

Town of Trochu Municipal Development Plan

Bylaw NO 2015-08



**TOWN OF TROCHU
BYLAW NO 2015-08**

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(2) of the Municipal Government Act, as amended, the Council of the Town of Trochu may, by Bylaw passed in accordance with Section 692 of the Municipal Government Act, adopt a plan to be known as:

“THE TOWN OF TROCHU MUNICIPAL DEVELOPMENT PLAN”

AND WHEREAS, a Public Hearing was held on _____, 2015 as required by Section 230 of the Municipal Government Act.

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

1. This Bylaw may be cited as “The Town of Trochu Municipal Development Plan”.
2. Bylaw No. ~~1993-09~~ being the “Town of Trochu General Municipal Plan” currently in effect is hereby repealed including all amendments thereto and replaced by Bylaw No. 2015-08.
3. Council adopts as the Municipal Development Plan for those lands contained within its civic boundaries, “The Town of Trochu Municipal Development Plan.”
4. This Bylaw takes effect on the date of the third and final reading.

READ A FIRST TIME THIS 25th DAY OF March A.D., 2015.

READ A SECOND TIME THIS _____ DAY OF _____ A.D., 2015.

READ A THIRD AND FINAL TIME THIS _____ DAY OF _____ A.D., 2015.

X

Barry Kletke
Mayor

X

Carl Peterson
CAO

TABLE OF CONTENTS

1.0. INTRODUCTION	6
1.1. PURPOSE OF THE PLAN	6
1.2. STATUTORY REQUIREMENTS OF THE PLAN	6
1.3. PLAN IMPLEMENTATION AND AMENDMENT	6
1.4. PLAN PREPARATION APPROACH	7
2.0. PLAN GOALS	8
2.1. OBJECTIVES	8
2.2. POLICIES	9
3.0. TROCHU: THE COMMUNITY	11
3.1. PHYSICAL SETTING	11
3.2. HISTORY	12
3.3. POPULATION	13
3.4. LABOUR FORCE	16
4.0. LAND USE	18
4.1. INTRODUCTION	21
4.2. EXISTING DEVELOPMENT PATTERN	21
4.3. DEVELOPMENT CONSTRAINTS	21
4.4. URBAN AND RURAL FRINGE	21
5.0. RESIDENTIAL DEVELOPMENT	22
5.1. HOUSING INVENTORY	28
5.2. PROJECTED RESIDENTIAL LAND ABSORPTION	29
6.0. COMMERCIAL DEVELOPMENT	30
6.1. CENTRAL COMMERCIAL LAND USE	32
6.2. HIGHWAY COMMERCIAL LAND USE	32
7.0. INDUSTRIAL DEVELOPMENT	33
7.1. INDUSTRIAL LAND REQUIREMENTS	34
7.2. INDUSTRIAL LAND USE STRATEGY	34
7.3. ACCOMODATING INDUSTRIAL GROWTH	25
8.0. PHYSICAL ENVIRONMENT	36
8.1. HAZARD LANDS	38

8.2.	ENVIRONMENTAL PROTECTION _____	38
9.0.	INFRASTRUCTURE AND UTILITIES _____	40
9.1.	TRANSPORTATION _____	43
9.2.	ROAD HIERARCHY _____	28
9.3.	FUTURE DEVELOPMENT _____	28
10.0.	PARKS AND RECREATION _____	46
10.1	INTRODUCTION _____	46
10.2.	EXISTING PARKS AND RECREATION FACILITIES _____	46
10.3.	PARK AREA STANDARDS _____	47
11.0.	COMMUNITY SERVICES _____	48
11.1.	INTRODUCTION _____	48
11.2.	HEALTHCARE _____	48
11.3.	EDUCATION FACILITIES _____	49
11.4.	PROTECTION AND EMERGENCY SERVICES _____	50
12.0.	NATURAL RESOURCE EXTRACTION _____	51
13.0.	DEVELOPMENT PATTERN _____	52
13.1.	FUTURE DEVELOPMENT _____	52
13.2.	SURROUNDING RURAL DEVELOPMENT _____	52

LIST OF FIGURES

FIGURE 1.....	Location Map	11
FIGURE 2.....	Population Growth 1946-2011	13
FIGURE 3.....	Population Pyramids	14
FIGURE 4.....	Labour Force Categorized by Occupation	16
FIGURE 5.....	Labour Force Categorized by Industry	17
FIGURE 6.....	Development Constraints	20
FIGURE 7.....	Land Use District Map	25
FIGURE 8.....	Potential Infill Sites	26
FIGURE 9.....	Future Land Use Map	27

1.0 INTRODUCTION

1.1 PURPOSE OF THE PLAN

The purpose of the Municipal Development Plan is to establish a statutory statement of goals and objectives for development in the Town of Trochu, and to outline strategies for achieving them. It is intended to provide the framework within which the orderly, economical and beneficial development and use of land can take place. The plan provides an opportunity for developing a relatively comprehensive decision-making framework for Council, the public, developers and others making future oriented decisions.

The Plan is based upon an analysis of the environmental, social, aesthetic and management characteristics of the Town of Trochu. It will need to be monitored and reviewed on an ongoing basis, and amended when necessary, to respond effectively to changing trends, activities and needs.

1.2 STATUTORY REQUIREMENTS OF THE PLAN

Section 632(2) of the Municipal Government Act (R.S.A., 2000, Ch M-26.1) provides that a municipality having a population of less than 3500, may, by bylaw, adopt a Municipal Development Plan (MDP).

The MDP must address:

- i. the future land use within the municipality,
- ii. the manner of and the proposals for future development in the municipality,
- iii. the coordination of land use, future growth patterns and other infrastructure with adjacent municipalities,
- iv. the provision of required transportation systems,
- v. the provision of municipal services and facilities,
- vi. the type and location of land uses adjacent to sour gas wells,
- vii. the provision of municipal, school and municipal and school reserves, and
- viii. policies respecting the protection of agricultural operations.

As well, the MDP may address any other matters relating to the physical, social or economic development of the municipality.

1.3 PLAN IMPLEMENTATION AND AMENDMENT

The Municipal Development Plan shall become a statutory document of the Town of Trochu on the day it is adopted by Council. This plan shall not relieve a person from compliance with the Land Use Bylaw nor any other document established pursuant to the Municipal Government Act. It is intended to provide the framework that will guide and inform more detailed plans and policy. In particular, the Town of Trochu Land Use Bylaw will be an important tool for implementing the policies of this Plan.

The Council of the Town of Trochu may amend this MDP as it considers necessary. Pursuant to Section 230 of the Municipal Government Act, the Council shall hold a public hearing prior to giving the proposed bylaw second reading.

1.4 PLAN PREPARATION APPROACH

The Municipal Development Plan is organized in two sections in each category. The first section consists of the background study which is the preliminary report leading to the drafting and production of the objectives and policies. The background study is undertaken to highlight and analyze some of the relevant trends, issues and development options. This is done with the intent of allowing the Plan to be focused on the current areas of change and activity in the Town of Trochu. The first section outlines the context within which the policies of the Plan are based.

Section 2 is the objectives and policies of the Municipal Development Plan. It contains guiding policies to address land use issues and desired goals. It should be considered part of the overall framework for growth within the Town of Trochu.

2.0 PLAN GOALS

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

2.1 OBJECTIVES

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

COMMUNITY

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

RESIDENTIAL

1. To encourage the provision of adequate residential areas and a variety of housing types for an expanding population.
2. To ensure that new residential development and the redevelopment of land for housing takes place in the most orderly manner to minimize capital and maintenance costs.
3. To prevent the intrusion of land uses which would adversely affect the safety and amenity of residential districts.
4. To maintain the low density residential character of the community, while recognizing specific areas for higher density residential development.
5. To ensure that all non-rural residential development is included within the Town's corporate limits.

COMMERCIAL

1. To ensure adequate land reserves for future commercial land requirements.
2. To promote professional trade and a diversified range of commercial activities to locate in the Town of Trochu.

3. To strengthen the development of a compact central retail commercial core.
4. To maintain and develop Highway Commercial sites as specialized commercial areas providing goods and services for the travelling public.
5. To minimize land use conflicts within commercial areas of the Town.

INDUSTRIAL

1. To ensure that there are adequate land reserves for all anticipated land use requirements.
2. To encourage industries to locate within designated industrial areas.
3. To promote a diversified industrial mix which will provide a variety of employment opportunities.
4. To promote the development of safe, aesthetically pleasing industrial areas by providing adequate access, and by providing appropriate buffering and screening for the protection of adjacent incompatible land uses.
5. To ensure appropriate separation or buffering between industrial and residential land uses.

RECREATIONAL AND INSTITUTIONAL

1. To provide open space, recreation facilities and community services to adequately serve the Town of Trochu and District in relation to population growth.
2. To provide sustainable convenient and safe access to recreational and institutional areas.
3. To promote the joint development of parks and school facilities for more efficient utilization of land and facilities.
4. To provide for appropriate neighbourhood parks and green spaces throughout the community.

ENVIRONMENTAL

1. To ensure that a healthy environment be maintained in all aspects of future planning and development.
2. To promote and support sustainable development initiatives.

