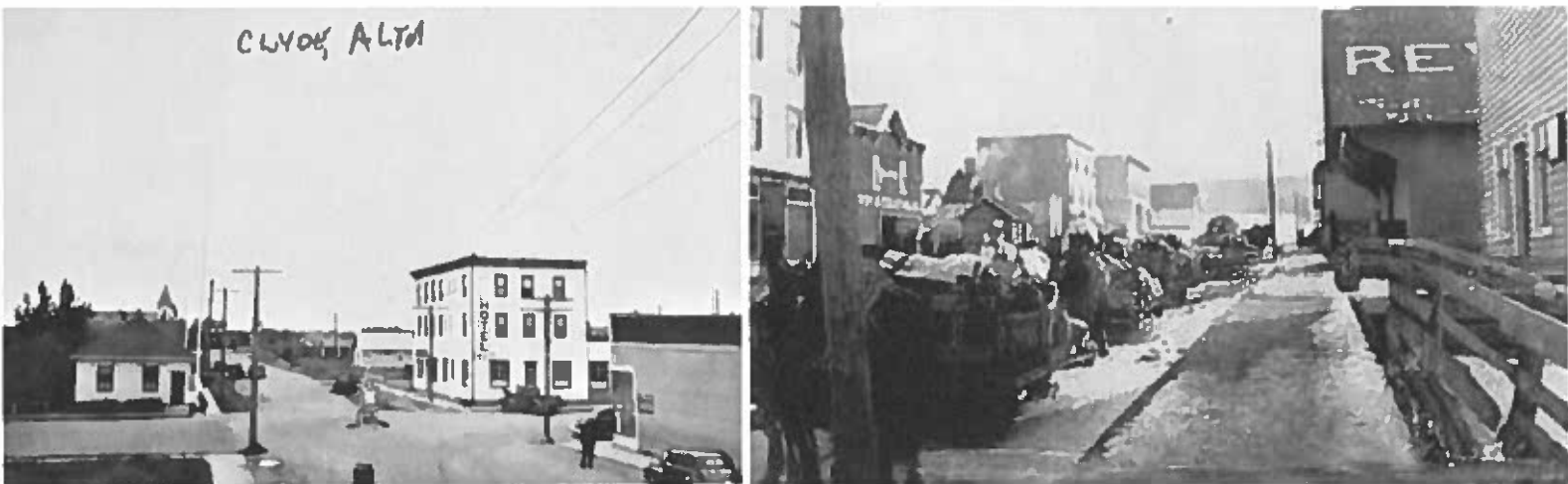
5.2 History

As the early traders in the late 1800's traveled their way to Lake Athabasca and Athabasca Landing to trade their goods they followed Athabasca Landing Trail. As it became more frequently used, stopping places were developed. One of the early settlers and local business owners was Mr. George D. Clyde whose small store grew as the population of the region expanded.

The Village of Clyde was officially incorporated as a municipality in 1914.

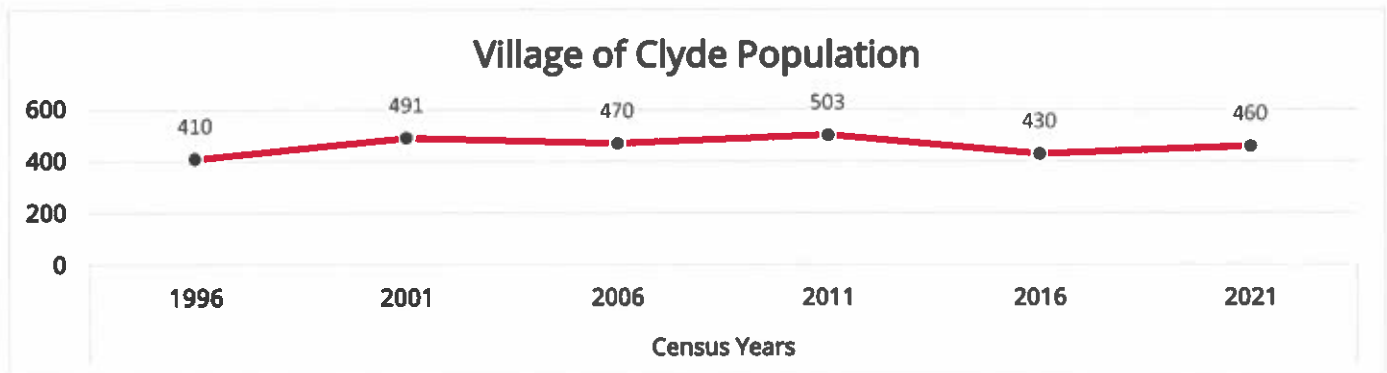
Since 1914, the Village has grown through multiple annexations of adjacent Westlock County (then, the Municipal District of Hazelwood) lands. Most recently, land was annexed to the Village in 2000 to facilitate the Village's future growth and development.

There are no historic resources identified within or adjacent to the Village of Clyde in the Government of Alberta's Listing of Historic Resources. The photos below are from the Provincial Archives of Alberta.



5.3 Population and Demographics

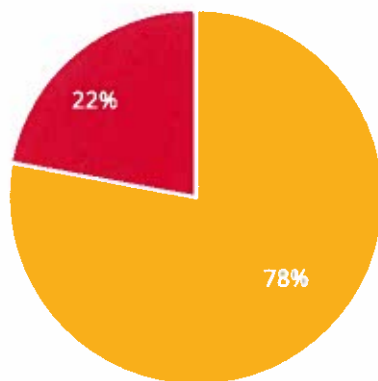
According to a review of the Federal and Alberta Municipal Censuses, the Village of Clyde's population has fluctuated over the last 20 years; the Village's population typically reflects conditions in the region's economy. Within Clyde, the average age (41.5) and median age (43.2) of Village residents is higher than the provincial equivalent (37.8 and 36.7, respectively), but consistent with that of residents in Westlock County (42.1 and 44.0, respectively).



