

Town of Trochu



Municipal Development Plan



shaping our community together



Municipal Bylaw No. 2023-05 Trochu

BYLAW No. 2023-05

BEING A BYLAW OF THE TOWN OF TROCHU, IN THE PROVINCE OF ALBERTA, TO ADOPT A MUNICIPAL DEVELOPMENT PLAN

WHEREAS pursuant to the provisions of Section 632(1) of the Municipal Government Act, RSA, Chapter M-26 as amended, the Council of a Municipality must, by Bylaw, adopt a municipal development plan;

AND WHEREAS Council has undertaken a major review of the Municipal Development Plan Bylaw 2015-08;

AND WHEREAS Council, having considered at a public hearing the concerns of persons claiming to be affected by the municipal development plan, believes that a new municipal development plan should be enacted to achieve the orderly, economical and beneficial use of land in the municipality;

NOW THEREFORE, the Council of the Town of Trochu in the province of Alberta, duly assembled, enacts as follows:

1. This Bylaw shall be known as "The Town of Trochu Municipal Development Plan".
2. The Town of Trochu Municipal Development Plan being Schedule "A" as attached to and forming part of this Bylaw is hereby adopted.
3. Bylaw 2015-08 and all amendments are hereby repealed.
4. This Bylaw takes effect on the date of the third and final reading.

READ A FIRST TIME THIS 11th DAY OF DECEMBER, 2023

READ A SECOND TIME THIS 8th DAY OF JANUARY, 2024.

READ A THIRD AND FINAL TIME THIS 8th DAY OF JANUARY, 2024.

X

Mayor

X

Chief Administrative Officer

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1 INTRODUCTION

1.1 PLAN PURPOSE

The purpose of the Municipal Development Plan (MDP) is to provide the framework within which the orderly, economical and beneficial development and use of land takes place. The MDP provides a comprehensive decision-making framework for Council, the public, developers and others making future oriented decisions. It establishes goals and objectives for development in Trochu, and outlines strategies for achieving them.

1.2 REQUIREMENTS OF THE PLAN

The MDP is a statutory plan adopted by bylaw by the Town of Trochu pursuant to Section 632 of the *Municipal Government Act R.S.A., 2000, Ch M-26* (the 'Act').

The MDP addresses:

- i. future land use within the municipality,
- ii. the manner of and the proposals for future development,
- iii. identified constraints to development,
- iv. the provision of required transportation systems,
- v. the provision of municipal services and facilities,
- vi. the type and location of land uses adjacent to sour gas wells,
- vii. the provision of municipal, school and municipal and school reserves, and
- viii. the protection of agricultural operations.

1.3 PLAN PREPARATION AND PUBLIC INPUT

The MDP was prepared in a number of phases, which included:



1.4 RELATIONSHIP TO HIGHER LEGISLATION

This MDP has been prepared in consideration of the Province of Alberta Land Use Policies and the *Alberta Land Stewardship Act*.

Policy statements in this MDP are statutory policy statements of the Town of Trochu and will be implemented with due respect for the requirements of higher legislation, including Provincial and Federal requirements. In the case where a specific Federal or Provincial legislation, department or authority is referenced in this MDP, and that legislation, department or authority is amended or replaced; it is hereby recognized that the amended legislation, department or authority shall be considered to be in effect.

In addition to the policy statements of this MDP, users are responsible to ensure that all applicable Federal or Provincial legislation is referenced and adhered to in all planning, land use and development activities.

1.5 PLANNING HEIRARCHY

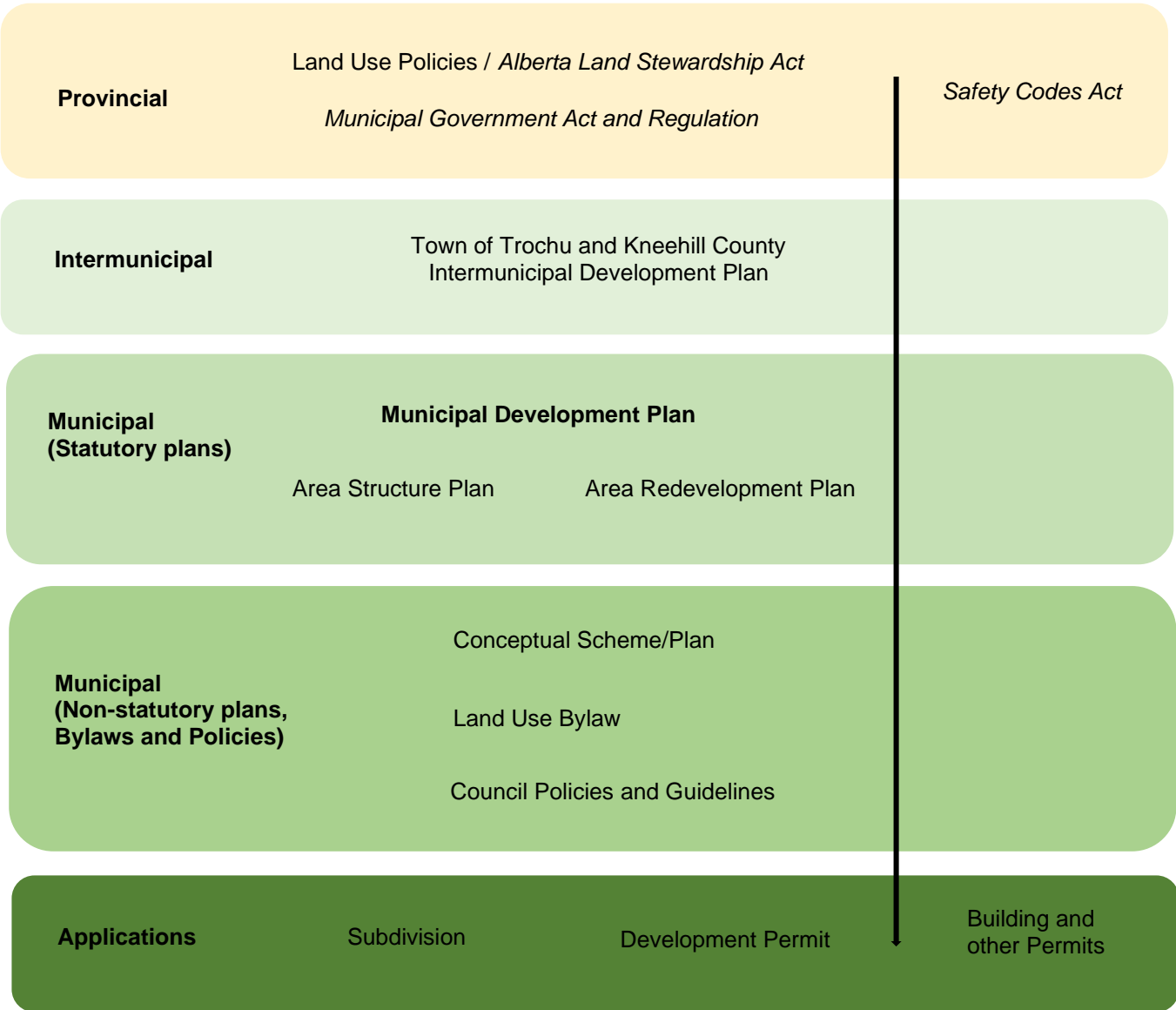
The Town of Trochu is responsible for ensuring the safety and well-being of all residents, as well as creating and implementing the rules and regulations that help to develop meaningful and highly valued spaces in the community. The MDP is a broad, guiding document that provides the framework for all local planning within Trochu. The MDP fits within a hierarchy of plans, aligning with the direction and policy statements within the Town of Trochu and Kneehill County Intermunicipal Development Plan (IDP), while guiding the content of lower-level plans and bylaws, including the following:

- Area Structure Plans (ASP) or Redevelopment Plans (ARP),
- Conceptual Schemes,
- the Land Use Bylaw (LUB), and
- any other relevant Policies¹ established by the Town of Trochu Council.

The Land Use Bylaw is the predominate tool used to implement these MDP policy statements. The LUB establishes a variety of land use districts (zoning) and regulates the types of uses allowed and the development standards in each district. The LUB provides a basic framework for day-to-day decision-making that balances both certainty and choice.

The following diagram shows the legislative framework of the planning hierarchy and development process in Alberta. For more information on municipal statutory plans and bylaws, please refer to Part 17 of the *Act*.

¹ Council adopted Policies must be published on the Town of Trochu website. Check <http://town.trochu.ab.ca/development/planning-development/planning-development-bylaws-policies/> to view active Council Policies.



The subdivision and development permit process in Alberta is governed by the *Act* and the *Matters Related to Subdivision and Development Regulation AR 84/2022* (the '*Regulation*'), and the Town of Trochu is responsible for its implementation. The subdivision and development permit processes ensure that new developments comply with the Town of Trochu's rules set out in the LUB, and other adopted plans and policies. The subdivision and development permit application and decision processes also provide a means through which neighbours can provide feedback, or in some cases, appeal a decision of an approving authority.

Subdivision is the process of dividing of a single parcel of land into two or more parcels, each of which is given a separate Title. Approval by the municipal Subdivision Authority is required before a plan of subdivision can be registered in an Alberta Land Titles Office.

A development permit is a document that gives permission for use or development of or on a parcel of land. A development permit ensures that the proposed development complies with the municipality's rules in terms of the type of use allowed, the setbacks or height of a building, that adequate parking is provided, and the aesthetics of the development.