REGIONAL ROLE

1. To ensure that land use planning on an intermunicipal scale is rational and inclusive of rural, urban and regional needs; and
2. To foster economic development within the region for the benefit of all municipalities

2.2 POLICIES

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

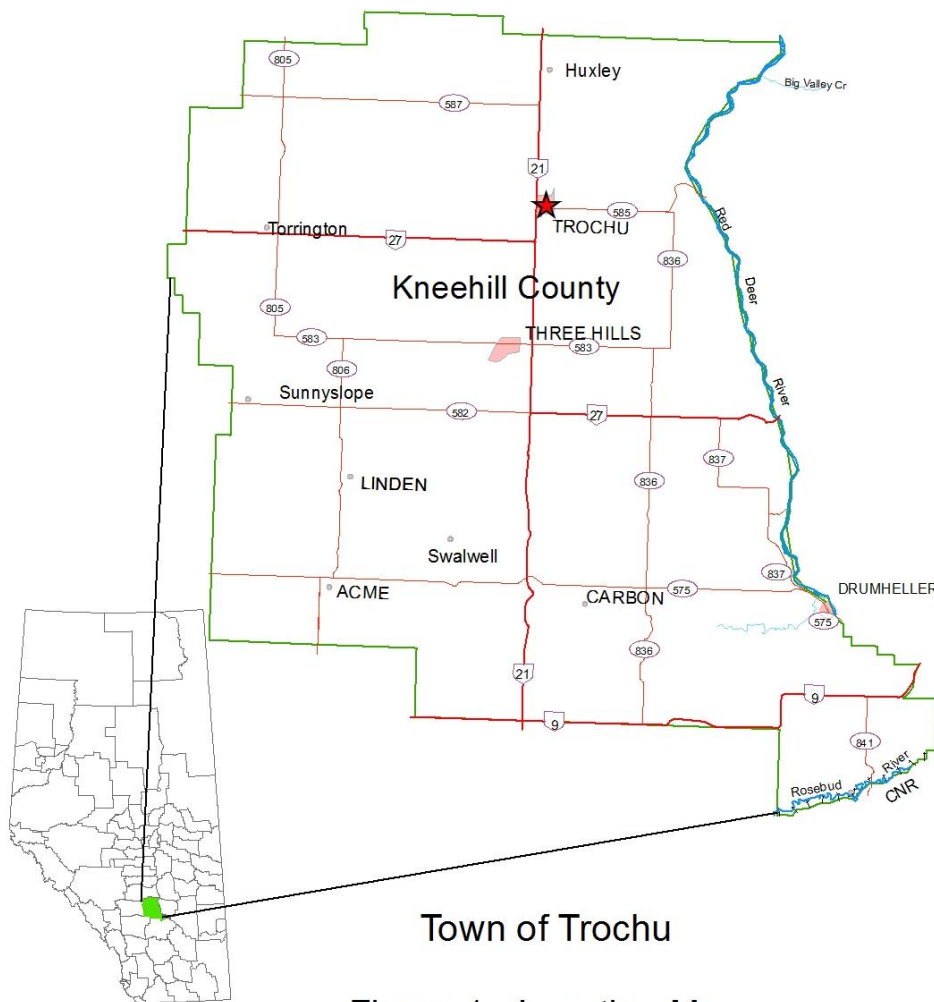
1. To establish a comprehensive growth management strategy to ensure the development of an orderly, economical and beneficial use of land.
2. To develop an efficient land use pattern within the Town of Trochu that will minimize environmental impacts, and that enhances economic development opportunities within the Town.
3. To preserve and enhance the physical environment within the Town of Trochu to ensure principles of sustainable development and environmental sensitivity are included in future planning decisions.
4. To improve and promote existing developed areas within the Town of Trochu.
5. To ensure that community services reflect the needs of the community and the surrounding area within financial and physical capabilities of the Town.
6. To develop the Town for appropriate long term economic growth.

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

3.0. TROCHU: THE COMMUNITY

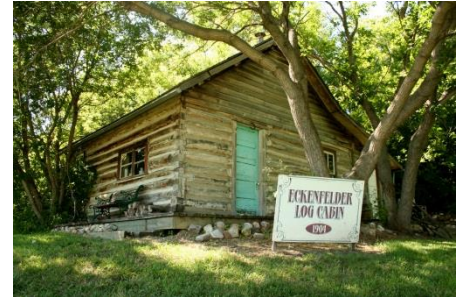
3.1. PHYSICAL SETTING

The Town of Trochu is located in Central Alberta within the Municipal District of Kneehill County. Trochu is approximately 80 kilometers southeast of Red Deer, 152 km northeast of Calgary and 75 km northwest of Drumheller. Agriculture, livestock, and oil and gas extraction are the primary industries of the region. Trochu acts as a service centre for these industries in addition to meeting the general commercial and service needs of the Town and surrounding rural population. 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. Trochu is situated on the North Bank of a large coulee that contains the Trochu Creek, a tributary of the Kneehills 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. The boundary map of the Town is shown below. The location of the Town is shown in figure1.



3.2. 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. Armand Trochu of France founded the town. Trochu was in search for a suitable ranch site. In 1903 Armand Trochu purchased land from the Hudson's Bay Company and by 1904 he began to build his ranch. During the fall of 1904 and early 1905 a significant number of Frenchmen came to Armand's homestead and the St. Ann Ranch Trading Company was formed in 1905. By 1906 many homesteaders arrived and as the population began to increase, businesses began to appear. The town began to boom in 1910 as the Grand Trunk Pacific Company began to work on the railroad. Finland settlers that had been working the coal mines in Canmore moved to the Trochu area to attempt farming. One of Trochu's greatest assets was the arrival of the Sisters of Charity of Notre Dame d'Evron, France. Around 1909, they immediately turned a grainary into a makeshift hospital in the coulee.



Before World War Two, around 1907, the Canadian Pacific railway made a tentative survey for a proposed line and as a result Joseph Devilder proposed the building of a town. The land was divided into lots and then sold. During 1907 and 1908 most of the settlers lived in the coulee due to the location of the creamery, stopping place and the St. Ann Ranch headquarters. Trochu was a unique settlement in the way that the townspeople devoted themselves primarily to economic progress and recreation as a secondary position. From 1909

onward, land was purchased and bought by settlers from Eastern Canada who took over the land and were expected to pay a long range term of payment. The district became primarily a farming area as a result. 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 Two, the Town of Trochu prospered in the form of businesses and farming. Trochu was formed as a town in 1962. Currently, the Town of Trochu is located in an Alberta agricultural area with high soil quality and is still surrounded by thriving agriculture. The Town has excellent roadways that provide good transportation links to the cities of Calgary, Red Deer and the Town of Drumheller. Trochu functions primarily as an agricultural service centre. The economic base of the region includes primary agriculture, meat processing, oil, natural gas, gravel and tourism.

3.3. POPULATION

PAST GROWTH TRENDS

The overall population of the Town of Trochu has increased at a relatively constant rate over the past 50 years. Figure 2 illustrates the historical growth trends of the Town. Following significant population growth from the post war baby boom, the population of the Town grew moderately between 1946 and 1956. The population then decreased slightly in the late 1950's and early 1960's only to rebound with a large increase in the mid 1960's. Population of the Town once again decreased in the late 1960's and early 1970's, followed by another significant population increase observed between 1976 and 1981. This growth was largely attributed to the economic boom that the Province was experiencing at the time, driven by the strength of the oil and gas and agriculture industries. Between 1981 and 1996, population has increased by 32 people, reaching a total of 907 persons.

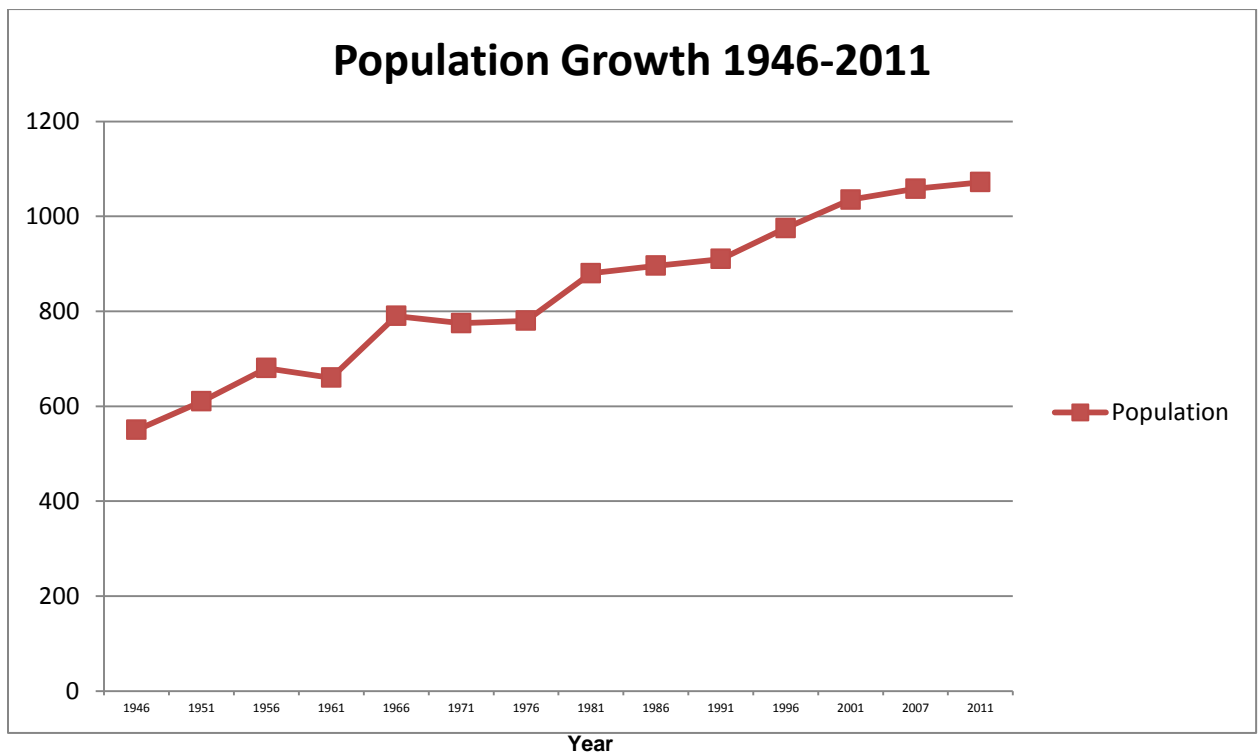


Figure 2 Population Growth Source: Census of Canada.

Population growth and decline in the Town of Trochu is partially attributed to Trochu's dependence on the agricultural and oil and gas economy. Since many of Trochu's businesses are based both directly and indirectly on serving the agricultural and oil and gas sector, any downturn in commodity prices will negatively impact the Town's population.

Between 1991 and 2011 the Town of Trochu experienced an increase of 165 persons. The largest population change occurred between the years of 1996 to 2001 with an increase of 77 people. The population remained constant from 2001 to 2006 then another increase of 40 persons from 2006 to 2011.

POPULATION CHARACTERISTICS

The figures below illustrate the 2011 age/gender population for the Town of Trochu in comparison to the Province of Alberta.