Male and female residents account for 47% and 53% of the Village's population, respectively. Although minor differences exist between specific age cohorts, the balance between male and female residents is consistent through different age demographics. It is not uncommon for a noticeable percentage of a smaller urban municipality's population to be skewed towards a certain demographic; often, this is an indicator of the employment opportunities that are available within the region.

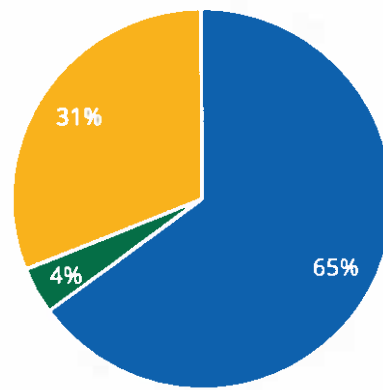
Residences in the Village are primarily owner-occupied and characterized as "single detached dwellings". However, 22% of the Village's housing stock consists of renter-occupied units. 35% of Clyde's residents live in housing types that are not single detached dwellings; this housing type includes 1 apartment unit (Eastview Manor Seniors Facility), multi-unit dwellings and manufactured or mobile homes. In both instances, these rates are higher than found in other small urban communities in northern and central Alberta.

Home Ownership



■ Owner ■ Renter

Housing Types



■ Single-Detached ■ Other ■ Movable

The majority (90%) of employed residents commute outside of the Village for work. 74% reported that they are employed within or close to the Village of Clyde (less than 30-minute drive).

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); 100% of census respondents reported that they use an automobile as the primary mode of commuting for their daily activities, with 95% reporting as the vehicle driver.

5.4 Environmental Features

The Village of Clyde is located on lands that contain Class 3 and 4 soils, according to the Canadian Land Inventory system. These soils have moderately severe (Class 3) and severe (Class 4) limitations that restrict the range of crops or require special conservation practices.

Topography in (and adjacent to) the Village of Clyde is generally flat. Lands within the Village eventually drain toward Wakamao Lake, located approximately 5 kilometres east of the Village. Wakoma Lake receives secondarily treated wastewater from the Village each Spring. The Village and Wakoma Lake are both within the White Earth sub-watershed of the larger North Saskatchewan River Watershed (source: North Saskatchewan Watershed Association). The Village's location within the North Saskatchewan Watershed is identified on Map A. 1 - Regional Location.

There appear to be several small wetlands (not identified in the Alberta Merged Wetland Inventory) located within and directly adjacent to the Village. From the orthographic photos these wetlands are primarily located along the Village's east boundary, adjacent to Highway 18. Several other wetlands are located on lands near the Village (within Westlock County). Additional information may be required to delineate wetlands more accurately in support of subdivision or development activities as they occur.

In the northern portion of the Village is the Village of Clyde's wastewater lagoon. The lagoon services developments in the Village. A provincially mandated development setback of 250 metres applies to the working area of the lagoon. This setback distance was reduced from 300 metres to 250 metres by the Government of Alberta in 2012. This setback restricts the types of developments that may be allowed within the affected lands.

There is an inactive landfill located in the southeast portion of the Village. A provincially mandated development setback of 300 metres applies to the former working area of the landfill. This setback restricts the types of developments that may be allowed within the affected lands.

The wetlands, lagoon, and inactive landfill are identified on **Map A.2 – Environment & Development Considerations**.

5.5 Infrastructure Considerations

The Village partners with the Westlock Regional Waste Management Commission (comprised of the Town of Westlock, Westlock County and the Village of Clyde) to manage the Westlock Regional landfill. The landfill is located to the east of the Town of Westlock. Additionally, the Village offers residents regular waste collection and recycling services.

The Village partners with the Westlock Regional Water Services Commission to deliver potable water service within the community. The water is drawn from the Pembina River, treated at the Westlock Water Treatment Plant, and distributed to the Village and Commission. The Village of Clyde's water system consists of:

- Water Distribution Plant (Reservoir and Pumphouse)
- Water Distribution System

Most of the Village is currently connected to municipal waterlines. The Village has capacity through the Westlock Regional Water Services Commission to address anticipated growth.

The Village of Clyde wastewater lagoon is managed independently by the Village. The lagoon has sufficient capacity to enable growth.

Currently, the only stormwater management facilities maintained by the Village are ditches, culverts and swales. The Village recently commissioned a Stormwater System and Hydrotechnical Assessment (2021). The assessment, undertaken by Zalg Engineering, provides information about the current stormwater control system on the west side of the Village and provides recommendations to improve the system. The Village is in the process of implementing the recommendations.

Recognizing that extreme climate events are likely to occur at a greater frequency in the future, the Village is undertaking additional infrastructure analysis and planning to ensure that Village infrastructure services will be climate resilient and designed to address these events without causing disruptions to service delivery.

6. INTERMUNICIPAL COOPERATION

GOAL

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

The Village supports a proactive approach to:

- Collaborating with immediate and regional partners and other levels of government;
- Improving consistency in land use policies and regulations; and
- Preparing for future development and infrastructure needs within the community and region.

Benefits of collaboration include:

- Increased coordination, consistency and efficiency in data management, administrative processes, and environmental management; and
- Increased opportunities for regional service provision and the coordination of infrastructure planning.

Objective: Seek opportunities with regional partners to improve communication and increase organizational efficiency in service delivery.

Policy 6.1.1	The Village will seek mutually beneficial opportunities to work with adjacent/regional municipalities and government stakeholders through planning processes (including public education, conceptual design, and development) to ensure compatible land uses in adjoining areas.
Policy 6.1.2	The Village will explore new areas for collaboration in the delivery of programs, services, and facility operations where collaboration may result in: <ol style="list-style-type: none"> improved service delivery; and/or cost/energy savings.
Policy 6.1.3	The Village will endeavor to maintain existing intergovernmental initiatives to benefit residents of the Village. These include: Intermunicipal Collaboration Frameworks and/or Intermunicipal Development Plans.
Policy 6.1.4	Future joint use agreements will be explored with Westlock County through the policies and procedures identified in an approved Intermunicipal Collaboration Framework.
Policy 6.1.5	The Village will endeavor to work with federal and provincial governments, Westlock County, other Westlock County Region municipalities, facility operators, and regional utility providers to maintain and enhance existing and future regional infrastructure.