Other Required Permits

In Alberta, the *Safety Codes Act* regulates a range of safety disciplines to keep people safe in the places they live, work and play. This includes disciplines such as building, gas, plumbing and electrical and fire.²

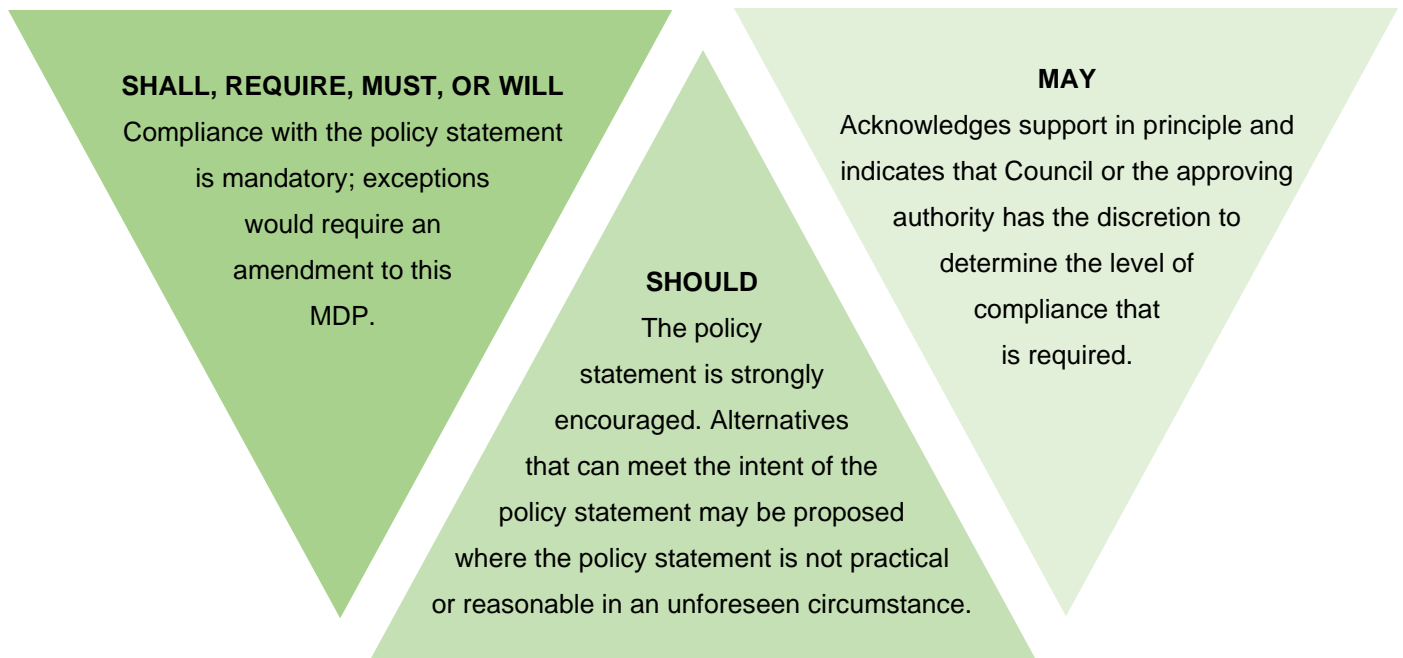
A building permit is a document that gives permission to construct a building and ensures the building complies with the Code. The National Building Code – 2019 Alberta Edition sets out the technical provisions for the design and construction of new buildings, and to the alteration, change of use and demolition of existing buildings.

Gas, plumbing and electrical permits are other typical permits issued under the *Safety Codes Act* and their respective codes.

1.6 INTERPRETATION

The Town of Trochu MDP is a high-level document and uses specific language to guide decision-making regarding the development of the town. The following terms are to be interpreted as follows:

² See <https://www.alberta.ca/safety-codes.aspx> for more information on the *Safety Codes Act* and the safety codes framework.



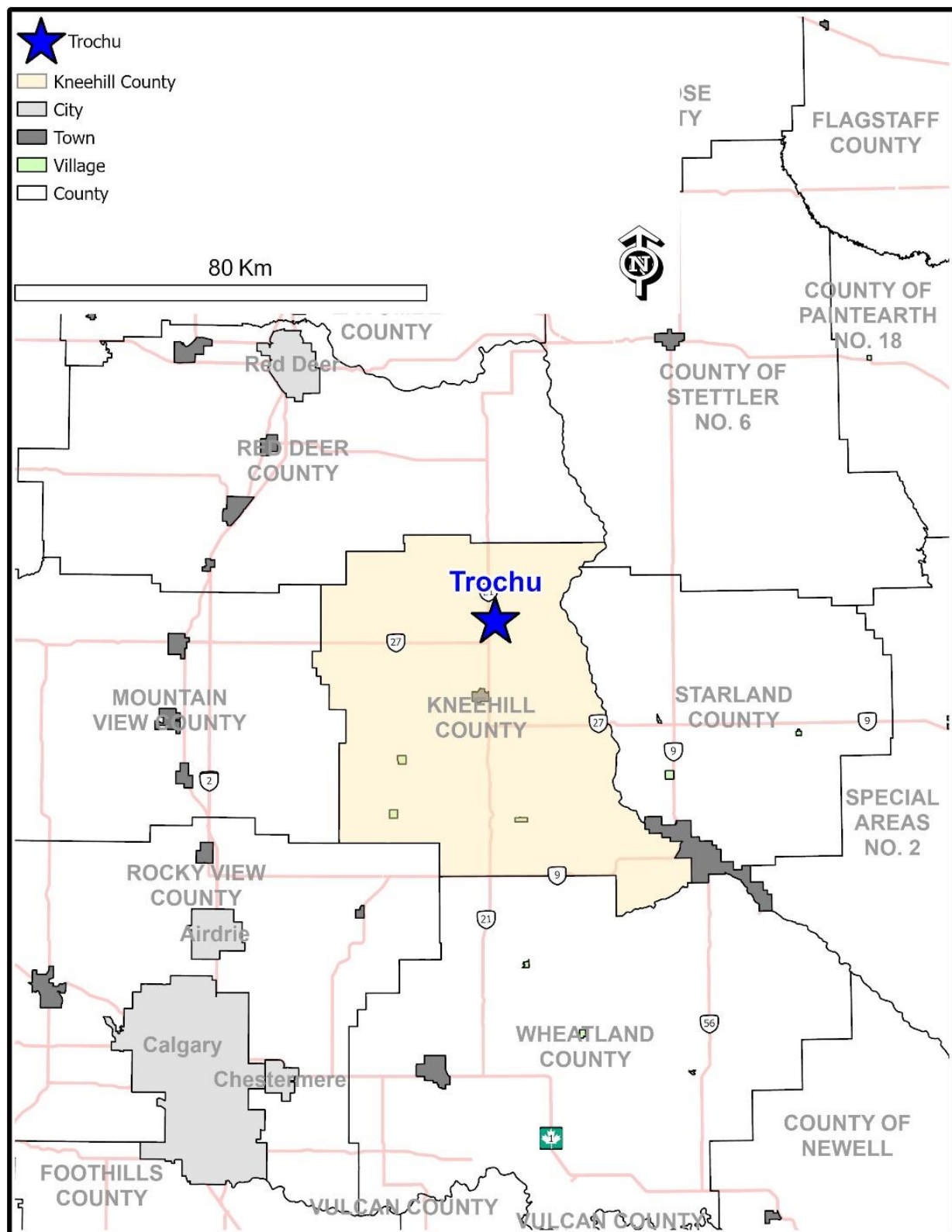
2 TROCHU: THE COMMUNITY

2.1 LOCATION

The Town of Trochu is located in central Alberta within Kneehill County, approximately 80 kilometers southeast of Red Deer, 152 km northeast of Calgary and 75 km northwest of Drumheller. Highway 21, the major north-south transportation route in east central Alberta intersects with Highway 585 at Trochu, providing excellent transportation links to the town. The location of Trochu is shown in Figure 1.

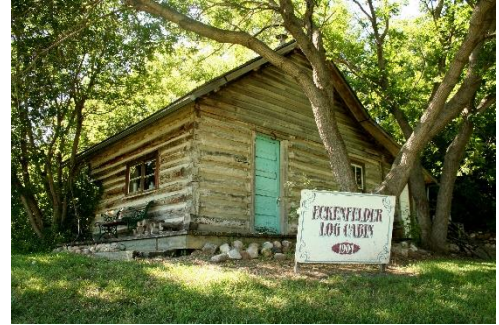
Trochu is situated on the north bank of a large coulee that contains a creek which is a tributary of Ghostpine Creek, which in turn flows into the Red Deer River. The land slopes from a high point in the northwest section of the town towards the coulee in the southeast.

Figure 1 – Location Map



2.2 HISTORY

The settlement of Trochu dates back to the early 1900's when French aristocrats came to the area and built the St. Ann Ranch Trading Company. One of Trochu's greatest assets was the arrival of the Sisters of Charity of Notre Dame d'Evron, France. Around 1909, they turned a granary into a makeshift hospital in the coulee. The town began to boom in 1910 as the Grand Trunk Pacific Company began to work on the railroad.