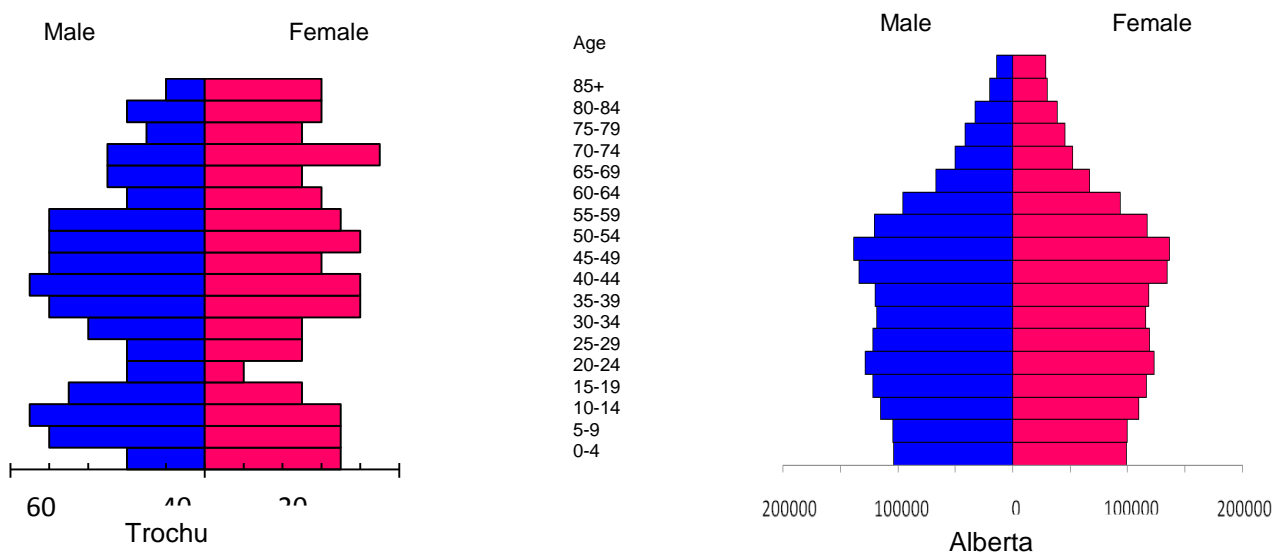


Figure 3. Population Pyramids. Source: 2011 Canadian Census of Statistics.

- There is a clear trend of aging across Canada, and Trochu is no exception. While the portion of persons over the age of 65 had not substantially changed in Trochu between 1996 and 2006, there has been a significant increase in the 50-65 age ranges. If these persons choose to remain in the community for their retirement, there will be a significant increase in the number of seniors in Trochu over the next 20 years;
- The population structure of the Town of Trochu differs from that of Alberta. When compared to the 2011 Alberta age/gender structure, the Town population illustrates a more variable structure with a significantly lower percentage between 20 and 29. This may be attributed to the lack of educational and employment opportunities common to small towns and rural areas.
- The population structure of the 0-14 age groups is closely linked to the 30-44 age cohort as most of the children in these cohorts would have parents within the latter.

These observations indicate that Trochu is a growing but aging community. Often, those retiring from area farms and small communities prefer to move to local centres because of community familiarity and convenient shopping and medical facilities.

POPULATION PROJECTIONS

It is important to provide estimates of population growth to anticipate the amount of land and infrastructure necessary to accommodate future development. A forecast of future population is needed in order to gain an insight into the future requirements of the Town. From an estimate of population, the following may be determined:

- a) land required for future development
- b) hard services required, such as utilities and schools
- c) soft services required such as recreational facilities

Based on the observed historical growth trends, consistent growth projections are likely as growth rates have remained fairly consistent in the range of 0.8 percent per year. However, historical growth trends are not the only factor to consider in projecting future population growth. Since the Town has a population base of 1058 residents upon which to make these predictions, it is greatly

susceptible to economic factors such as the level of economic activity, fuel prices (commuting to larger centres for employment), or competition with other rural communities. This growth rate could be altered depending on economic and social factors, such as a change in the agricultural or oil and gas industries or availability of land and housing. These potential growth factors are incorporated into the projection through the utilization of a growth rate large enough to accommodate the highest level of anticipated growth. For this reason, two growth scenarios are utilized, one assuming a higher growth rate of 2% per year and the other assuming a more consistent rate of growth of 1% per year. Table 1 illustrates future population levels assuming these growth rates. At a one percent growth rate the population of Trochu would be 1,370 by the year 2036 with an increase of 295 persons. At a two percent growth rate the population would be 1,720 persons by the year 2036 with an overall population increase of 645.

In order to plan adequately for additional land and infrastructure for a 25-year period, the consistent growth rate of 1% per year is applied, taking into account that growth has not exceeded 1% annual growth and is consistently within 0.7 to 0.8% per year establishing the design population as 1,370.

Table 1

Population Forecast

Town of Trochu 2011-2036

1.0% average annual growth

2.0% average annual growth

Year	Projected Population	Population Increase	Projected Population	Population Increase
2011*	1075(Actual)	11/year=55	1075(Actual)	21/year=105
2016	1130	11/year=55	1180	23/year=115
2021	1185	12/year=60	1295	26/year=130
2026	1245	12/year=60	1425	28/year=140
2031	1305	13/year=65	1565	31/year=155
2036	1370		1720	

3.4 LABOUR FORCE

Occupation

The figures below illustrate the Town of Trochu and Province of Alberta labour force categorized by occupation. The Town of Trochu's total experienced labour force 15 years and over is a total of 430 people. Within this total, the majority of occupations are in the processing, manufacturing and utilities category. This category makes up 36% of the Town labour force and trades while transport, and equipment operators make up 19%. Within Alberta, the total experienced labour force 15 years and over is 1,928,635 people. The majority of occupations consist of primary industries (18%) and processing, manufacturing and utilities (18%).

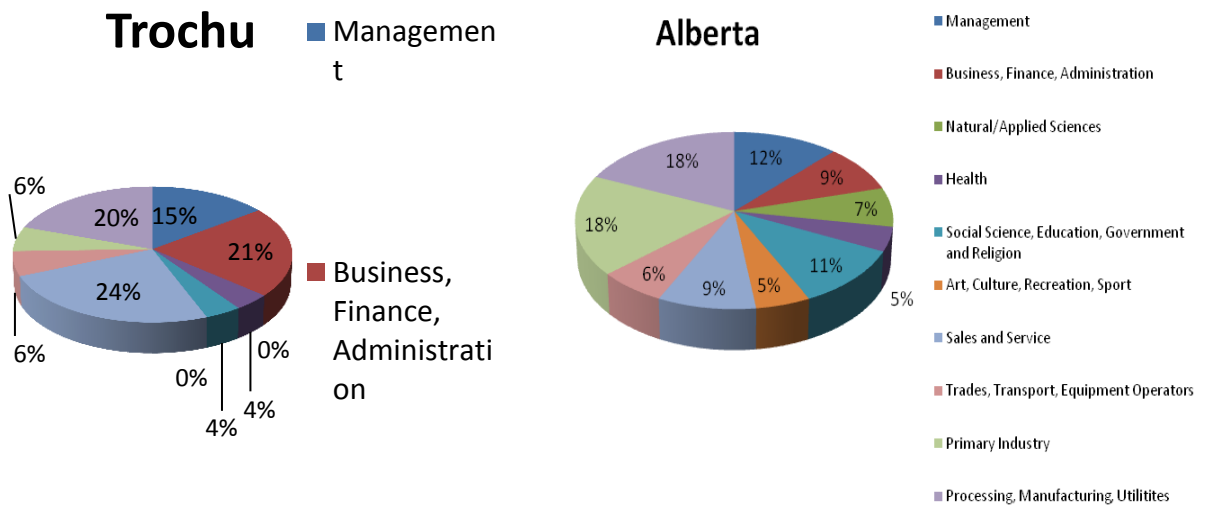


Figure 4: Labour Force Categorized by Occupation

source: Statistics Canada, 2011.

The Town of Trochu has had an increase in immigrant labour through Provincial employment sponsorship programs involving the Sunterra Meats Processing Plant. Immigrant workers from Mexico and the Philippines have been sponsored due to labour shortages in the Province. This program has increased the population base in the community.

Industry

When categorized by Industry, the majority of Trochu's labour force is categorized under other services. This category makes up 29% where in Alberta it is 18%.

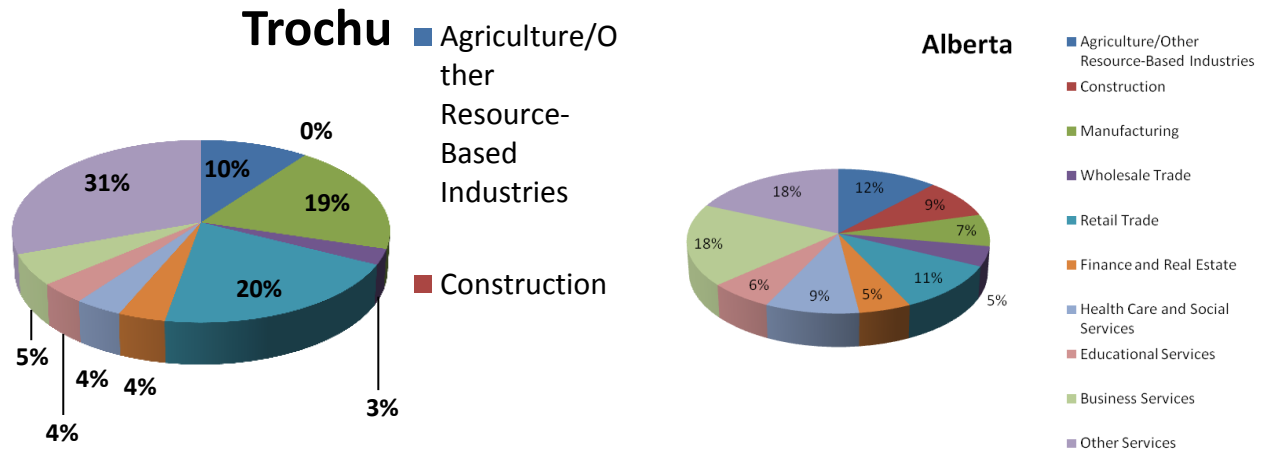


Figure 5: Labor Force Categorized by Industry.
Source: Statistics Canada, 2011.

4.0 LAND USE

4.0.1 INTRODUCTION

It is important to review the present land use pattern in the community to understand the potentials and constraints for future development. The present land use pattern is an important indicator of potential future land use. It is necessary that future land requirements for various land uses be established to formulate a land use strategy for the community.