7. GENERAL DEVELOPMENT

GOAL

Developments are well-planned and designed to mitigate environmental risk, facilitate the efficient delivery of services, and support the Village's long-term future.

The policies in this section are intended to support development (and redevelopment) of lands within the Village while minimizing adverse impacts on the landscape, important natural features, significant cultural or historic resources, and Village residents.

7.1 All Developments

The policies in this section apply to all land use and development activities within the Village.

Objective: Development within Village occurs in a safe, orderly, and efficient manner. Site and infrastructure design reflects local environmental features and is consistent with municipal and regional infrastructure design requirements and capacities.

Policy 7.1.1	The retention of wetlands will be encouraged. Applications for development and/or subdivision within the Village on sites which may include a wetland shall be accompanied by a wetland assessment which delineates and classifies wetlands on the site.
Policy 7.1.2	Local historic buildings and gathering places are valued by the community. The Village supports undertaking an inventory of historic buildings.
Policy 7.1.3	If a Historic Resource is identified within the Government of Alberta registry of historic resources, applications for subdivision or development, within the affected lands, shall comply with the provincial requirements for obtaining a letter of clearance prior to the issuance of a subdivision or development application decision.
Policy 7.1.4	The Village may require the preparation of an Area Structure Plan (ASP) or Conceptual Scheme (prepared by a Registered Professional Planner) to support proposals for residential, commercial/industrial, or mixed-use developments that may impact local or regional infrastructure or are proposed on sites with significant environmental features that may impact the suitability of the site for the proposed development. The following supporting information may be required in support of an ASP or Conceptual Scheme: <ul style="list-style-type: none"> a. Figures that clearly delineate property boundaries; b. Geotechnical report that identify the location of environmental hazard lands; c. Wetland assessment that delineates and classifies wetlands within the subject site; d. Biophysical assessment that identifies significant ecological features, water bodies, and watercourses; e. Phase I environmental assessment that identifies areas of potential contamination; f. Figures that identify suitable building sites; g. Traffic impact assessment and a circulation plan to ensure that the integrity of adjacent roads shall be maintained through the use of service roads and limited access points;

	<ul style="list-style-type: none"> h. Specific design standards including: architectural, landscaping and sign controls; i. Preliminary servicing study that identifies the type and location of service infrastructure; j. Groundwater and soil permeability tests; k. Storm water management plan; l. Environmental impact assessment prepared in accordance with AEP guidelines; m. Utility servicing plans; and n. Any other information or study determined necessary by the Subdivision and/or Development Authority for consideration of the application.
Policy 7.1.5	<p>Lands within the Village may be subdivided and developed for a range of residential, business, or community uses provided the Village is satisfied that this expansion:</p> <ul style="list-style-type: none"> a. would be a contiguous extension of existing developed land, in accordance with an approved Area Structure Plan or Conceptual Scheme; 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 development proponent; d. offers a variety of housing projects to meet anticipated residential demands (in the case of residential developments); and e. provides neighborhood services and amenities, such as parks, schools, landscaping or recreation facilities, which are phased in with the construction of dwelling units (in the case of residential developments).
Policy 7.1.6	<p>If (in the opinion of the approving authority) an application for subdivision or development may impact the provincial highway network, the proponent may be required to provide a Traffic Impact Assessment (TIA) to the satisfaction of Alberta Transportation, unless Alberta Transportation indicates in writing that a TIA is not required.</p>
Policy 7.1.7	<p>Where a TIA is required, the proponent may also be required to prepare an ASP to the satisfaction of the Alberta Transportation and the Village of Clyde.</p>

7.2 Agriculture and Natural Resources

The Village is a primarily residential community. Clyde recognizes the importance of the local agricultural community to the region's history, culture, and economy. Lands immediately adjacent to the Village and some properties within the Village are currently used for agricultural purposes. There are also light and medium industrial developments adjacent to the highway. The Village of Clyde supports the continuation of agricultural developments in appropriate locations that do not limit the Village's future growth or the quality of life experienced by Village residents.

The Village also recognizes the importance of natural resource development in the region. The Village supports the safe and responsible exploration and development of natural resource activities that do not impede current land use activities in the Village, or the community's planned future growth and development identified in MDP and IDP.

Objective: Land-intensive agricultural and natural resource developments occur in appropriate locations.

Policy 7.2.1	Large agricultural operations and confined feeding operations shall be prohibited within the Village.
Policy 7.2.2	The Village shall work with the County to identify areas near (and adjacent to) the Village where confined feeding operations are to be prohibited in the County's Municipal Development Plan.
Policy 7.2.3	Local small-scale agricultural activities such as gardens, greenhouses, and urban farms will be encouraged to develop on appropriate lands within the Village. The Village of Clyde Land Use Bylaw shall establish regulations that identify where and how small-scale agricultural uses may be developed.
Policy 7.2.4	Aggregate resource extraction developments shall be prohibited within the Village.

Policy 7.2.5	The development of new 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 planned development patterns and important natural features.
Policy 7.2.6	Development near oil and gas facilities and pipelines shall adhere to the setbacks identified in the <i>Matters Related to Subdivision and Development Regulation</i> , AR 84/2022 and Alberta Energy Regulator <i>Directive 079</i> .

7.3 Natural Environment

The Village of Clyde recognizes that existing natural features in (and adjacent to) the Village are important for the habitat of local species, natural processes with respect to air and water quality, local views and scenery, recreation amenities and the quality of life of community residents. The characteristics and significance of the natural environment shall be considered in land use decisions in the Village.