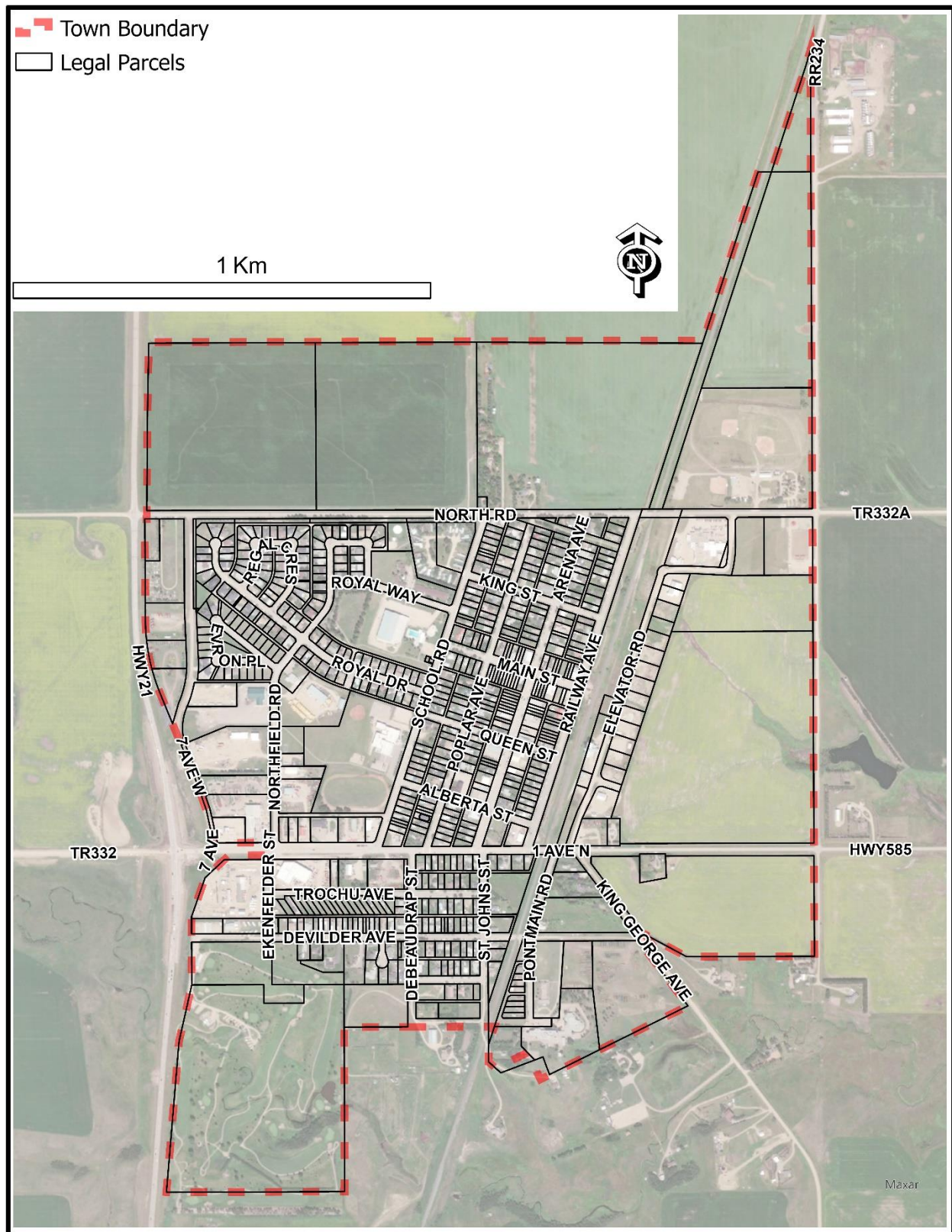
In 1911, a new townsite was surveyed as the Grand Trunk Railroad was not able to pass through the existing town. The townspeople began to move into the new area. Trochu was established as a Village in 1911. In 1912, a coal mine was established about eight miles east of Trochu in Ghost Pine Valley. Post World War II, Trochu prospered due to new businesses and farming. Trochu was formed as a town in 1962.

2.3 CURRENT LAND USE AND PATTERN

Trochu is located in an area with high agricultural soil quality and is surrounded by thriving agricultural operations. The economic base of the region also includes meat processing, oil, natural gas, gravel and tourism. Trochu functions as an agricultural service centre in addition to meeting the general commercial and service needs of town residents and the surrounding rural population.

The land use pattern of Trochu consists of a relatively compact urban form. Figure 2 – Development Pattern shows the current layout of Trochu.

Figure 2 – Development Pattern



Commercial

Main Street runs perpendicular to the rail line and functions as the commercial core of the Town. Businesses on Main Street include a pharmacy, a café, professional services, banks and financial services, auto services, and personal services businesses. Highway Commercial development is located in the western portion of the community near the main entrance to the Town from Highway 21. This land area has good visibility from the highway and has been developed with such uses as agricultural equipment sales and services, restaurant, gas station and convenience stores, and a motel.



Industrial

Industrial land uses are mainly located along the railway in the easterly portion of the Town and are generally agricultural-based.



Residential

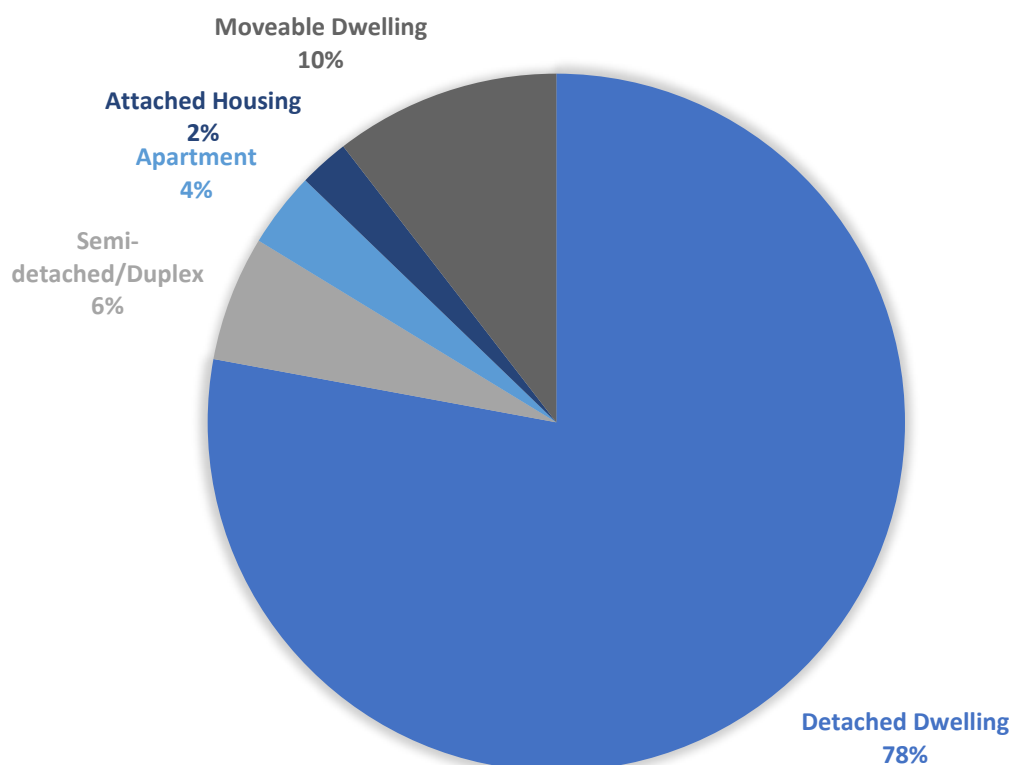
Residential neighborhoods in Trochu mainly developed in a grid pattern adjacent to Main Street and in the original townsite. More recently developed residential areas located in the north west quadrant of the community developed in a curvilinear cul-de-sac pattern.

There are 469 residential dwellings in Trochu. Nearly 80% of dwellings are detached dwellings, whether owned or rented, and 10% are movable dwellings. Only a very small proportion of housing in Trochu are duplexes or multi-family housing styles.³ The composition of housing forms in Trochu is shown in Figure 3.



³ Statistics Canada, 2021 Census of Population.

Figure 3. Dwelling Types Occupied by Usual Residents



Parks and Trail Amenities

Parks and trail amenities are located throughout the community with a 9-hole golf course in the low elevation lands in the southwest surrounding Trochu Creek, an arboretum and a campground and baseball diamonds in the northeast corner. The 2.7 km long Centennial Walking Trail connects all areas of town with a paved walking surface and informative historical markers. Figure 4 shows the existing parks and trails within Trochu.

Agriculture

Continuous with lands in the adjacent Kneehill County, there are areas of land within the Town's northern and eastern boundaries currently used for the cultivation of grain crops.

Figure 4 – Trails and Parks



2.4 POPULATION

The population of Trochu has increased annually at a relatively constant rate of approximately 1% over the past 50 years. Trochu reached its highest population of 1,113 persons, however, it has been decreasing since the 2009 census. The population of Trochu declined to 998 persons in the 2021 census. Despite this decline, Trochu has experienced a significant increase of the immigrant population which increased 32% between 2006 and 2021.

The 2021 age distribution of Trochu’s population is shown in Figure 5, and the household size by number of persons is shown in Figure 6. The average household size in Trochu is 2.2 persons.

Figure 5. Age Distribution by Percent

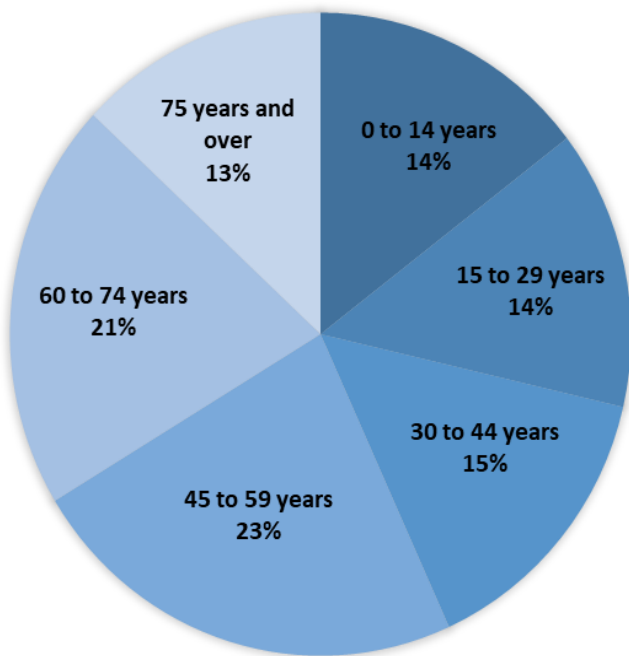
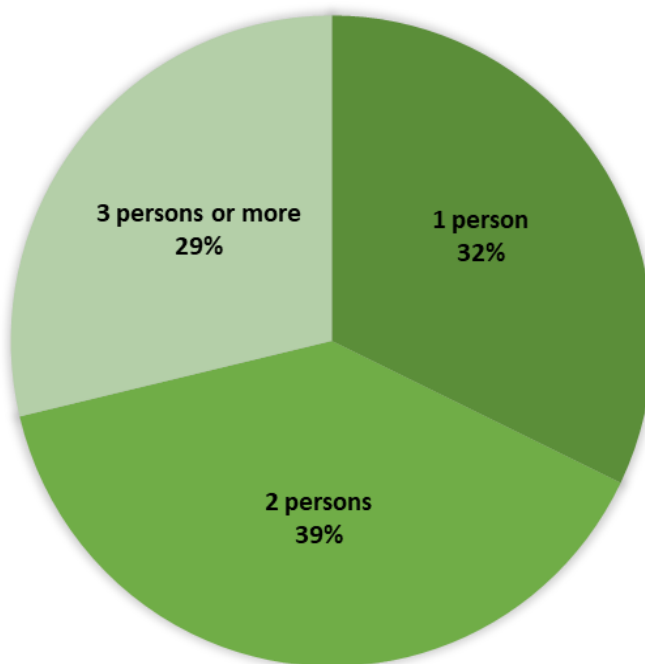