4.0.2 EXISTING DEVELOPMENT PATTERN

The land use pattern of the Town of Trochu consists of a relatively compact urban form. When Trochu was founded the initial street pattern was a grid system running in a north/south and east/west manner. After the coming of the railway the centre of the community moved one-half mile north and the road pattern then paralleled the rail line which runs in a southwest to northeast direction. Main street is perpendicular to the rail line and functions as the commercial core of the Town. 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, building supplies, restaurant, gas station and convenience stores, and a motel. Residential neighborhoods have developed around main street, as well as in the original townsite. More recent residential areas are located in the north west quadrant of the community. Industrial land uses are mainly located along the railway in the easterly portion of the Town and are agricultural based. Community service uses are located throughout the community with a 9 hole golf course in the low elevation lands in the south west surrounding the Trochu Creek, a school/ community centre and arena/ outdoor swimming pool complex in the central portion of the Town and a campground and baseball diamonds in the north east corner of the Town boundaries. Majority of the areas available for future growth are located along the north boundary of the Town with another area located in the south east.

Land uses surrounding the Town of Trochu include extensive agriculture to the north and east, multiple country residential parcels within Kneehill County adjacent to the south east town boundary, an existing farming operation including corrals and wintering facilities adjacent to the south boundary, extensive agricultural use to the south of the Trochu golf course, and Highway 21 and additional extensive agricultural uses to the west.

4.0.3 DEVELOPMENT CONSTRAINTS

A number of physical development constraints affect the future growth direction and rate of expansion.

- a) Trochu Creek Valley – located along the Town’s southern boundary the creek valley limits growth to the south. Development in the valley is not recommended because of the flooding potential in the valley flats. The low elevation of the valley presents additional difficulties as any development in this area would not be able to utilize the Town’s sewage system without the installation of a sewage lift station and extensive infrastructure.
- b) Seasonal Feeding and Bedding Site – A livestock operation is located in the Valley just east of the golf course. The operation includes a farmstead south of Dechauney Avenue and corrals for wintering cattle in the creek valley. Because of the potentially undesirable impacts such as odor resulting from this facility, residential development should be deterred from locating close by.
- c) Highway 21 – The highway marks the western boundary of the Town and limits growth in this direction. Development on the west side of the highway is not desirable because of the danger associated with crossing the highway and the high cost of providing services across the highway.
- d) Oil and Gas development – Significant oil and gas wells and pipelines are located west of Highway 21 further constricting any development ability on these lands. Other oil and gas wells and pipelines are located approximately 0.5 miles or greater from existing Town boundaries and developed areas.

- e) Golf Course – The golf course is contained within the south west corner of the town and is mainly located within the lower elevation areas of the Trochu Creek valley. Additional development to the south is not anticipated as the livestock operation is located between the extensive agricultural area to the south and the developed Town lands.
- f) Canadian National Rail Line – Residential development close to the rail line is not desirable. For safety reasons and because of the noise associated with the railway, it is advisable that residential development not be located in the vicinity. Future industrial land uses may be more feasible in this area.
- g) Servicing Constraints - The north area designated for future highway commercial development will require a lift station prior to development.

Figure 6 depicts the physical development constraints discussed above.

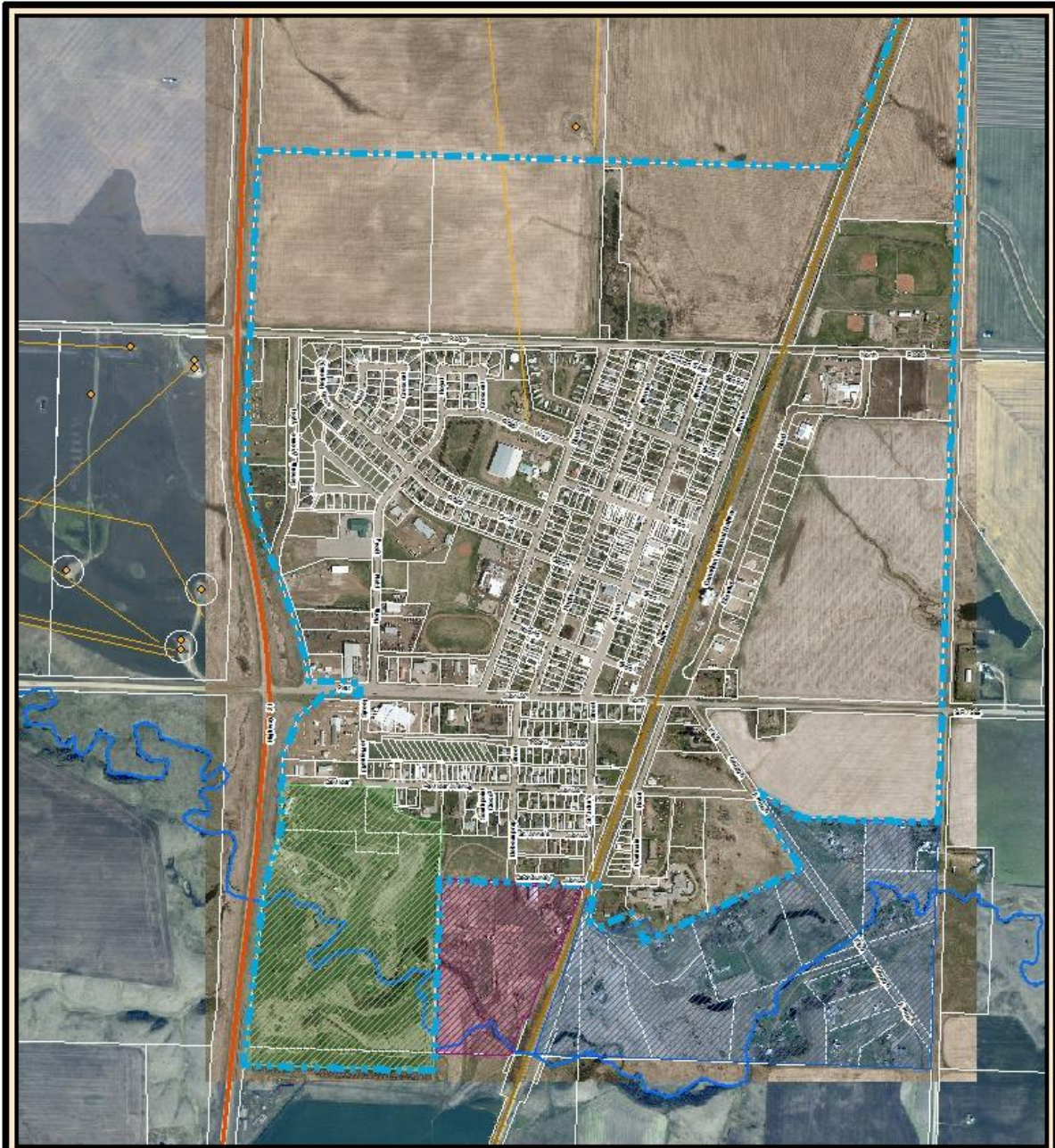
4.0.4. URBAN AND RURAL FRINGE


The urban and rural fringe area is shared with the Town of Trochu and Kneehill County surrounding the Town boundaries on all sides. Although the Town does not regulate land use for these areas outside their corporate boundaries, it is important to develop a planning strategy for fringe areas to co-ordinate the development objectives of each municipality. The Town of Trochu and Kneehill County not only have similar concerns and interests but the economies are also inter-dependent. The economy of the area is deeply rooted with the agricultural industry in the surrounding municipalities. It is therefore to everyone's advantage to maintain good working relationships and municipal co-operation.

It is important for the Town of Trochu to foster interaction and cooperation with Kneehill County to address fringe-planning issues. Various statutory plans are available to the Town under the Municipal Government Act to implement this planning process. These planning tools include:


- The adoption, of an intermunicipal development plan by two or more councils to include those areas of land lying within the boundaries of the municipalities as they consider necessary;
- The requirement for the Municipal Development Plan to address, among other things, the coordination of land use, future growth patterns and other infrastructure with adjacent municipalities in the absence of an intermunicipal development plan (Section 632(3)(a)(iii));
- Joint cooperation in the adoption of area structure plans for specific fringe areas and detailed use rules and development standards prescribed in the land use bylaw. This will provide for a greater level of detail than the intermunicipal and municipal development plan.

Increased cooperation and communication with surrounding municipalities can also be achieved through an Intermunicipal Committee, composed of members of Council from each municipality. The purpose of this Committee would be to provide a formal communication channel as the preferred means to deal with common fringe issues and problems on a mutual basis.






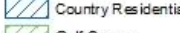
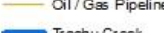
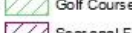
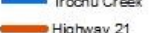
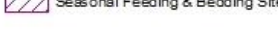
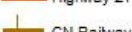
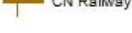
Town of Trochu




Development Constraints
Figure 6

Map Produced: May 2015
Aerial: 2011-2014

Legend

 Oil / Gas Wells	 Country Residential
 Oil / Gas Pipelines	 Golf Course
 Trochu Creek	 Seasonal Feeding & Bedding Site
 Highway 21	
 CN Railway	



Palliser
Specialized Land Services

4.1 FUTURE LAND USE

4.1.1 OBJECTIVES

- To accommodate future growth and development by designating areas for new expansion.
- To ensure urban expansion is compatible with existing development to avoid environmental and land use conflicts.
- To facilitate the planning and provision of municipal services and community facilities to meet the demands of the anticipated population growth structure.
- To establish a clearly defined pattern of areas and activities complemented by an efficient and economical infrastructure of social amenities and public utilities.

4.1.2 POLICIES

1. The Future Land Use Map identified as Figure 9, as amended from time to time, shall be adopted as the guide for the future development of new areas in accordance with the policies of this Plan.
2. Proposed Land Use Bylaw amendments shall conform to the land uses identified in Figure 9 and all provisions of the Municipal Development Plan.
3. The subdivision approving authority should not approve the subdivision of land within the Town of Trochu unless the proposed land use conforms to the policies contained in the Municipal Development Plan.
4. Council shall ensure that the Town of Trochu Land Use Bylaw and development agreements are in keeping with the intent of the Municipal Development Plan.
5. In accordance with Section 648 of the MGA, Council may pass off-site levy bylaws to require the payment of off-site levy fees on land being developed or subdivided within the community to ensure that development impacts resulting from new subdivision and development are paid for by the new development rather than general tax revenue. Off-site levy fees may be used only to pay for all or part of the capital cost of development aspects outside of the development area such as:
 - a) New or expanded facilities for the storage, transmission, treatment or supplying of water;
 - b) New or expanded facilities for the treatment, movement or disposal of sanitary sewage;
 - c) New or expanded storm drainage facilities;
 - d) New or expanded roads required for or impacted by a subdivision or development;
 - e) Land required for or in connection with any of the above.