Objective: Protect natural features, landforms, and environmentally sensitive areas.

Policy 7.3.1	The Village shall discourage the alteration and/or destruction of permanent wetlands within the community. Where possible, wetlands shall be avoided and protected within environmental reserve (ER) or Environmental reserve Easements (ERE).
Policy 7.3.2	Development shall be discouraged from locating on lands identified by the Province as Environmentally Sensitive Areas.
Policy 7.3.3	Lands identified as ER shall remain in their natural state and/or be used as part of a public trail system where necessary to ensure a continuous integrated trail system in the Village.
Policy 7.3.4	The Village may require water table testing to be provided with subdivision or development applications in areas 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 meters of the ground surface.
Policy 7.3.5	If high water table levels exist in a subject area, an alternative site may be required to be chosen for development. Alternatively, the Village 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.

8. FUTURE LAND USE AREAS

Residential Development Area

Areas in the Village where **residential and neighbourhood-oriented developments** will be the predominant future land use.

Business Development Area

Areas in the Village where **appropriately scaled commercial and industrial uses** will be developed, for the benefit of local and regional residents.

Community & Environment Area

Areas in the Village that will remain in their **natural state for environment protection purposes or be developed for community uses** - for the use and enjoyment of Clyde residents and visitors.

The boundaries of the future land use areas, as described above and illustrated on the Future Land Use Map, are intended to be conceptual and are subject to refinement during subdivision and/or development.

The land use areas described in the MDP provide policy direction regarding the preferred future land use and redevelopment pattern in the Village. These areas do not necessarily correspond directly to existing land use districts set out in the Village of Clyde Land Use Bylaw. At the redistricting or development permit stage, other more specific land uses that are generally consistent with the policies of the MDP may be approved. Similarly, applications for redistricting Land Use Bylaw districts that are generally consistent with the land use areas shown in the MDP may be approved. The following rules of interpretation shall apply:

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 area boundaries will be determined on consideration of such surveys, plans, or supporting studies by Village Council or the appropriate approving authority.
2. As development and redevelopment proceeds within the Village, land requirements for parks, community facilities, transportation infrastructure, or other municipal service uses may be identified within any of the future land use areas.

9. RESIDENTIAL DEVELOPMENT AREA

GOAL

Residential development meets the demographic and lifestyle needs of residents.

The Village of Clyde's residential areas have historically been composed mainly of owner-occupied single-detached dwellings. However, 22% of the Village's housing stock consists of other forms of housing – including an apartment unit, multi-unit dwellings, and manufactured homes. Similarly, 22% of all homes in the Village are renter-occupied, which is slightly higher than most small Villages in Alberta. The Village encourages the development (and re-development) of multiple forms of housing to accommodate the needs of a demographically diverse population.

Within residential areas in the Village of Clyde, the day-to-day needs of residents should be provided for at a neighborhood scale. The future design and development of these areas may include convenience retail stores, live-work units, places of worship, parks and natural areas, schools, and other community services.

Objective: To ensure that residential development and re-development is efficient, economical, and well-planned.

Policy 9.1.1	Policies in this section apply to lands within the Residential Development Area identified on the Future Land Use Map .
Policy 9.1.2	Complete neighborhoods shall be developed with a mix of housing types to enable affordable, healthy, and active lifestyles.
Policy 9.1.3	Residential development proponents shall be encouraged to provide a variety of housing options to accommodate the Village's demographic needs.
Policy 9.1.4	The Village will require the full dedication of reserves in order to ensure the development of complete neighborhoods, by providing land/cash-in-lieu for adequate buffering, open spaces, parks, trails, school sites, and other appropriate reserve uses.
Policy 9.1.5	Residential subdivisions should be staged/phased to ensure a supply of lots that could reasonably be expected to fulfill the anticipated demand for developed residences within a five-year time period.
Policy 9.1.6	Home-based businesses will be allowed (as provided for in the Village of Clyde Land Use Bylaw), if they are secondary to the residential use and do not create an undue burden on adjacent residential properties by way of parking, hours of operation, noise, or other off-site impacts.
Policy 9.1.7	Where applicable, the Village of Clyde will require development proponents to obtain all necessary licensing and permits from Alberta Environment and Protected Area for proposals to divert water for stormwater management purposes, and to consult with Alberta Environment in the design and construction of stormwater facilities.

Policy 9.1.8	<p>The Village shall encourage the following maximum development densities for low density residential development:</p> <ul style="list-style-type: none"> a. 27 units per net hectare for single family dwellings and semi-detached dwellings on lots less than 15 m in width; and b. 17 to 22.5 units per net hectare for single family dwellings on lots 15 m or greater in width.
Policy 9.1.9	<p>The Village shall encourage the following maximum development densities for medium and high-density residential development:</p> <ul style="list-style-type: none"> a. 90 units per net hectare for sites with multiple-family buildings containing 8 or more dwelling units; and b. 35 units per net hectare for sites with multiple-family buildings containing less than 8 dwelling units.
Policy 9.1.10	<p>Specialized or innovative housing projects are encouraged by the Village to respond to the future housing needs of the community, where it has been demonstrated that such housing shall be attractive and functional in design to warrant the relaxation of conventional standards. The Village may consider the application of a direct control district to such residential proposals, where flexible and comprehensive development is required.</p>
Policy 9.1.11	<p>Where infill development opportunities exist within existing neighborhoods, the Village shall encourage new development to include medium or high-density housing options to support housing affordability and availability within the community.</p>

10. BUSINESS DEVELOPMENT AREA

GOAL

Commercial and light industrial developments in the Village support the needs of local residents and the regional market.

The Village of Clyde supports the continued development of commercial and light industrial enterprises that serve and employ Village and area residents.

Future commercial and light industrial development should be designed in a manner that enhances the community and local streetscapes.