Figure 6. Household Size by Number of



Persons

Trochu’s population structure is fairly evenly distributed, although the majority of the population is over 45 years old and the majority of households are comprised of only one or two people. The number of households with children are less than 30% of all households and the number of households that are four persons or greater have been decreasing. This trend of smaller households, along with an aging population, is anticipated to continue to occur in Trochu and throughout the province in the next 20 years. The population projections for Alberta anticipate the Trochu region to experience moderate growth in the next 20 years. ⁴

⁴ Population Projections: Alberta and Census Divisions, 2021-2046, Treasury Board and Finance (July 2, 2021).

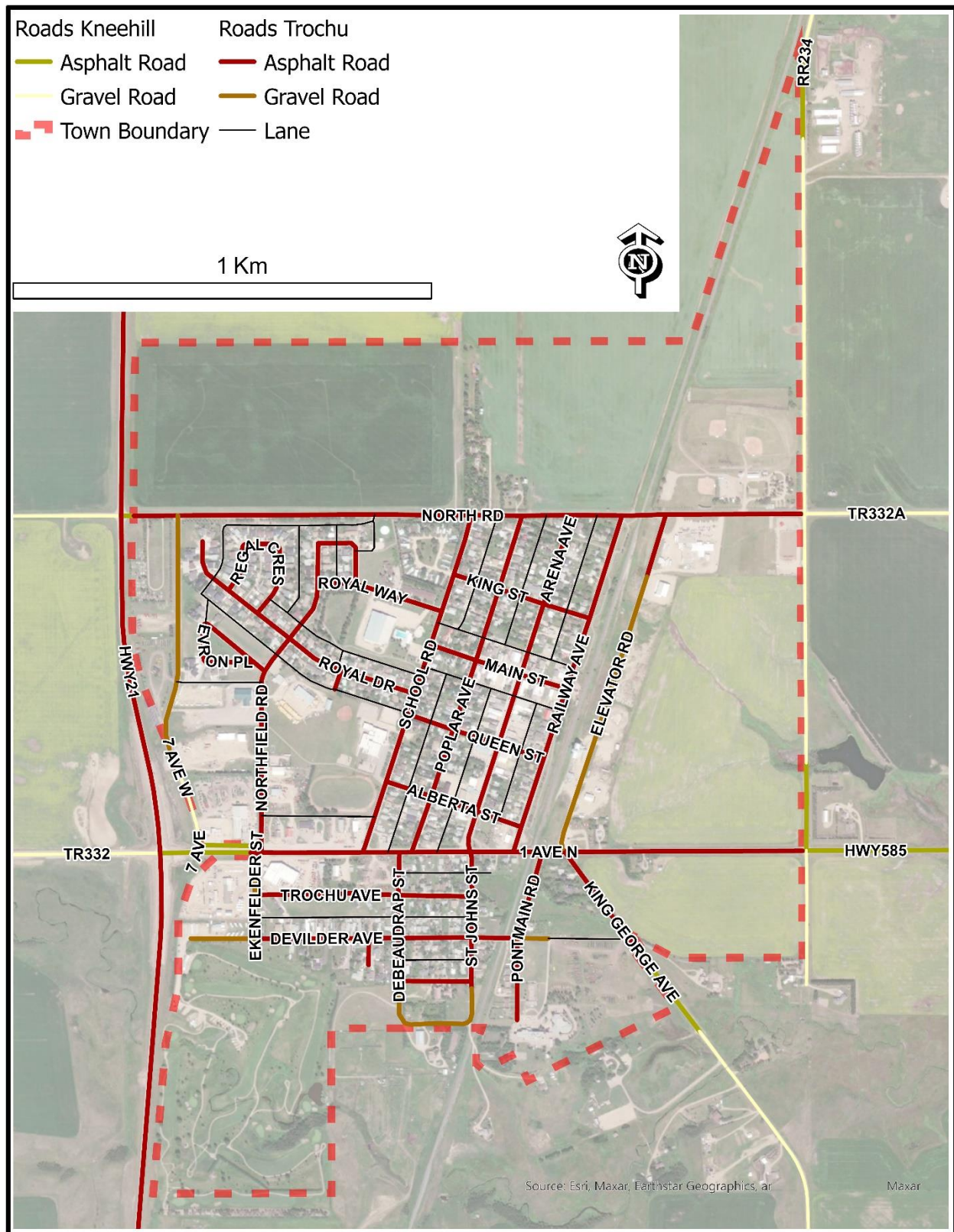
2.5 TRANSPORTATION

Trochu is bound by Highway 21 on its western border which is the primary access to the town. Highway 585, which runs perpendicular to Highway 21, provides a secondary access to the town from the east. Highway 585 becomes 1st Avenue N within the Town's boundaries, which serves as the primary transportation route through Trochu. All residential and commercial streets connect to this important transportation corridor. The majority of roads within Town boundaries are asphalt paved surfaces with a typical urban cross section with curb, gutter and sidewalk. Graveled lanes provide access to the rear of many properties.

Trochu's Master Infrastructure Plan, prepared in 2010 by MPE Engineering, identified portions of roads that required a range of minor to major repair work. The work requires ranges from asphalt repair work and overlays, tree root penetrations into the road base, and minor concrete repairs.

The Town is served by the Canadian National Railway secondary main line which connects with the City of Calgary and the City of Edmonton. The transportation network in Trochu is largely influenced by the rail line where east-west access within the Town is primarily restricted to 1st Avenue N, North Road, and Devilder Avenue. Figure 7 shows the existing transportation system in Trochu.

Figure 7. Transportation System



2.6 UTILITIES

The existing utility systems services provided by the Town of Trochu are water, wastewater, stormwater and solid waste. Trochu's most recent Master Infrastructure Plan was prepared in 2010 by MPE Engineering. MPE Engineering also prepared an updated Stormwater Master Drainage Plan in 2023 used to inform this MDP.

Water System

Trochu receives water from the Town of Three Hills distribution system. This water is transported by pipeline to the Town's above ground storage reservoir that has a storage capacity of 500,000 gallons. The reservoir is located in the north portion of the town, north of Royal Way and accessed from Royal Crescent. The MPE Master Infrastructure Plan (2010) indicates that the water supply and reservoir capacity is adequate for the current anticipated growth levels in Trochu.

The water distribution system was also evaluated by MPE and determined to be in a satisfactory condition. It was estimated in 2010 that portions of the water system have a remaining operating life of 15 to 35 years, depending on the construction material of the pipe. The report also indicated the water system has capacity for future anticipated growth with some minor upgrades to the existing system and design considerations for the future growth lands. It is recommended, however, that sections of the water mains are considered to be replaced when other utilities are replaced to realize cost efficiencies.

Wastewater System

The wastewater treatment facility located one mile east of town was constructed in the mid 1970's and upgraded in 2021. It is an aerobic/anaerobic treatment system designed to serve a population of approximately 2,000 people. This facility has four anaerobic retention ponds capable of four days retention for a population of 3,000, two 60-day facultative ponds with a capacity of 2,000 persons, and two 12-month storage ponds capable of retaining the sewage effluent from 2,000 persons for one year.

The majority of the sanitary mains in Trochu are gravity-fed. A small lift station is located at the intersection of Highway 21 and 585 (1st Avenue North) that services two businesses. The Master Infrastructure Plan estimated a 20-year operating life of the sanitary mains in Trochu, however, CTV investigation of the pipes would improve this estimate. Sections of the sanitary mains in Trochu are being evaluated and replaced as needed.

Figure 8 shows the current water and wastewater systems in Trochu.