5.0 RESIDENTIAL DEVELOPMENT

5.0.1 HOUSING INVENTORY

The 2011 Federal Census reports a total of 405 dwellings in the Town of Trochu. Trochu's housing stock is composed primarily of single detached dwellings, these units provide 82.7% of all dwelling units in the Town. Other dwellings including manufactured homes account for 6.2%, higher than the Provincial average of 3.1%. Multiple unit dwellings, which includes all dwellings which are not single detached or manufactured home units make-up 9.9% of dwellings. The provincial average is 33.5%.



The housing stock in Trochu is fairly old, close to 86.5% of all dwellings predate 1986, compared with the provincial figure of 62.5%. The peak periods of construction were the 1950's and 1970's. From 1970 to 1980 Trochu experienced an upswing in housing development with 26% of dwellings in existence today being built during this period. Development of dwellings has fallen off in the last two decades with those being constructed between 1980 to 1990 accounting for 13.58% of all dwellings, or 55 actual units, and between 1991 and 2006 similar at

13.5% or 55 dwelling units. Residential building has fluctuated a bit in the last few years. In 2004, there was a peak of 4 residential building permits taken out, with one or two in the remaining years from 2001 to 2006.

The desire of most residents of rural communities is a large spacious lot with a single detached dwelling. This is the "country" lifestyle which most residents expect in a rural-based community. Trochu has become a retirement community with many of its residents being retired farmers from the surrounding area, these people in particular prefer a larger lot size. This desire for larger lot sizes should be taken into account when planning future land use. The existing land use pattern is depicted in Figure 7.

Although other housing forms such as multiple unit developments are becoming more acceptable in rural communities due to the aging population, Single detached housing is expected to continue to dominate within the Town for a number of reasons:

- Similar to most communities in the east central Alberta region, Trochu currently lacks the development activity to increase land prices which creates pressure to maximize density within residential areas due to affordability and land availability;
- The housing stock represents a heterogeneous mix of building styles, ages and conditions which provides good variety of choice to a wide range of income groups.

Affordable housing may be an essential need within the Town with the increase in immigrant workers relocating from other countries. Many of these workers are currently renting in a boarding house and rental housing units. As the workers become more permanent in accordance with the immigration program, the workers families are permitted to relocate. This may have an impact on the existing housing stock and the housing characteristics within the community.

5.0.2 PROJECTED RESIDENTIAL LAND ABSORPTION

Future residential land requirements are determined by taking the projected population figures and dividing by the average number of persons per household in the Town. The scenario used is based on the consistent growth rate of 1% per year, taking into account that growth has not exceeded 1% annual growth and is consistently within 0.7 to 0.8% per year establishing the design population as 1,353.

Based on the 2011 Federal Census, the average household size in Trochu is 2.3 persons and has remained consistent for many years. By dividing the calculated population increase of 1% (11 persons per year), derived from the population forecast



in Table 1, by the average household size of 2.3 persons; the result is the number of additional dwelling units required each year. This means that 5 dwelling units per year will need to be added to Trochu's housing stock. Using the 1981 through 1986 growth rate of 0.3 percent, the annual increase in population would be 3.3 persons, resulting in an increase of one household per year. It is therefore felt that growth will be in the range of one to three households per year.

To accommodate projected growth based on the upper limit prediction, 1% per year over the next twenty-five years, 128 new dwelling units will be required. Based on recent residential subdivision trends in the community the average new lot size in Trochu is 7500 square feet+/- . Land requirements would be approximately 8.92ha. (22 acres). Some of this demand may be absorbed by the infill of existing lots rather than creating new lots. The future land use map is displayed as Figure 9.

These predictions are based on the assumption that the housing mix in Trochu will remain the same. However, this may not happen as the composition of the population is changing, and housing demands may be different. For example, there is an increase in the number of seniors in the community. This trend may alter the type of housing demand. With an older population more multi-unit dwellings such as condominium style buildings would likely be in demand. Multi-unit dwellings would meet the needs of older, retirement age residents showing a preference for dwellings that require less maintenance.

With the prospect of more businesses being attracted to Trochu and the type of industry, the composition of Trochu's population would likely change. This would bring an increased number of young working aged people, as a result the demand for lower cost accommodations may increase. The types of accommodation demanded may include multi-unit rentals and manufactured homes, these being lower cost than conventional single detached dwellings.

5.0.3 DEVELOPMENT OPTIONS

The development options that exist to accommodate future residential growth include:

- infill development within existing developed areas;
- redevelopment of existing developed areas; and
- development of undeveloped areas.

Infill areas refer to built-up urban areas containing vacant serviced sites available for development. Infill development can greatly increase the efficiency of residential land use through the optimization of existing servicing systems. In some areas, infill becomes feasible when utility services are expanded or extended. Infilling of lots help minimize the costs of extending utility lines and providing municipal services, such as garbage collection, police and fire protection, street cleaning and snow clearing services. Further, community services such as schools, hospitals, parks and recreational facilities that exist in many urban core neighbourhoods can be utilized in a more efficient and cost-effective manner. The potential for infill is limited with only a few lots available. Further development of senior citizen housing may be available as infill as vacant land is available north of the arena

complex adjacent to the existing senior housing facility. A new residential subdivision has been proposed south of Royal Drive in 2008 including 26 residential lots. According to the projected residential land absorption in Section 5.2, this should provide for the residential needs of the Town of Trochu for 5 – 10 years dependent on if growth rates remain stable. A map depicting the potential infill site locations is shown as Figure 8.

Redevelopment is the revision or replacement of existing land use in a built up area. In terms of residential redevelopment, the following factors may favor redevelopment projects.

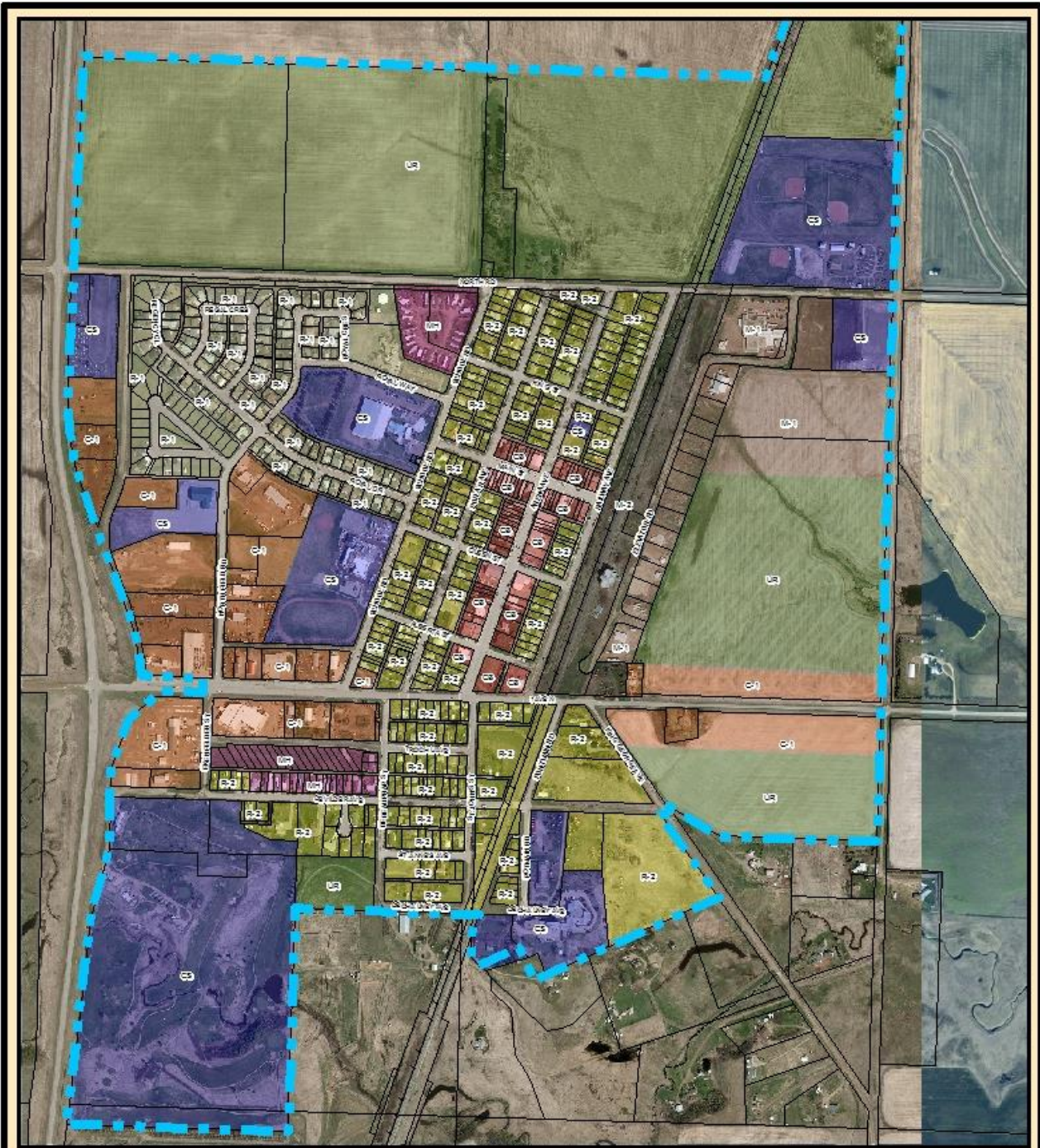
- The age and condition of existing residential buildings;
- Buildings may be dilapidated to the point where the cost of rehabilitation is so high that redevelopment is the only viable alternative;
- New or improved utility services;
- Redevelopment may bring about a significant improvement in the quantity and quality of buildings.

Redevelopment tends to occur in older areas where buildings are dilapidated to the extent that the cost of a new serviced parcel is similar to the cost of an older dwelling in an established neighbourhood. The character of the established area and distance to services and facilities are general attractions for redevelopment. Redevelopment is also more cost efficient for servicing as the infrastructure is existing.


Based on the current housing trends in Trochu, the predicted demand between 2009 and 2019 will be 50 dwelling units. This is determined by using the 2006 Canada Census figures dealing with housing types. Assuming the current breakdown of housing types in Trochu is representative of future housing demands, 83% of housing will be conventional dwellings, 10% two or more unit dwellings and 6% manufactured homes. This means that over the next 25 years, according to the population forecasts found earlier in this study, 8 manufactured home dwelling units, 13 dwelling units in buildings developed with two or more units and 106 single detached dwellings will be required. The number of manufactured homes predicted can be accommodated by the infill of the private mobile home park located to the east of Ekenfelder Street. It should be noted that these housing requirements are based on the current dwelling types in Trochu. This does not necessarily represent the most appropriate mix of housing for Trochu, for example there may be a large demand for multi-unit accommodations but an inadequate supply due to the holding costs and risk associated with this type of development in a rural community if the market absorption is slow.