Objective: Support new and existing business development in the Village of Clyde, and minimize potential conflicts between residential, commercial, and industrial land uses.

Policy 10.1.1	Policies in this section apply to lands within the Business Development Area identified on the Future Land Use Map .
Policy 10.1.2	The Village encourages the retention, expansion and redevelopment of the Downtown as a focus for commercial and community activities in Clyde. The area is primarily intended for primary commercial uses (retail, service and office) and some mixed use developments.
Policy 10.1.3	Mixed use developments in the Village shall normally be designed to accommodate commercial or retail developments on the main floor with residential housing units on the 2 nd or 3 rd floors. In all instances mixed use buildings shall present as commercial buildings from the street.
Policy 10.1.4	Primary retail and service uses should be concentrated along 50 Street within the downtown area.
Policy 10.1.5	Future development shall be accommodated through: <ol style="list-style-type: none"> a. Infill service-oriented commercial development within the Village, with a focus on the redevelopment of the Village's historic main street area (50 Street). b. Future highway commercial and light-industrial developments shall be encouraged to locate within (or adjacent to) lands with access to Highway 18.
Policy 10.1.6	New building and site design within the downtown shall have regard for the scale and character of historic buildings in the surrounding area. In areas where the historic buildings do not remain, consideration will be given to matching the massing and scale of historic buildings from archive photos of the community (see photos on pg.11).
Policy 10.1.7	The external design and finish of commercial and light industrial developments shall be of a high quality and reflect/complement neighboring developments.
Policy 10.1.8	Proposals for new commercial or light industrial developments may be required to submit a site plan that illustrates the location of proposed buildings, trees, fencing, stormwater management facilities, berms, and other site features.

Objective: To encourage the diversification of commercial and industrial business sectors.

Policy 10.1.9	The Village promotes economic development and shall pursue provincial incentives to assist industrial development in the community and surrounding area. The Village shall: <ul style="list-style-type: none">a. pursue industries which may successfully locate within the community;b. promote Clyde as a good place to live and establish a business; andc. attempt, through its residential development policies, to attract a diversified labor force suitable for industrial development.
Policy 10.1.10	The Village shall support expansion and diversification of the economic base by allocating sufficient land for commercial and other employment land uses, including home-based businesses.
Policy 10.1.11	The Village shall support development in new economic areas, such as the eco-industry, information, wellness, and creative sectors.
Policy 10.1.12	The Village shall encourage highway commercial uses and secondary commercial uses that require large lots or outdoor storage areas to locate within planned business parks.
Policy 10.1.13	Highway commercial land uses, which would benefit from highway exposure, and secondary commercial uses, which require large sites and outdoor storage areas, shall also be allowed within the Business Development Area, outside of the 50 th Street area, in locations where offsite impacts on residential development can be mitigated and controlled to minimize hazards. These land uses should be located along major thoroughfares, high exposure locations and entrance points to the Village.

11. COMMUNITY & ENVIRONMENT AREA

GOAL

Clyde is a lively community with recreational and cultural amenities that benefit current and future residents.

Community developments (e.g., parks, schools, places of worship, etc.) are important features within the Village of Clyde. They provide places for residents and visitors to play, learn, and celebrate. These amenities make the Village a desirable place to live and work. The Village supports existing community developments and will plan for the future development of new community-focused places that support the Village's demographic needs.

Objective: Provide community facilities and spaces that will enhance the provision of community services and support the continued beautification of the Village, and to protect sensitive environmental features and potential flood hazard areas from future development.

Policy 11.1.1	Policies in this section apply to lands within the Community & Environment Area identified on the Future Land Use Map .
Policy 11.1.2	The Village of Clyde supports the development of linear green spaces (where possible) that may be developed as pathways to act as linkages between residential areas, school sites, open spaces, parks, and community facilities.
Policy 11.1.3	Local parks and pathways shall be provided in residential developments as a part of reserve dedication resulting from future subdivisions.
Policy 11.1.4	The design of local parks shall include the incorporation and retention of natural or scenic feature such as significant tree stands and/or wetlands, where present.
Policy 11.1.5	The Village of Clyde encourages cooperation between the Village, Westlock County, local school divisions, and other community groups on the sharing of facilities and resources.
Policy 11.1.6	The Village 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.
Policy 11.1.7	Lands susceptible to flooding will be encouraged to remain in their natural state or used for low-impact recreational purposes (e.g., trails).
Policy 11.1.8	Public Utilities will be encouraged to locate within the Community and Environment Area.

12. INFRASTRUCTURE AND SERVICING

GOAL

Village infrastructure is designed and maintained to efficiently meet present and future needs systems.

A safe and efficient transportation and utility delivery system is vital to ensure cost effective service delivery and opportunities for economic growth. The Village of Clyde is committed to the provision of both a road network and municipal services that meet the current needs of residents, businesses, and visitors and that accommodates future growth.

12.1 Transportation

Objective: Ensure that the local road network in the Village provides safe and efficient access for local residents and visitors.

Policy 12.1.1	In maintaining a roadway network for the Village of Clyde, the following provisions shall apply: <ul style="list-style-type: none">a. New development areas shall be designed so as to protect the function of arterial and collector roadways. Residential development should be discouraged from fronting directly on to arterial roadways. Non- residential development should not front on to an arterial roadway unless a service road is provided.b. Roadway systems should link commercial and industrial traffic directly with the Provincial highways, andc. Heavy truck traffic will be discouraged from circulating through residential neighborhoods.d. The Village of Clyde will require that sufficient right-of-way and noise attenuation measures are provided along highways and arterial roadways for noise attenuation purposes and landscaping.e. During preparation of Area Structure Plans, Conceptual Schemes, and subdivision plans, development proponents shall consult with Alberta Transportation and the Village as appropriate regarding required development setbacks and buffers and design requirements for noise attenuation devices.
Policy 12.1.2	A Traffic Impact Assessment (TIA) may be required for new developments that may generate high volumes of vehicle traffic.
Policy 12.1.3	Alteration of lands within the Village's rights or way and/or the construction of approaches, driveways and culvert installation shall require municipal approval and must conform to municipal design standards.