Stormwater System

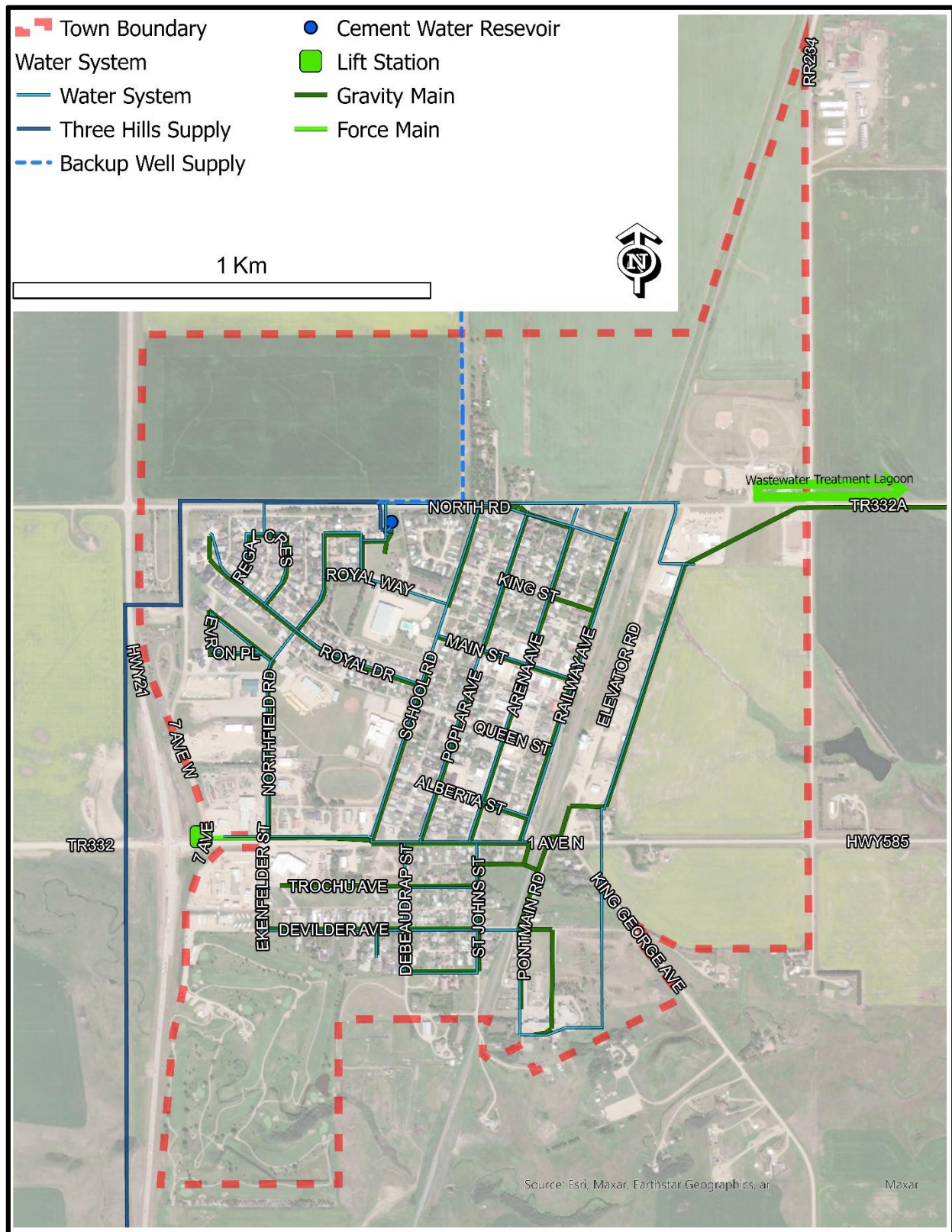
The stormwater system in Trochu consists of overland conveyance paths including ditches, culverts and curb and gutter, as well as an underground system consisting of catch basins and storm pipes. There are a few areas of Trochu that experience ponding as a result of a combination of limited capture flow of catch basins, and limited capacity of culverts or storm mains. Improvements to the stormwater system are recommended to increase the capacity of existing infrastructure.

Solid Waste

A solid waste transfer site is located approximately one mile east of Town at the location of the old landfill. Waste is transported to Drumheller from the waste transfer site. The site also has a rubble and metal pit and collection of tires and e-waste. In 1979, a number of rural municipalities joined the Town of Drumheller to form the Drumheller and District Solid Waste Management Association. The Association currently consists of 15 regional member municipalities with 19 waste transfer stations.

Trochu also currently operates a burn pit for wood and cardboard wastes and provides recycling services.

Figure 8. Water and Wastewater Utility Systems



2.7 COMMUNITY SERVICES AND RECREATION

Community services include land uses that are supportive of the health, safety and welfare of residents. Trochu provides or supports a number of services within the Town, including;

- St. Mary's Health Centre, a 28-bed long-term care facility with additional lodge units;
- the Trochu Valley School, kindergarten to grade 12;
- a community fitness centre; swimming pool and splash park and arena;
- the Trochu Museum;
- the Trochu Arboretum and Ag grounds;
- the Trochu library;
- A Senior's Outreach program;
- the Trochu Food Bank;
- a daycare; and
- the Trochu Fire Department.



RCMP and ambulance services are provided by Three Hills and Kneehill Ambulance, respectively. Trochu is a member of the Kneehill Regional Emergency Management Agency. Family and Community Support Services are provided regionally by Kneehill Regional FCSS. Kneehill Housing Corporation also operates Trochu Valley Manor, offering 28 subsidized self-contained living units for seniors.

3 PLAN GOALS

The following goals form the basis for the plan objectives and policy statements which serve as the framework for land use planning in the community.

3.1 GOALS

- 3.1.1 To develop and maintain a growth strategy and phasing for the Town that promotes efficient land use patterns and accommodates appropriate future land uses.
- 3.1.2 To promote and improve existing developed areas within the Town.
- 3.1.3 To encourage growth that promotes a safe and livable community.
- 3.1.4 To preserve and enhance the environment within the Town.
- 3.1.5 To efficiently maintain and improve existing utility and transportation infrastructure, and to plan for future infrastructure needs to accommodate growth projections.
- 3.1.6 To maintain a financially sustainable and viable community.

4 GENERAL POLICIES

The purpose of this section is to establish objectives and policy statements that will guide future growth and achieve the overarching goals of the Town. These policy statements have relevance at many levels of planning, including new area structure plans or area redevelopment plans, land use amendments, subdivision and development permits. They apply to all lands within the municipal boundary.

4.1 NATURAL ENVIRONMENT



Trochu contains a significant coulee within the southern most portion of its municipal boundaries. This coulee contains Trochu Creek that connects to Ghostpine Creek 2.5 miles east of Trochu. Ghostpine Creek connects to Three Hills Creek and eventually discharges into the Red Deer River north of Drumheller.

The majority of the soils within the municipal boundaries are Canadian Land Inventory Class 3 soils. The land areas within the creek valley are listed as Class 5 due to the slopes and localized flooding as constraints to agriculture.

Environmental stewardship is a shared responsibility that requires not only the commitment of Trochu residents, businesses and developers, but also the cooperation with municipal neighbors, senior governments and other agencies. It is important that the natural environment is integrated into municipal land use, and social and economic decision-making and planning processes.

Objectives

- To support and promote the health of the Red Deer River watershed.
- To ensure a healthy environment be maintained in all aspects of future planning and development.
- To protect and minimize the impact of development on environmentally sensitive areas.

Policies

- 4.1.1 The health of the watershed should be maintained through the use of advanced wastewater treatment and storm-water management. Stormwater systems shall be designed to provide water quality treatment prior to discharge to the existing drainage system and the watershed, including options such as LID practices, storm ponds and constructed wetlands.
- 4.1.2 Unique landscape features that contribute to the visual continuity and aesthetic quality of the Town should be preserved.
- 4.1.3 Setbacks from waterbodies or wetlands shall be established by ASP, land use bylaw amendment or subdivision to ensure that:
 - a) land adjacent to a waterbody or wetland is dedicated as Environmental Reserve (ER);
 - b) riparian areas, the waterbody or wetland and watershed processes are maintained in a natural state;
 - c) bank erosion is minimized; and
 - d) fish and wildlife habitat are protected.
- 4.1.4 The Provincial handbook “Stepping Back from the Water: A Beneficial Management Practices Guide for New Development Near Water Bodies in Alberta’s Settled Region” (2012) should be used as a guideline for the identification of riparian areas and development of management options to determine waterbody setback distances.

- 4.1.5 Lands that qualify as Environmental Reserve shall be dedicated at subdivision. The width of the Environmental Reserve will vary depending on the geotechnical stability and riparian area but must not be less than 6 meters in width.
- 4.1.6 Public access to Environmental Reserve may be provided where environmental protection concerns can be adequately addressed or mitigated. Land along waterbodies and escarpments should be incorporated into the parks and open space system where possible.

4.2 DEVELOPMENT CONSTRAINTS AND HAZARD LANDS

There are a number of natural and man-made constraints to development in Trochu, including steep slopes, valley bottom flooding, the railway, and pipelines. Development in areas prone to natural hazards or with man-made hazards requires special consideration due to concerns for personal safety and risk of property damage.

Objectives

- To ensure development proceeds in a manner that protects personal safety and the risk of property loss or damage.

Policies

- 4.2.1 The Town of Trochu may require the preparation of a geotechnical evaluation or slope stability analysis to be prepared for an ASP/ARP, Conceptual Scheme, subdivision, or development permit application.
- 4.2.2 Where steep slopes are considered to be unstable by the approving authority, they may be dedicated as Environmental Reserve at subdivision.
- 4.2.3 Development setbacks from the top or toe of a slope shall be in accordance with the Town of Trochu Land Use Bylaw and/or a geotechnical evaluation or slope stability analysis prepared by a qualified professional.
- 4.2.4 Development other than outdoor recreation or agriculture in the valley bottom of the tributary to Ghostpine Creek is discouraged due to the flooding potential in the valley flats. Where flood hazard area data is not available but the Development Authority believes that lands may be subject to flooding, development shall be setback such distance as the Development Authority considers reasonable and appropriate to minimize the risk of flooding.
- 4.2.5 Subdivision and development permit applications must be referred to the Alberta Energy Regulator as required by and in accordance with the *Act* where the lands are within the distance specified in the *Regulation* to a sour gas facility.
- 4.2.6 Subdivision and development permit approvals must conform to the setbacks to sour gas wells as specified in writing from the Alberta Energy Regulator, in accordance with the *Regulation*.
- 4.2.7 Development must conform to the setbacks from an oil and gas well or abandoned well as specified in the *Regulation*.
- 4.2.8 Residential development in close proximity to the rail line is not desirable for reasons of personal safety and the noise associated with the railway. Industrial or commercial land uses are supported adjacent to the rail line.

4.3 TRANSPORTATION

The existing roadway network can provide satisfactory service for future growth. The potential growth areas currently abut existing collector and local roadways or can be served by relatively minor extensions of collectors.

Objectives

- To establish a hierarchy of transportation roadways.
- To provide a safe and efficient transportation network and pedestrian circulation system throughout Trochu.