To accommodate the demand for conventional single detached dwellings, raw land will need to be developed. Infill of existing areas and redevelopment in established areas can accommodate approximately 10 dwellings, while the new subdivision south of Royal Drive will absorb 26 new units. Once these existing lots are developed, additional lots will be required to provide for growth from 2015. Using the average new lot size in Trochu of 7,500 square feet, the area which would need to be developed to accommodate the 92 new lots would be approximately 22 acres including roadways and park areas.

Future expansion would be best located to the north of North Road. This area is desirable for residential development as it is serviceable at a relatively low cost, contains existing sufficient access from a major road and is within the Town boundaries. The projected 25 year growth requirement of 92 lots could therefore be accommodated in the area north of North Road. Figure 9 displays the future land use map for the Town of Trochu. This map depicts the future land use designations for the reserve lands within the Town boundaries.



Town of Trochu






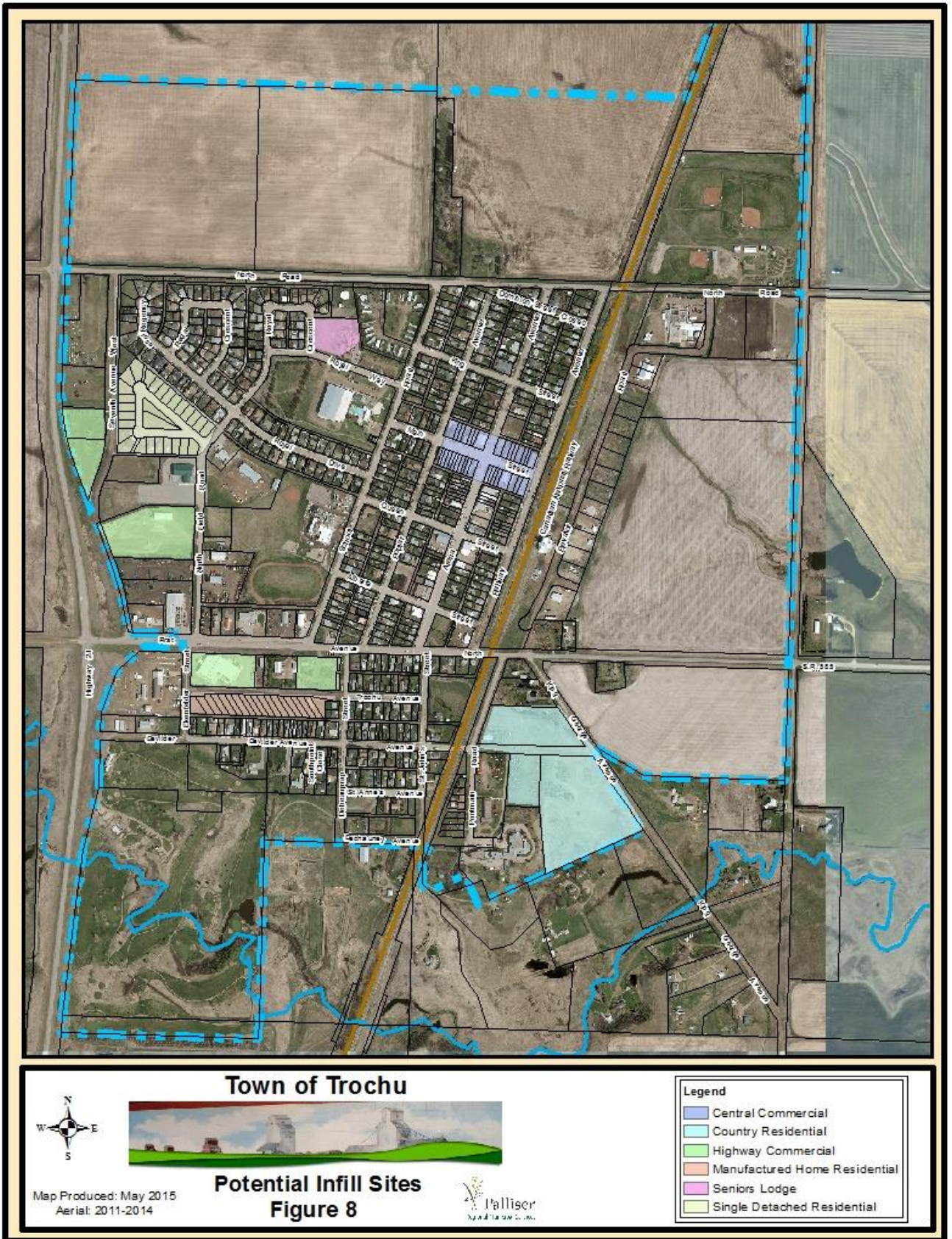
Legend

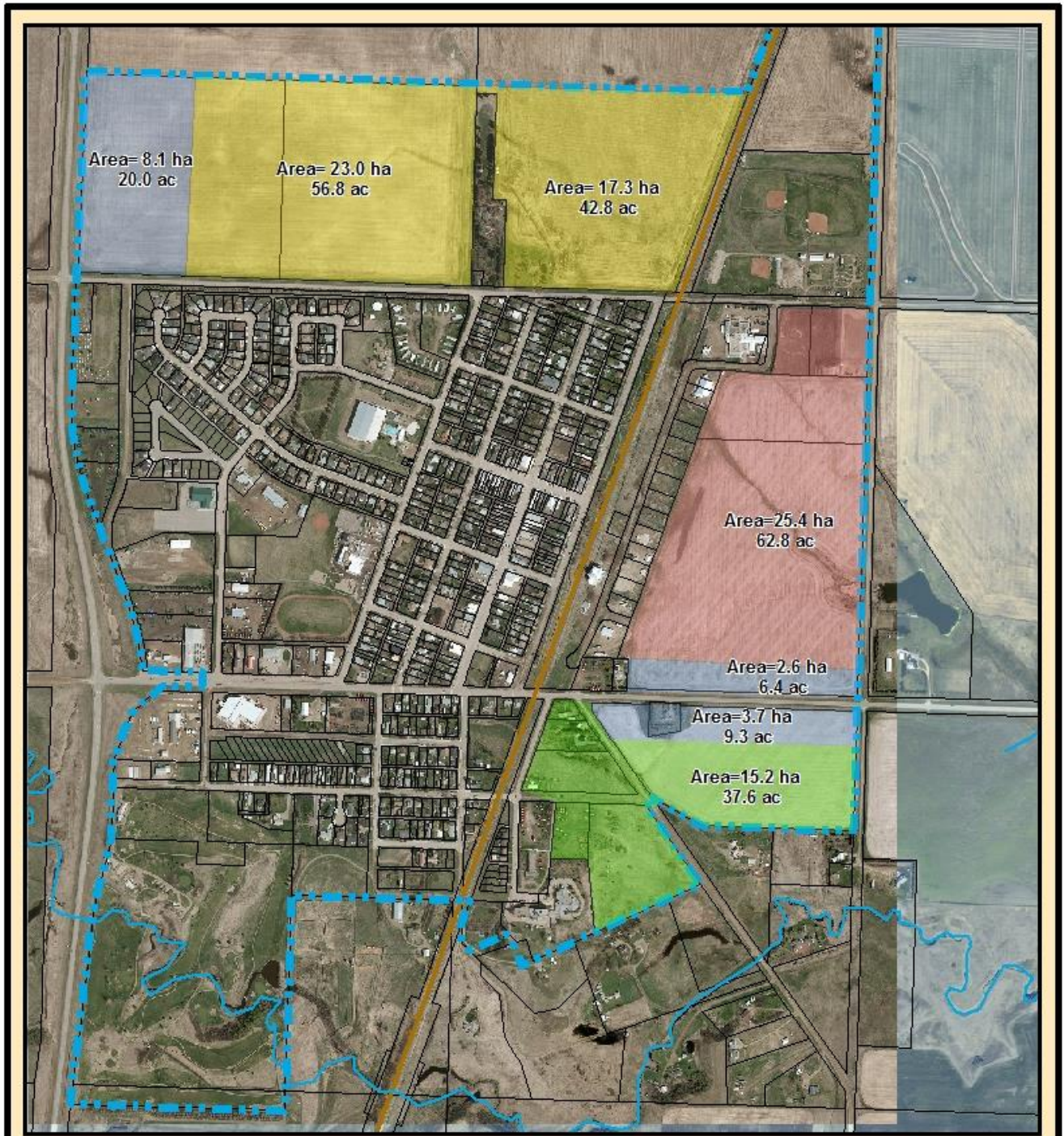
 R-1 Single-Detached Residential	 M-1 Industrial
 R-2 General Residential	 M-2 Railway Industrial
 MH Manufactured Home	 CS Community Service
 CB Central Business	 UR Urban Reserve
 C-1 Arterial Commercial	

Land Use District Map
Figure 7

Map Produced: May 2015
Aerial: 2011-2014









Map Produced: May 2015
Aerial: 2011-2014

Town of Trochu



Future Land Use

Figure 9



Legend

- Commercial
- Country Residential
- Industrial
- Residential

5.1 URBAN RESIDENTIAL DEVELOPMENT

5.1.1 Objectives

- To direct new residential development within existing urban neighbourhoods.
- To ensure that residential development or redevelopment utilizes the capacity of existing infrastructure and public facilities.
- To minimize the cost of services associated with new residential development, such as utility lines, garbage collection, police and fire protection, street cleaning and snow removal.
- To ensure that changes in residential demand and housing type preference can be accommodated, recognizing the various age groups, life-styles, income groups and family sizes within the Town.
- To establish the most suitable areas for new residential development.
- To identify and protect long-term 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 maintain and enhance the quality of existing and new residential areas in the Town of Trochu.