12.2 Services, Infrastructure, and Utilities

Objective: Ensure that all water and wastewater servicing systems in the Village are safe and compliant with all applicable rules and regulations.	
Policy 12.2.1	The Village of Clyde will ensure that municipal services within new development areas are designed and developed to an urban standard including: <ul style="list-style-type: none">a. Engineered water and wastewater facilities;b. Stormwater management facilities; anda. Franchise utilities (e.g., power, gas, cable television, and telephone).
Policy 12.2.2	The Village of Clyde 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.
Policy 12.2.3	Utility systems shall be upgraded and expanded in accordance with the Village of Clyde's long term utility servicing plans and as needs dictate.
Policy 12.2.4	Subdivisions shall be designed so that future development is adequately set back from utility rights-of-way.
Policy 12.2.5	Development proponents shall consult with the Alberta Energy Regulator and licensees to determine setback requirements from oil and gas facilities and pipeline corridors.
Policy 12.2.6	The Village of Clyde will endeavor to: <ul style="list-style-type: none">a. monitor the need to upgrade utility infrastructure;b. enable the scheduling of improvements;c. determine the method of financing; andd. allocate improvement funds toward system upgrading.
Policy 12.2.7	In all private development areas, the development proponent shall be responsible for providing the required roadways, sidewalks, curbs, drainage ditches, storm sewers and ponds, culverts, extension of water and wastewater services, and public utilities to the satisfaction of the Village of Clyde.
Policy 12.2.8	The Village of Clyde shall require as a condition of subdivision approval that development proponents enter into a development agreement with the Village concerning the costs of infrastructure to service the development. The agreement shall ensure that costs associated with on-site and off-site services required to service the site are borne by the development proponent.
Policy 12.2.9	Where applicable, the Village of Clyde will require development proponents to obtain all necessary licensing and permits from Alberta Environment and Parks for proposals to divert water for stormwater management purposes, and to consult with Alberta Environment and Protected Areas in the design and construction of stormwater facilities.
Policy 12.2.10	New development and redevelopment shall be designed and constructed to conform with the Village's Stormwater Management design requirements.

13. IMPLEMENTATION

GOAL

Responsible, transparent, and forward-thinking governance processes guide planning and development decisions.

Subdivision, development, and re-development of lands within the Village by the municipality and public shall be in accordance with the provisions of this MDP. Council shall encourage the Provincial and Federal governments to have regard for the policies of this MDP in the development and redevelopment of crown lands and waterbodies, and in the formulation and implementation of Provincial and Federal policies and programs within the Village of Clyde.

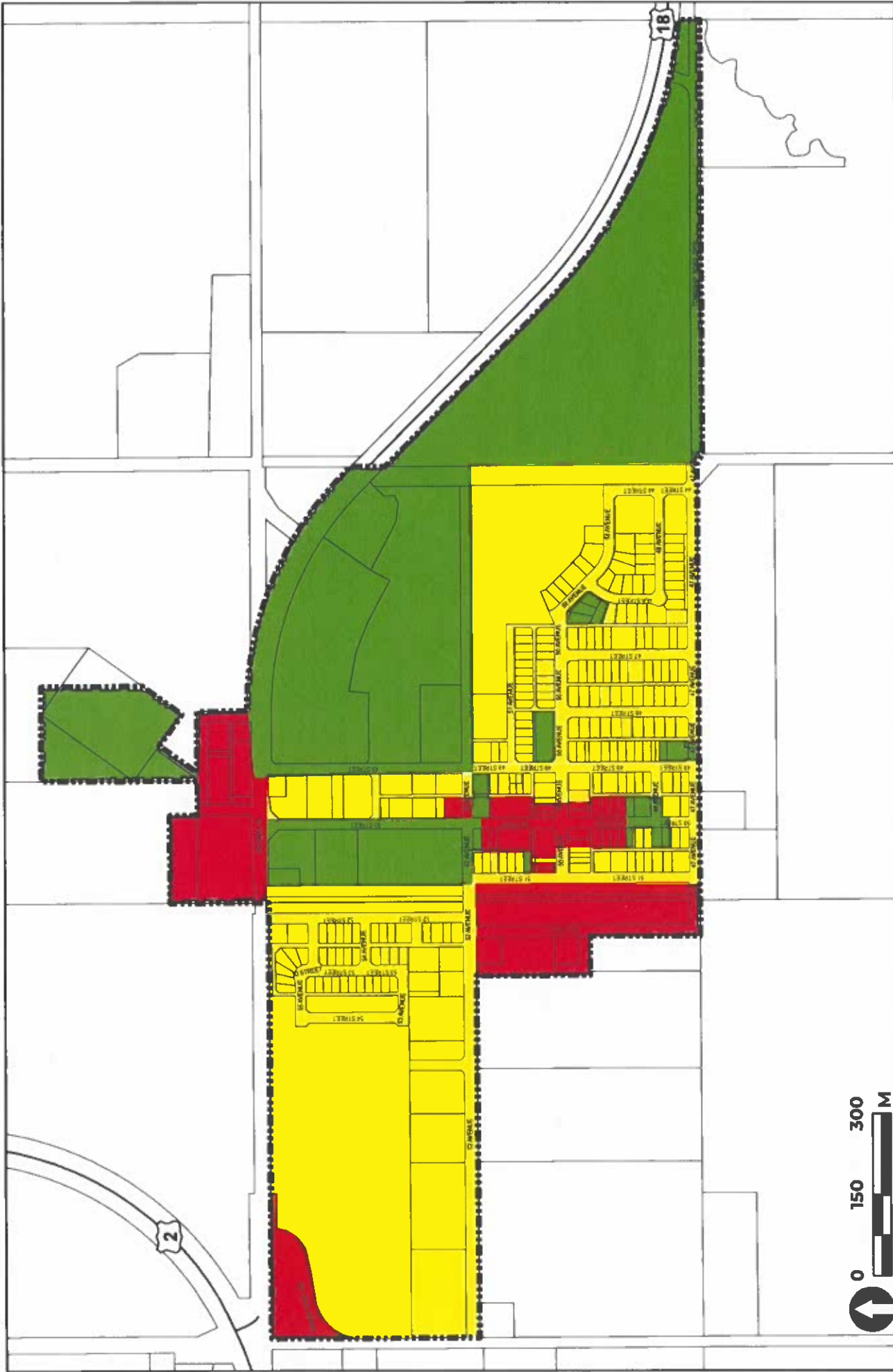
13.1 Village Responsibilities

Objective: Ensure that all Village planning documents are consistent and up to date.