Policies

- 4.3.1 1st Avenue N and North Road will be considered and maintained as the major east-west collector roads serving the Town.
- 4.3.2 New roads and surface improvements in Trochu will be designed to Town adopted standards. Variances to these standards may be required to meet local site conditions or to address innovations. Variances to these standards may approved at the discretion of the approving authority.
- 4.3.3 Roadways should be designed to minimize through traffic in residential areas and prevent industrial and commercial traffic from entering residential areas.
- 4.3.4 The Town may require the preparation of a traffic impact assessment by a qualified professional when considering applications where there is potential for significant impacts on Trochu's roadways.
- 4.3.5 Intersection location and spacing, and access points to development shall be designed to minimize impacts on traffic flow.
- 4.3.6 Residential development is discouraged to have direct access to 1st Avenue N and North Road. The number of commercial or industrial accesses are encouraged to be minimized through subdivision design and shared accesses.
- 4.3.7 Subdivision and development proposals shall be designed to provide safe and efficient access for emergency vehicles.
- 4.3.8 The transportation system will be designed for safe and accessible pedestrian circulation, including sidewalks, intersection crossings and pathways that provide logical connections between the commercial core, residential neighbourhoods, schools, parks and open spaces, and other key Town amenities.

4.4 UTILITIES

There is a strong relationship between land use planning and the development of utility infrastructure. The location, capacity, and efficiency of a municipality's utility infrastructure greatly impacts growth and development patterns. This means that the programming and construction of roads, wastewater and water systems go hand in hand with land development. The programming of capital works, if in accordance with land use planning policies, can provide a very powerful tool to implement the policies of this Plan.

OBJECTIVES

- To provide utilities in an efficient, economic and coordinated manner which will accommodate future growth.
- To minimize capital expenditures on municipal utilities through the promotion of efficient patterns of development and effective infrastructure management.
- To develop an effective monitoring system of municipal utilities.
- To ensure costs of new or upgraded utility infrastructure that supports growth is fairly and equitable distributed.
- To identify and promote the use of financial tools that can support the provision of utilities and infrastructure into growth areas.

POLICIES

- 4.4.1 The Town will continue to monitor the condition, capacity and long-term performance of existing utilities in order to develop sustainable capital budgets for rehabilitation, replacement and expansion and to ensure that future decisions can be based on current and accurate information regarding servicing capacities and needs.
- 4.4.2 The Town will:
- a) monitor the capacity of infrastructure systems to ensure adequate service to meet domestic, commercial, industrial and emergency requirements;
 - b) endeavor to optimize the use of existing infrastructure systems prior to expansion or extension; and
 - c) ensure the sizing of infrastructure extensions or replacement is based on the ultimate pattern of future growth and appropriate to the phasing of growth.
- 4.4.3 The approving authority at its discretion, may require further study be undertaken of the Town's infrastructure capacity for an application for land use amendment, subdivision or development.
- 4.4.4 Priority shall be given to the development of infill areas in order to maximize the efficiency of existing utility systems.
- 4.4.5 Proposed new or intensified developments shall be staged in accordance with statutory plans and master infrastructure plans or other supporting engineering studies to provide logical and orderly extensions to existing infrastructure.
- 4.4.6 Development shall be served with municipal wastewater and water utility services. Development shall not be permitted on private services unless specified elsewhere in this plan.
- 4.4.7 Stormwater plans are required for future growth areas at concept plan or subdivision. All stormwater infrastructure in future growth areas must meet provincial requirements and guidelines and the Town's Master Drainage Plan. Stormwater management systems must be designed with release rates that do not exceed pre-development flow rates.
- 4.4.8 New utility infrastructure in Trochu will be designed to Town adopted standards. Variances to these standards may be required to meet local site conditions or to address innovations. Variances to these standards may be approved at the discretion of the approving authority.

- 4.4.9 Developers shall be responsible for the construction, installation and oversizing of infrastructure and utility systems which service a future growth area to the Town's standards.
- 4.4.10 Notwithstanding 4.4.9, the Town may collect development charges as specified in a Development Agreement from a developer where the Town constructs the infrastructure.
- 4.4.11 The Town may collect a utility oversize charge as specified in a Development Agreement to pay the cost of infrastructure built with excess capacity to accommodate a subdivision or development.
- 4.4.12 The Town should explore the use of local improvement levies to finance existing infrastructure replacement or upgrades, or for new infrastructure that is required in the short-term and where only a specific area of the Town benefits from the new or upgraded infrastructure.
- 4.4.13 The Town should explore the use off-site levies to recover expenses related to significant infrastructure projects required to accommodate growth over the long-term where multiple landowners benefit from the new or upgraded infrastructure; including:
- a) new or expanded water, sanitary or storm water mains;
 - b) sanitary lift stations;
 - c) new stormwater management facilities; and
 - d) collector roads connecting future growth areas.
- 4.4.14 Applications for telecommunication structures will be referred to Council. Following the public consultation process, Council may issue a letter of concurrence or non-concurrence for the proposed structure.

4.5 GROWTH AREAS AND PHASING

Trochu has shown a slow but steady population growth of approximately 1% per annum. Assuming this average rate of growth continues, it is anticipated that over the next 20 years Trochu's population may grow by an additional 230 people. Future growth areas are lands identified to accommodate this potential growth. The boundary of future growth areas is conceptually shown on Map 1 – Future Growth Areas, recognizing that more detailed boundaries and land uses will be determined through the preparation of area structure plans or conceptual schemes, subdivision and Land Use Bylaw amendment processes.

Growth phasing is a tool used to manage when and where growth or change happens. The purpose of growth phasing is to allow for orderly growth at a pace and manner that can be integrated into the community's social and physical infrastructure, while considering the long-term fiscal implications. Growth phasing may be constrained by limited infrastructure capacity, which must be addressed to the Town's satisfaction prior to further development in future growth areas.

While this MDP identifies Priority Growth Areas that will accommodate Trochu's growth over the next 20 to 30 years, it is flexible to accommodate changing circumstances. It also considers requirements to achieve build-out of the community in the longer-term to ensure an adequate time to plan for major infrastructure projects.

OBJECTIVES

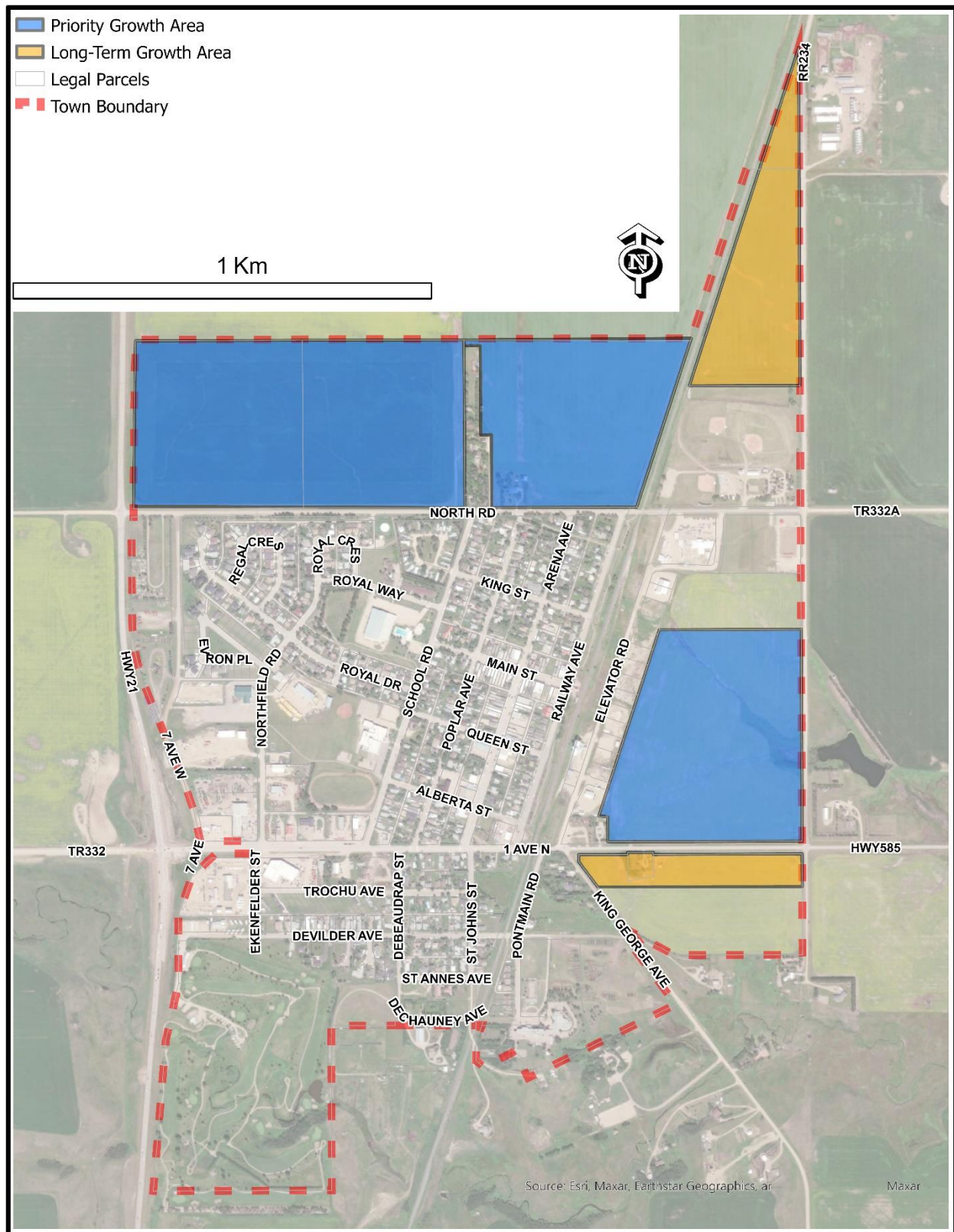
- To prioritize growth in areas of Trochu that will achieve the Town's goals to increase the variety of available housing and promote economic development.
- To facilitate the planning and provision of municipal services and community facilities to meet the demands of the community.
- To plan for and manage growth at a level that can be integrated into and sustained by the Town's physical infrastructure.