5.1.2 Policies

1. The Town should adopt Area Structure Plans or conceptual schemes for new residential development areas, providing detailed policies for the proposed development and subdivision design in undeveloped areas. Specific land use classifications should not be assigned in development areas until area structure plans or conceptual schemes have been adopted.
2. The Town should encourage the development of vacant lots where services are available within existing residential neighbourhoods prior to expansion onto undeveloped land.
3. Ensure new residential development areas are reasonably contiguous to existing developed areas to allow for the prompt and cost-effective provision of municipal services and facilities.
4. Residential developments shall be sequenced to utilize those areas with excess servicing capacity first, followed by those areas where roads and services can be extended economically.
5. The Town shall encourage the development of a mixture of housing types within the Land Use Bylaw, while recognizing the preference for single-detached dwellings. These housing types should include semi-detached dwellings, multi-unit dwellings and manufactured home subdivisions.
6. In order to improve the quality of residential areas, consideration should be given to maximizing open space, achieving a pleasant architectural appearance and siting for the best use of light, air, access, openness and privacy.
7. The Town shall monitor housing demand and estimate housing demand on a regular basis to assist in making decisions to service new growth areas.
8. Future development of manufactured homes shall be accommodated through manufactured home subdivisions, if provided for in an Area Structure Plan and through the expansion of designated manufactured home residential areas. Manufactured home development shall be located in small clusters in accordance with criteria identified in the Town's Land Use Bylaw.

5.2 COUNTRY RESIDENTIAL DEVELOPMENT

5.2.1 Objectives

- To direct country residential development to suitable locations that preserve the natural landscape and compliment existing or proposed land uses.
- To locate country residential development in areas where access to water and/ or sanitary services is limited due to natural constraints.
- To recognize the demand for country residential development as a lifestyle preferred by many people in the area.

5.2.2 Policies

1. Designated areas for country residential development within the Town boundaries shall be located in accordance with Figure 9 – Future Land Use Map.
2. Country residential development within the Town boundaries will be assessed on the application merits, and subject to the following criteria:
 - a) Water supply shall be appropriately connected to the Town of Trochu waterworks system;
 - b) Sewage disposal shall be appropriately connected to the Town of Trochu sanitary sewer system or private disposal systems as recommended in accordance with a private sewage disposal system study following the model process reference document developed by the AAMD & C and Alberta Municipal Affairs ;
 - c) the agricultural capability of the land;
 - d) the compatibility with existing surrounding land uses;
 - e) site is accessible by a public road suitable for accommodating additional traffic generated by the proposed development;
 - f) the land shall not be susceptible to flooding, erosion of subsidence or any other physical constraint; and
 - g) the proposal will not detrimentally affect areas of significant landscape value, or sites of historical, archaeological or environmental significance.
3. The development of country residential parcels shall be in accordance with the Town's Land Use Bylaw and other statutory plans.

6.0 COMMERCIAL DEVELOPMENT

6.0.1 COMMERCIAL LAND USE

The Town of Trochu functions as a service centre for its resident population and the surrounding agricultural community. The Town has a trading population of over 5,000 people. The Town of Trochu's retail businesses and service activities are concentrated in two primary areas: the Central Business District (C-B) and the Highway No. 21 Commercial District. The commercial core or downtown is comprised of retail shops and service establishments including restaurants, financial



institutions, accommodation services and various retail services and is located along Main Street and extending south along Arena Avenue. A second commercial area is located along First Avenue North. This area is comprised primarily of farm equipment dealers and other Highway oriented businesses. Other businesses in this area include a funeral chapel, veterinarian clinic and restaurant. These commercial districts provide local and regional goods and services to the Town and surrounding rural areas.

The existing commercial land uses are appropriate within the current locations with highway commercial type uses at the west entrance from Highway 21 and a stable commercial core. The existing land use districts in the land use bylaw for commercial uses are conducive to these types of development. It may be beneficial to reconsider the 'C-1' General Commercial District as a 'HWY-C' – Highway Commercial land use district to be consistent with common terminology for this type of land use.



6.0.2 ACCOMODATING COMMERCIAL GROWTH

In the commercial core there are a few vacant lots and several vacant buildings. The existing building form in the central commercial area is unique and contains several significant buildings that may have historical and cultural significance. These lots and buildings provide some potential infill for businesses to locate in the downtown area. Central Business land uses such as financial institutions, personal service shops, restaurants, and smaller retail operations are mainly supported



by the local population. Infill and redevelopment opportunities are positive options for accommodating central commercial growth as vacant properties may be developed and existing buildings may be dilapidated to the point where the cost of rehabilitation is so high that redevelopment is the only viable alternative. This can provide

rejuvenation in the central commercial area with new development and economic opportunities. If redevelopment is proposed, the building form should be carefully considered to retain the historical characteristics of the downtown area. Additional land in the commercial core is not required as the infill and redevelopment potential should provide the land requirements for central commercial uses. Any application for a land use redesignation from a commercial to a residential land use district should be carefully considered as this may reduce the viability of a downtown in the long term if the commercial core is reduced in size. A land use change also has the potential to create land use conflicts with adjacent or surrounding land use potential dependent upon the land use designations and existing or potential future land uses in that district.

Trends in commercial activity include the development of larger regional outlet stores and consumers travelling longer distances for goods. These trends have reduced the economic potential within rural communities as residents tend to shop outside of the local community as the perceived price of goods are lower with the increased buying power of these larger establishments. The regional outlet stores have a specific population and economic threshold that must be met prior to locating in a community.

Highway Commercial land uses are currently located adjacent to the Highway 21 corridor and surrounding the Town entrance at 1st Avenue North. This area contains businesses that service regional needs such as fuel services, agricultural equipment sales and service, building supplies and associated uses servicing the traveling public or regional needs of the area. The location adjacent to Highway 21 is appropriate for these types of land uses, however, majority of the land in this area is occupied. Additional Highway Commercial land use may be accommodated north of North Road along the highway frontage as shown in Figure 9- Future Land Use Map. North Road is intersected by Highway 21 and provides good vehicular access to future commercial uses in this location.

The Town of Trochu Land Use Bylaw provides for two separate commercial land use districts:

- i) (C-B) Central Commercial District – This district provides for centralized commercial and retail developments. It is located in the commercial core and extends south on Arena Avenue. This area is the original commercial core and parcels are of a smaller size, the area is pedestrian oriented and parking is limited to on-street only in the traditional downtown layout.
- ii) (C-1) Arterial Commercial – The purpose of this district is to provide for a variety of commercial uses. The areas in the Town that have this designation are used for highway commercial land uses. This district is located along First Avenue North, and North Field Road.

A highway commercial land use district may be appropriate to apply to the Land Use Bylaw to further define those uses which require a high traffic location and to further define the differences between light industrial land uses such as contractor services and construction trades shops and uses that are more appropriately located along major transportation routes such as hotels or motor vehicle and machinery sales.

The land area along 1st Avenue North, east of the railway is designated as C-1 Commercial District. This land area may be suited for future development of light industrial uses such as construction and trades shops and services. Traditional Highway Commercial uses along this corridor may not be conducive as the general purpose and intent is to serve the travelling public. The location of this 'C-1' land use district does not have highway visibility and is located far from any highway access. Development of highway commercial uses in this location may create land use conflicts as increased traffic would be required to travel through the centre of the Town to access these services.

First Avenue North contains multiple parcels in different locations where farm machinery is stored in association with the existing farm machinery sales operations in the Town. It may be beneficial to consolidate the farm machinery storage uses to a single parcel and not have this as a primary use of property within this area. Equipment storage is traditionally an accessory land use to a primary building such as a sales and service shop and is located on the same parcel. Equipment storage as a primary land use is generally considered an industrial land use and is more appropriately located in areas with servicing constraints as water and sanitary infrastructure is not required. The current location of these uses is not conducive to industrial use as it is along the primary arterial road into the community and is adjacent to residential land use. Whenever feasible, these uses should be relocated to a more appropriate location, along the highway frontage or within an industrial land use district.

6.1 CENTRAL COMMERCIAL DISTRICT

6.1.1 Objectives

- To ensure that the Central Commercial District is the retail, service and employment centre focus of the Town of Trochu.
- To attract additional commercial activity into the downtown.

6.1.2 Policies

1. Efforts should be made to retain the architectural appearance of the traditional downtown by means of specific review of development applications to ensure the building character is retained in renovations or new development.
2. The Town should promote the use of vacant land in the downtown and coordinate requests for improvements.
3. Encourage mixed-use developments that maximize the use of Central Business District sites.
4. Development proposals within the Central Business District shall be evaluated according to:
 - a) maintaining a compact commercial core
 - b) minimizing negative impact on traffic and parking patterns
 - c) ensuring compatibility of scale, design and building materials with existing and proposed surrounding land uses.

6.2 HIGHWAY COMMERCIAL

6.2.1 Objectives

- To maintain and develop highway commercial sites as specialized commercial areas providing goods and services to the travelling public.

6.2.2 Policies

1. Maintain and promote highway commercial developments along Highway No. 21, as identified in Figure 9, to provide for commercial uses which require easy vehicular access, and exposure to the travelling public.
2. Highway commercial developments should be encouraged to locate within existing developed areas of the Town.
3. A high standard of appearance should be promoted along highway corridors to establish a strong, positive visual image of the Town of Trochu.
4. Ensure that commercial sites adjacent to residential areas provide appropriate screening and landscaping and that commercial sites are designed to be compatible with residential development.
5. The provision of a variety of lot sizes should be encouraged to accommodate the varying space requirements of highway commercial activities.
6. To ensure the type and size of highway commercial development does not adversely impact the retail focus of the Central Commercial District.

7.0 INDUSTRIAL DEVELOPMENT

7.0.1 INDUSTRIAL LAND USE

Industrial land in the Town of Trochu is primarily located in the north east portion of the community, east of the railway and south of North Road. The largest industrial use in this area is the Sunterra Meats processing plant. Other commercial/ industrial type land uses are located along 1st Avenue North including agricultural equipment storage. 1st Avenue is the main entrance to the Town of



Trochu from Highway 21 and most of the traffic that enters the Town travels along this roadway as it provides access to downtown and most of the residential and community service areas within the Town. These uses may be better located within an industrial land use district. At present, there are approximately 26 acres (9.5ha.)± of vacant industrial land in the Town of Trochu.

The existing Land Use Bylaw contains two separate land use districts for industrial use:

1. **M-1 - Industrial District** - The purpose and intent of this district is to provide for a range of manufacturing, warehousing and other industrial land uses.
2. **M-2 - Railway Industrial District** - The purpose and intent of this district is to provide for industrial uses which require access to railway facilities.

The M-2 land use district is located along the east side of the railway right of way and includes approximately 15 - 0.5 acre+/- parcels. Most of these parcels are occupied with agricultural related services. Two large grain elevators are located within the railway right-of-way. Multiple storage bins containing farm related products are located on the parcels east of elevator road.