Policy 13.1.1	Amendments to this MDP shall be consistent with any Intermunicipal Collaboration Frameworks and Intermunicipal Development Plans adopted by the Village of Clyde.
Policy 13.1.2	When this MDP, or any part thereof takes effect, the Village of Clyde Land Use Bylaw shall be amended, if necessary, to conform to this MDP.
Policy 13.1.3	The <i>Municipal Government Act</i> outlines the procedure for an amendment to the MDP. When reviewing proposals for amendment, Council shall ensure that the change is in agreement with the MDP 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 MDP's goals and intent. When reviewing an amendment, Council should consult with any agencies it feels may be of assistance.
Policy 13.1.4	Planning is a continuous process and it is important that the MDP be monitored, reviewed and updated in order to ensure that the planning needs of the Village are being met. A review may be appropriate when: <ol style="list-style-type: none"> a. changes in economic, social or technical developments occur; b. a new Council is elected; or a. an amendment to the MDP is made.
Policy 13.1.5	In order to ensure that the original intent of the MDP is protected and that a proper evaluation of the impact of a proposed amendment on the goals, objectives and policies of the MDP may be evaluated, the following criteria will apply to consideration of an amendment, which is not initiated by Council itself: <ol style="list-style-type: none"> 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 MDP; c. during deliberation on the proposed amendment, Council may refer the request to such agencies as it considers necessary for comment; and Council may request such information as it deems necessary to make a decision.
Policy 13.1.6	A review of the MDP should be undertaken at least once every five years from the date of adoption.

Policy 13.1.7	Village Administration may develop a method for monitoring, evaluating, and analyzing the effectiveness, viability, and relevance of this MDP.
Policy 13.1.8	To ensure opportunities for public participation and meaningful public engagement regarding decisions that impact the community, the Village may adopt a Public Participation Policy to guide public engagement procedures.
Policy 13.1.9	When considering an amendment to this MDP, Council and Administration shall comply with all notification and public consultation requirements in the MGA.

14. FUTURE LAND USE MAP



VILLAGE OF CLYDE

Future Land Use Map

Bylaw No. 2023-1001 November 2023

Legend

- Village Boundary
- Business Development Area
- Residential Development Area
- Community & Environment Area

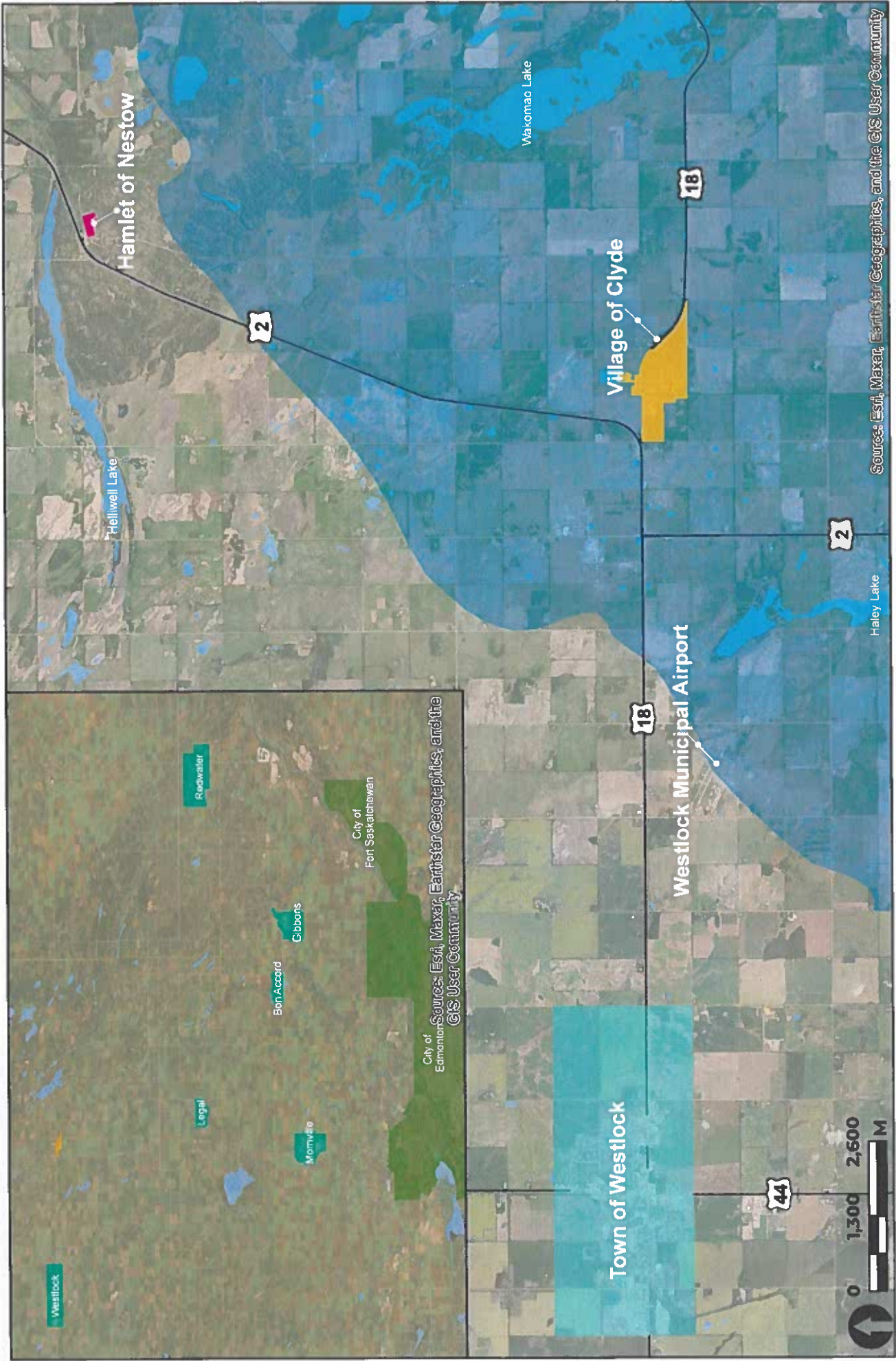
Digital Information:
 Geogratis, Geodiscover,
 and Altalis
 Projection:
 UTM NAD 83 12N