- To develop an efficient land use pattern by designating short and long-term development areas considering aesthetics, serviceability, and land use compatibility.

POLICIES

- 4.5.1 Growth of the Trochu population and the economy will be encouraged through:
- a) the publication or promotion of opportunities for commercial, industrial and residential development;
 - b) providing support for existing businesses and promoting the establishment of new businesses;
 - c) the maintenance of good working relationships with municipal neighbours and external agencies;
 - d) the pursuit of high-quality development within the municipality; and
 - e) the adoption of a capital budget which supports the outcomes of this MDP.
- 4.5.2 Development that utilizes existing infrastructure and services and minimizes financial impact on the Town will be encouraged.
- 4.5.3 Within existing built areas, infill and redevelopment will be considered a means for accommodating growth. Factors that are important to consider are:
- a) the new development is in context with or provides an appropriate transition from existing development; and
 - b) adequate utility services and infrastructure can support the development.
- 4.5.4 New development will be directed to the Priority Growth Areas as generally shown in Map 1 – Future Growth Areas.
- 4.5.5 Development within Long-Term Growth Areas should occur after the development of the Priority Growth Areas. The Town may consider earlier development of a Long-Term Growth Area where:
- a) the development provides or expands the provision of required housing forms, commercial services or other economic development;
 - b) infrastructure such as roads and utilities are readily available to service the development; and
 - c) adequate capacity exists in the existing municipal infrastructure, or upgrades to the existing systems can be readily accommodated.
- 4.5.6 The Town, at its sole discretion, may assume a role in land development, including acquisition, servicing and subdivision of land in order to ensure an adequate supply of land for growth.
- 4.5.7 Prior to a land use amendment or subdivision in a future growth area, the Town Council may require an area structure plan or conceptual scheme to be prepared and approved.

Map 1 - Future Growth Areas



5 RESIDENTIAL

The Town of Trochu commissioned the Rural Development Network to prepare a Housing Needs and Demands Assessment (2023) to identify current housing trends and potential gaps in housing inventory and undertake an Enabling Housing Choice Project (2023). The results of these reports helped inform the policy direction for residential development in this MDP.

There is a small supply of vacant and serviced residential lots in Trochu. Within Evron Place, there are currently about 16 vacant lots for detached dwellings, and approximately 6 vacant lots for manufactured dwellings along Trochu Avenue, and a few vacant infill lots throughout Town. Additional lands for residential development will required to be serviced and is located to the north of North Road. The Town of Trochu prepared the Northwest ASP to facilitate residential growth and the development of a senior's assisted living facility. Additional measures and incentives are outlined in the Residential Policies to further facilitate residential development in Trochu.

Objectives

- To ensure the Town can be responsive to the demand for housing and that a variety of housing types and preferences can be accommodated.
- To identify residential growth areas to ensure an adequate supply of land for development.
- To ensure that new residential development takes place in an orderly and economical manner.
- To create and support residential neighbourhoods that build a sense of community for Town residents.

5.1 GENERAL RESIDENTIAL

Policies

- 5.1.1 Residential uses are generally accommodated in the Residential areas identified on Map 2 – Conceptual Land Use (page 32).
- 5.1.2 Although the predominant style of housing is low density, the Town will encourage the provision of a variety of lots sizes, housing types and densities in residential areas that can accommodate the various age groups, lifestyles, income groups and household types and sizes.
- 5.1.3 The Town will encourage and may incentivize the development of vacant serviced lots within existing residential neighbourhoods prior to expansion into residential growth areas.
- 5.1.4 The Town should ensure development or redevelopment within existing residential areas is compatible with the neighbourhood, including consideration for:
 - a) building height and massing; and
 - b) lot layout and streetscape.
- 5.1.5 The Town should monitor housing demand and estimate housing demand on a regular basis to assist in making decisions to service growth areas.
- 5.1.6 The Town will support attached and detached suites as well as multi-unit dwelling types that are scaled to fit within the Town's new and existing residential areas.
- 5.1.7 The Town will enable factory-constructed dwellings, including "ready-to-move homes" and "modular homes" to be located in all residential neighbourhoods where they are consistent and compatible in massing and design to dwellings constructed on-site.
- 5.1.8 Residential areas that allow for manufactured dwelling parks or factory-constructed dwellings with narrow frontages or smaller massing will be enabled in specific land use districts.

- 5.1.9 The Town will support and enable opportunities for home-based businesses in residential neighbourhoods provided they are secondary to the residential use and do not detract from the amenities of the surrounding residential neighbourhood.

5.2 COUNTRY RESIDENTIAL

Policies

- 5.2.1 Country residential uses are generally accommodated in the Country Residential areas identified on Map 2 – Conceptual Land Use (page 32).
- 5.2.2 Limited country residential development will be allowed within the Town's boundaries. Country residential will be located in areas where access to municipal water and/ or wastewater services is limited or unfeasible, or due to identified hazards or constraints.

6 COMMERCIAL

Downtowns are a vital space where community members can meet their daily needs and celebrate their history and culture. They are destinations for local residents and visitors and are important to boost the economic health and vibrancy of a community.

In addition to the downtown, supporting commercial areas that supply a wide variety of other goods and services to the region are also important for the economic success of the Town. These commercial areas will be located where there is access from major roads within Trochu.

Trochu does not currently have a supply of serviced and vacant lots available for commercial development. Lands are identified for future commercial development adjacent to Highway 21 and along 1st Avenue N.

Objectives

- To promote the downtown as the primary civic, cultural and retail commercial centre of Trochu.
- To promote professional trade and a diversified range of commercial activities to locate in Trochu.
- To maintain and develop highway commercial sites as specialized commercial areas providing goods and services for the travelling public.
- To ensure adequate land reserves for future commercial land requirements.

6.1 GENERAL COMMERCIAL

Policies

- 6.1.1 Commercial uses will generally be accommodated in those Commercial areas identified on Map 2 – Conceptual Land Use (page 32).
- 6.1.2 Commercial uses that require larger buildings and parking areas, or provide automobile services will be directed to the general commercial areas located along collector roads outside of the downtown.
- 6.1.3 A high standard of appearance should be promoted in commercial developments along highway and collector road corridors to establish a strong, positive visual image of Trochu.
- 6.1.4 A variety of lot sizes should be encouraged in general commercial areas to accommodate the varying space requirements of a range of commercial activities.

6.2 DOWNTOWN

- 6.2.1 Downtown commercial will generally be accommodated in those areas identified as Downtown on Map 2 – Conceptual Land Use (page 32).
- 6.2.2 The downtown of Trochu will be the primary node for professional and financial services, retail stores, personal service businesses, and entertainment and cultural activities in a pedestrian-friendly environment.
- 6.2.3 Renovations or new development in the downtown will maintain the architectural appearance and building character of the traditional downtown.
- 6.2.4 Buildings and development in the downtown will contribute to the main-street style streetscape.
- 6.2.5 The Town should incentivize and support the use or redevelopment of vacant or under-utilized land and buildings in the downtown.

- 6.2.6 Mixed-use developments that include residential uses above grade and maximize the use of sites will be supported in the downtown.

7 INDUSTRIAL

Industrial developments are vital to the economy of the Town, as they contribute to both employment and the tax base. Many industries locate in a community because of a natural advantage, to fill a niche or provide a needed service in the community and surrounding region. The expansion and diversification of industry in Trochu is important to its continued growth and success.

There are currently about 10 vacant industrial lots in Trochu along Elevator Road, which are subdivided into smaller lots with the opportunity for consolidation into larger parcels. There is also opportunity for growth of industrial lands to the east of these lots.

Objectives

- To ensure there is sufficient serviced industrial land to meet future needs.
- To achieve a diversified and balanced industrial mix through the infill and extension of existing industrial sites and the development of new industrial areas.
- To promote a diversified industrial mix which will provide a variety of employment opportunities.
- To ensure that new industrial uses do not adversely affect existing non-industrial uses.

Policies

- 7.1.1 Industrial uses will generally be accommodated in those Industrial areas identified on Map 2 – Conceptual Land Use (page 32).
- 7.1.2 Industrial subdivisions should provide a variety of lot sizes and levels of servicing to accommodate a wide range of industrial activity.
- 7.1.3 Industrial land uses that do not require municipal water and sanitary services, such as storage yards, should be located appropriately in areas where services would be difficult or costly to extend.
- 7.1.4 Industrial lands shall be protected from adjacent uses that could impact the continued operation of industrial uses. This may include strategies such as buffering with open spaces or a gradual transition from industrial to commercial to residential uses. Light industrial uses with operations in enclosed buildings may serve as transitional areas between residential and industrial land uses that may have nuisance potential.
- 7.1.5 The appropriateness of an industrial use or location will be evaluated with full consideration to its potential environmental impact and/or nuisances it may generate in relation to existing and future residential areas.
- 7.1.6 An efficient transportation system will be developed within industrial areas and their connections to the highway by:
 - a) providing direct routes to industrial areas;
 - b) providing adequate internal circulation routes; and
 - c) ensuring roads are designed and constructed to accommodate industrial traffic.
- 7.1.7 Industrial development shall be encouraged to maintain a high standard of design, landscaping and screening of outdoor areas visible to the public. The Town may explore the use of incentives to encourage higher levels of aesthetic design and landscaping in industrial areas.

8 PARKS AND OPEN SPACE

Trails and parks, including open spaces and recreational facilities, are a foundational component of the Town. They provide key meeting places for residents and contribute to a healthy environment and the overall attractiveness of a community.

Parks serve a variety of purposes which includes protecting people and property from environmental hazards, to protect and enhance natural amenities, and to provide outdoor recreation, education and cultural opportunities.



Objectives

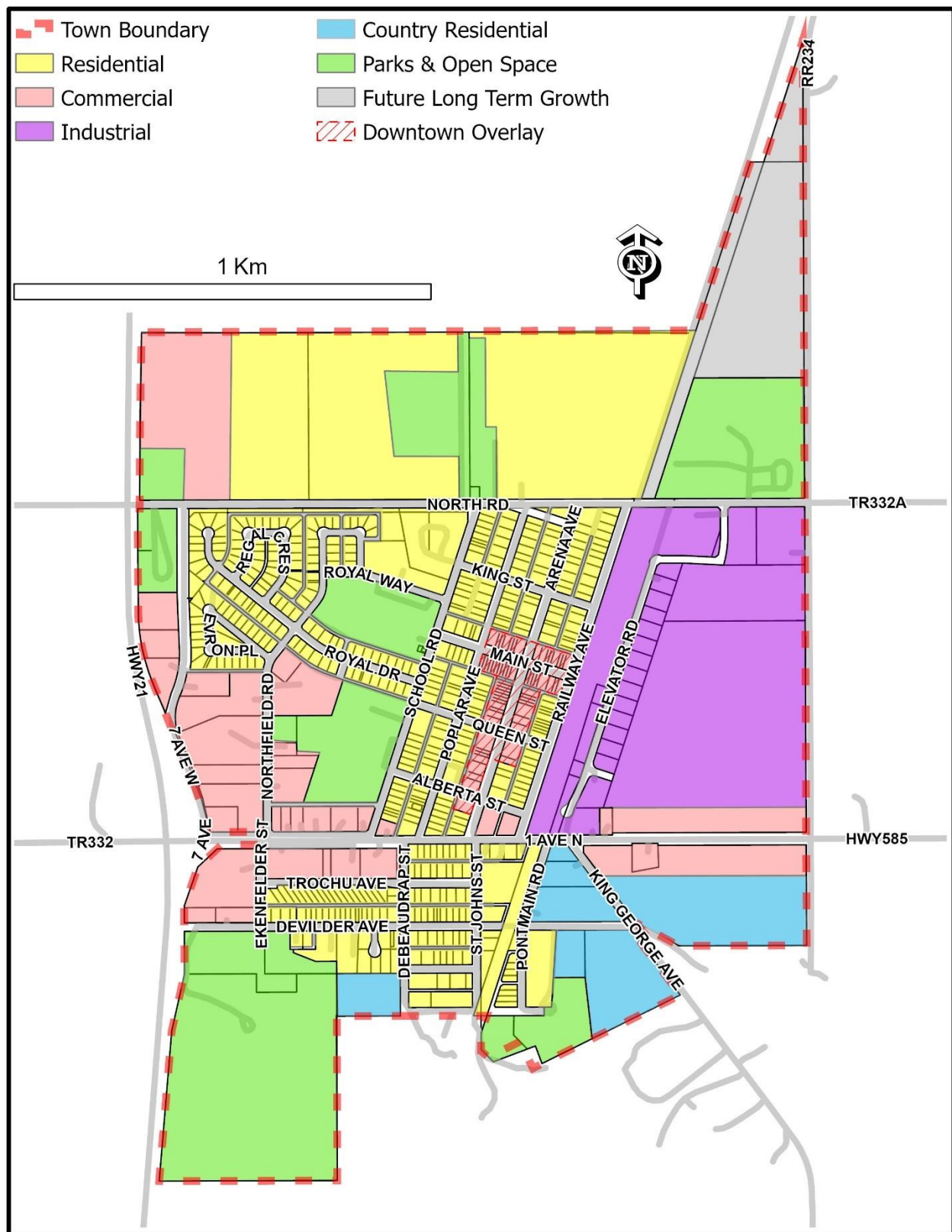
- To encourage recreational developments that will promote tourism.
- To preserve and enhance existing open space and recreational facilities, and to ensure the availability and accessibility of recreation facilities and open spaces for current and future residents.
- To extend Trochu's trail network into new development areas.

Policies

- 8.1.1 Community parks are generally accommodated in those areas identified on Map 2 – Conceptual Land Use (page 32).
- 8.1.2 As new areas are planned and developed, links to the Town's trail system should be provided.
- 8.1.3 The Town may require parks to be provided in new areas to accommodate a broad range of activities and user groups, including playgrounds, informal gathering spaces, community gardens and trailheads.
- 8.1.4 A maximum of 10% of the area of a parcel of land to be subdivided shall be required to be dedicated municipal reserve (MR). Where MR is deemed not required or in alignment with the Town's MR priorities, it may be provided as cash-in-lieu.
- 8.1.5 The location and distribution of MR land will generally be determined at the area structure plan, conceptual scheme or subdivision stage. The MR priorities may vary on a site-specific basis, but the following will be considered:
 - a) community wide requirements for recreational facilities, fields, and trails;
 - b) local requirements for maintained parkland and playgrounds; and
 - c) lands that provide a buffer.
- 8.1.6 The Town will not accept as part of a required MR dedication:
 - a) walkways or road islands that can be accommodated within a road right-of-way or utility lot;

- b) remnants of land that do not serve a community purpose;
 - c) contaminated lands or lands that cannot be effectively used for MR purposes.
- 8.1.7 When planning for the development of parks and recreation facilities, the Town should take into consideration ways to enhance the development as a tourist attraction.

Map 2 – Conceptual Land Use



9 CIVIC ENGAGEMENT AND COOPERATION

Good governance in land use planning and decision-making processes includes public engagement, communication, education and cooperation. These elements are all required to build strong and trusting relationships between the Town, residents and neighbouring municipalities. It also ensures that residents have the capacity to effectively share perspectives, to participate in dialogue and to be actively involved in the planning and governance of the community in a constructive manner.

Objectives

- To make decisions in a transparent and accountable manner.
- To create opportunities for meaningful public engagement.
- To make consistent land use, infrastructure and economic development decisions between the Town and the County.
- To be a leader in promoting cooperation, consultation and information sharing within the region.
- To encourage the joint use and development of parks and schools for more efficient utilization of land and facilities.

Policies

- 9.1.1 The Town will employ a public hearing process that facilitates and encourages public participation by reducing opportunities for conflict and creating an environment that is conducive to the sharing of opinions.
- 9.1.2 Initiation of public engagement prior to a formal public hearing process will be encouraged for development proposals, statutory plans and land use bylaw amendments.
- 9.1.3 In order to better inform residents about issues, proposals, decision-making processes and initiatives, the Town will use a variety of communication methods and strategies.
- 9.1.4 The Town will participate in the maintenance and implementation of the Town of Trochu and Kneehill County Intermunicipal Development Plan (IDP) to facilitate long-term comprehensive planning within the IDP area.
- 9.1.5 Applications for subdivision and development adjacent to the Town's boundary shall be circulated to Kneehill County for their comments and concerns in accordance with the IDP.
- 9.1.6 The Town will endeavor to align with broader shared regional land use goals and initiatives.
- 9.1.7 The Town will participate in the maintenance and implementation of an Intermunicipal Collaboration Framework (ICF) to ensure effective and efficient delivery of services to residents and the surrounding region.
- 9.1.8 The Town will participate in the maintenance and implementation of a Joint Use Planning Agreement (JUPA) with the Golden Hills School Division.

10 IMPLEMENTATION

The implementation of these MDP policy statements into decision-making processes is the responsibility of not only Town Council and its staff, but also the residents of Trochu through public engagement opportunities. Decisions with respect to municipal plans, policies, land use, subdivision and development permits must conform with the policy statements in this MDP.

This MDP must be reviewed and monitored at regular intervals to ensure the plan remains relevant and reflects the vision and aspirations of the Trochu community, as it guides municipal decision-making. It is essential that Administration and Council review this MDP in context when establishing a strategic vision, business plan or capital budget.

This MDP recommends actions and expenditures on behalf of the Town to ensure its successful implementation; however, any funding decisions must be considered by Council through the regular budgeting process and any public consultation Council deems necessary in making its decision.

Objectives

- To implement the Town's long-term goals through the MDP in a coordinated and cost-effective manner.
- To build residents and developers understanding and commitment to the implementation of the MDP.
- To ensure the MDP remains effective and responsive for municipal land use decision making, policy and budgeting purposes.

Policies

- 10.1.1 The policy statements in this MDP will be implemented further through detailed planning processes including the adoption and implementation of area structure plans, area redevelopment plans, conceptual schemes, the Land Use Bylaw and other Council Policies.
- 10.1.2 The Town will, subject to budget decisions, initiate and oversee implementation of policy statements and recommendations within this plan. All planning processes, programs and committees necessary for achieving the goals of this plan will be directed by Council.
- 10.1.3 Prior to making a decision on land use, subdivision or development, the decision-making authority will ensure that all relevant internal municipal departments, government agencies and stakeholders are involved in the application review process.
- 10.1.4 The Town should review and clarify municipal processes to ensure that barriers to development are removed and that the processes and requirements are transparent and easy to follow.
- 10.1.5 The Town should work with the community and the development industry to explore creative opportunities to incentivize new development and to form partnerships that promotes the goals of this MDP.
- 10.1.6 The Town should create and maintain an economic development strategy.
- 10.1.7 The Town should actively pursue new economic development opportunities to diversify the local and regional economic base through marketing developable land to new and existing industries and businesses.
- 10.1.8 An inventory and assessment of its tangible capital assets will be prepared and managed by the Town. Reserves will be built to manage, maintain and replace these assets in a long-term, financially sustainable manner.
- 10.1.9 The Town will develop, fund, and implement a comprehensive long-term plan for utility infrastructure and establish budget priorities in alignment with this MDP. Any funding decisions shall be considered by Council through the regular budgeting process and any public consultation Council deems necessary in its decision.

- 10.1.10 This MDP should be reviewed at 10-year intervals to ensure the goals and policies remain current and effective. A comprehensive update of this plan should occur when deemed warranted by Council.
- 10.1.11 The Town Council or a member of the public may initiate an amendment to this MDP. Amendment of the MDP must follow the appropriate procedures as outlined in the *Municipal Government Act*.
- 10.1.12 Where an amendment is proposed by a member of the public, the Town shall require the submission of such information as is deemed necessary to consider the purpose and rationale of the amendment.