APPENDIX A – INFORMATION MAPS

Map A.1 - Regional Location

Map A.2 - Environmental & Development Considerations



Sources: Esri, Maxar, Earthstar Geographics, and the GIS User Community



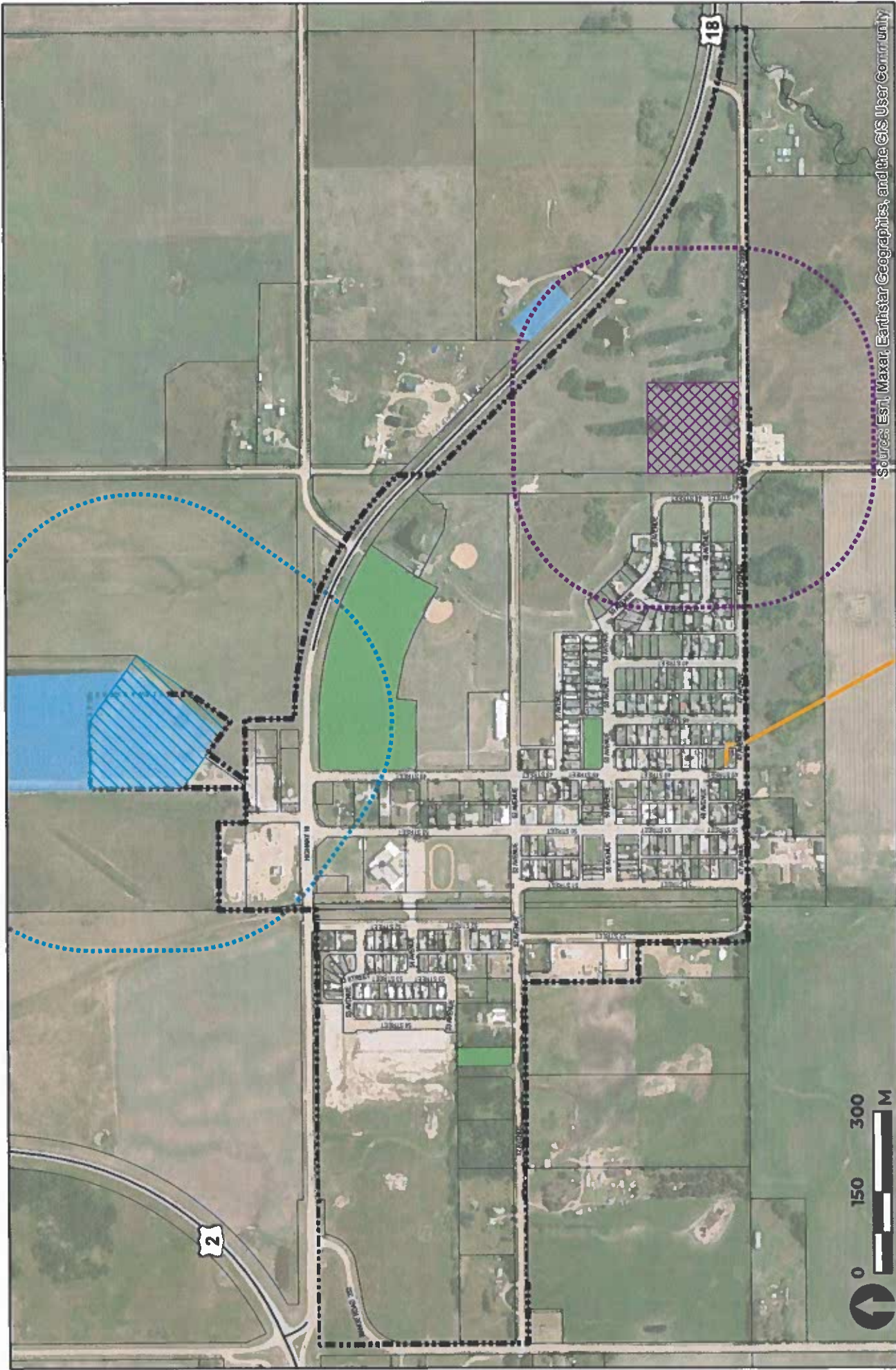
Digital Information:
Geogratis, Geodiscover,
and Altalis
Projection:
UTM NAD 83 12N

Legend

- Village of Clyde
- Town of Westlock
- Airport
- Hamlet of Nestow
- North Saskatchewan River Watershed

VILLAGE OF CLYDE
A.1: Regional Location Map

Bylaw No. 2023-1001 November 2023



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



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

Legend

- Pipelines
- Landfill
- Lagoon
- Landfill
- Reserve Parcels

VILLAGE OF CLYDE

A.2: Environmental & Development Considerations

Bylaw No. 2023-1001 November 2023