Figure 7 depicts the location of the existing industrial districts within the Town.



7.0.2 ESTIMATING FUTURE INDUSTRIAL LAND USE DEMAND

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 Sunterra Meats processing plant was located in Trochu due to the locational advantage of being within the western edge of the prairies, an excellent location to raise and process livestock and easy access to shipping to the United States and across the Pacific Ocean. In many cases the factors that influence industries locating in a community are controlled by influences outside the community.

Industrial land absorption has remained slow in the community. At the current rate of land absorption the supply of industrial land should be available for the long term. The Town is active in business retention and attraction of new businesses to the community.

7.0.3 ACCOMMODATING INDUSTRIAL GROWTH

Similar to other types of land uses, future land requirements for industrial activity can be accommodated both through development and redevelopment of vacant and underutilized land and through the development of new industrial sites.

7.0.3.1 Infill and Redevelopment

The analysis of future industrial land requirements reveals that additional land for industrial activity is not required at this time. There are approximately 30 acres+/- of industrial land in the Northeast industrial area that can be considered infill. The northeast industrial sites provide a viable development option for serviced industrial land use that may require larger or smaller parcel sizes.

The redevelopment and development of vacant land within designated industrial districts also provides opportunity for accommodating industrial growth. These areas are identified in Figure 7 and Figure 9, outlining the existing designated industrial districts within the Town.

7.0.3.2 New Industrial Development

Although there appears to be land available through infill and redevelopment opportunities to meet long-term demands, there is no guarantee that the land will be developed. As a result, the Town should have land in reserve to meet some, if not all eventualities given the fact that measures such as industrial land marketing which result in the attraction of new industry may influence demand for industrial land. Further long term industrial development may require the redesignation of lands adjacent to the south that are currently designated as 'UR' Urban Reserve land use district. Approximately 41 acres+/- of land area is currently designated as Urban Reserve. Industrial/ heavy commercial land uses would be appropriate within this area for future land use.

7.1 INDUSTRIAL LAND REQUIREMENTS

7.1.1 Objectives

- To ensure there is sufficient serviced industrial land to meet future needs.

7.1.2 Policies

1. Industrial development shall be located in accordance with the future land use map, as shown in Figure 9.
2. Encourage development of industrial land to provide an adequate inventory of serviced industrial sites.
3. The Town should carefully monitor the demand and utilization of industrial land.

7.2 INDUSTRIAL LAND USE STRATEGY

7.2.1 Objectives

- 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 ensure that new industrial uses do not adversely affect existing non-industrial uses.

7.2.2 Policies

1. Subdivision for industrial land use should provide a variety of lot sizes and levels of servicing to accommodate a wide range of industrial activity.

2. Industrial developments requiring municipal services shall be encouraged to locate within the Town. Industrial land uses that do not require municipal services should be located appropriately in areas where services would be difficult or costly to extend.
3. Unserviced industrial areas will accommodate industrial uses requiring large areas for outdoor storage and uses that have minimal requirement for municipal services.
4. An efficient circulation system should be developed between industrial areas and the highway network by:
 - restricting traffic from residential areas;
 - ensuring that roadways within the industrial areas and connecting to the provincial highway system are designed to handle heavy traffic; and
 - providing adequate access to and easy circulation within the industrial area.
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. New industries that may cause land use conflicts such as air pollution, odor or excessive noise should not be permitted within close proximity to residential areas.
6. 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. New industrial applications shall be encouraged to maintain a high standard of design, landscaping and screening of outdoor storage areas and along roadways.

8.0 PHYSICAL ENVIRONMENT

8.0.1 BACKGROUND

The Town of Trochu contains a significant coulee within the south portion of the community. This coulee contains the Trochu Creek that connects to the Ghostpine Creek 2.5 miles east of the Town of Trochu. The Ghostpine Creek connects to the Threehills Creek and eventually discharges into the Red Deer River approximately 3 miles north of the Town of Drumheller.



Environmental stewardship is a shared responsibility that requires not only the commitment of Town residents, but also the cooperation of municipal neighbors and close working relationships with senior governments and other agencies. Since one of the goals of this plan is to develop, preserve and enhance the Town's physical environment, it is important that environmental objectives are integrated with land use planning, and social and economic objectives during decision-making processes. The policies contained in Volume 2 of the Plan address some of these environmental considerations.

8.0.2 AGRICULTURAL SOILS ASSESSMENT

The development of the Town of Trochu is entrenched with the agricultural sector. It is important to retain quality agricultural lands whenever feasible so that the agricultural sector may continue to thrive for the long term in the region. The Canadian Land Inventory soil classification system determines the soil capability for agriculture. There are 7 soil classes as listed below:

Class	Description
1	Soils in this class have no significant limitations in use for crops.
2	Soils in this class have moderate limitations that restrict the range of crops or require moderate conservation practices.
3	Soils in this class have moderately severe limitations that restrict the range of crops or require special conservation practices.
4	Soils in this class have severe limitations that restrict the range of crops or require special conservation practices.
5	Soils in this class have very severe limitations that restrict their capability in producing perennial forage crops, and improvement practices are feasible.
6	Soils in this class are capable only of producing perennial forage crops, and improvement practices are not feasible.
7	Soils in this class have no capacity for arable culture or permanent pasture.
0	Organic Soils (not placed in capability classes).

The classes indicate the degree of limitation imposed by the soil in its use for mechanized agriculture. The subclasses indicate the kinds of limitations that individually or in combination with others, are affecting agricultural land use.

The majority of the soils within the Town boundaries include 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. In the rural fringe areas the soil classifications are similar to the Town

with Class 2 soils located 0.5 miles north and 0.5 miles south west. Future growth in a northerly direction would require the development of CLI class 3 soils.

8.0.3 ENVIRONMENTAL STEWARDSHIP

It is important to maintain natural features such as the Trochu Creek and the riparian areas and slopes surrounding the creek from environmental degradation. Current land uses along the Creek in the Town boundaries include the Trochu golf course and a cattle operation. It is a good practice to keep environmental contaminants such as chemical pesticides, herbicides and livestock from entering the creek bed as these contaminants move through the water system and have the potential to negatively affect downstream users.

8.0.4 AGRICULTURAL OPERATIONS

Within the Town of Trochu, agricultural operations are currently limited to extensive agricultural land uses including cultivation of grain crops/ hay and grazing of livestock on lands within the Town boundaries that are reserved for future development (Figure 7). A livestock seasonal feeding and bedding site (wintering corrals) is located within the Creek valley adjacent to the golf course. The nearest Confined Feeding Operation is located approximately 1 mile to the south east from the Town. The Town contains a number of businesses which support agricultural operations such as fertilizer and grain storage, veterinarian service and farm equipment dealerships.

Confined Feeding Operations are regulated by the Province through the Natural Resources Conservation Board and the Agricultural Operations Practices Act. This Act outlines the setback requirements and operations management procedures in terms of sewage disposal. Animal unit limits are directly correlated with proximities to existing developments and urban areas. Provincial legislation takes precedence over municipal regulations. The Natural Resources Conservation board is required to consider the policies of the affected municipalities when making any decision on a CFO expansion or new development. Protection from intensive agricultural operations is important for urban areas due to land use conflicts such as odor, noise and contamination concerns. The Town should consider policies to provide a significant proximity from the Town boundaries and potential growth areas to provide this protection.

8.1 HAZARD LANDS

8.1.1 Objectives

- To have regard for environmental limitations when considering future land use proposals.
- To reduce the risk of loss of property and persons through effective and sound land use planning.
- To identify environmental hazards to minimize possible constraints and potential land use conflicts

8.1.2 Policies

1. The Town of Trochu Land Use Bylaw shall contain development standards for topographic features. These standards shall define:
 - slope conditions, which render land unsuitable for development;
 - slope conditions requiring special engineering or other treatment;
 - standards for earth grading; and
 - setbacks from toe of slope, valley or coulee breaks and benches.
2. Ensure development and/or subdivision proposals are compatible with surrounding land uses. The Municipal Planning Commission shall consider public safety, aesthetics, noise, odor, air and water pollution or other harmful impacts in determining compatibility. Where conflict is anticipated, the Municipal Planning Commission shall determine the mitigation measures necessary to reduce the conflict. The terms of this condition may be formalized in a development agreement between the developer and the Town of Trochu.
3. In order to protect the Red Deer River and tributaries, adequate development setbacks should be established and maintained in accordance with the guidelines set out by Alberta Environment and Alberta Sustainable Resource Development.

8.2 ENVIRONMENTAL PROTECTION

8.2.1 Objectives

- To ensure principles of sustainable development and environmental sensitivity are embodied in land use planning and development decisions.
- To support the enhancement of air, water and land quality and the preservation and protection of important natural areas.
- To work with adjacent municipalities to improve cooperation between the various managers within the Red Deer River watershed.

8.2.2 Policies

1. Commit to the protection of public health, property and the environment through the use of water management programs that provide safe and reliable drinking water, maintain healthy ecosystems and provide advanced wastewater treatment and storm-water management.
2. Mitigate potential negative impacts of any new proposed roads on natural areas.
3. Protect, maintain and enhance the unique landscape features that contribute to the visual continuity and aesthetic quality of the Town by establishing setback zones from the top of an escarpment in any new development or redevelopment area.
4. Preserving undeveloped major escarpments as natural open space areas.

5. Ensure the protection of significant habitats takes precedence over land use development where it may jeopardize the long-term survival of the resource.

9.0 INFRASTRUCTURE AND UTILITIES

9.0.1 INTRODUCTION

There is a strong relationship between land use planning and the development of physical infrastructure. The location, capacity, and efficiency of a municipality's infrastructure greatly impact growth and development patterns. This means that the programming and construction of roads, sanitary sewerage and water systems, for example, will 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 the Municipal Development Plan. These important decisions will trigger responses from developers, individual households and other users towards the preferred pattern of development and any limitations in the Town of Trochu.

Major improvements have occurred to the Town's infrastructure in the past number of years. In 2007 the water plant was overhauled and upgraded. Additional infrastructure development is required to reach target populations within this Plan and to serve the new growth areas. Due to the topographic and natural characteristics of the Town, expansion of servicing systems can be costly in certain locations. As a result, it will be necessary to ensure the most appropriate areas for development are chosen in order that the existing and planned systems are designed to achieve maximum efficiency.

The existing utility systems serving the Town of Trochu are sanitary sewerage, waterworks, drainage, transportation and solid waste. A joint study is currently underway with the Town of Three Hills to determine if a joint water/ wastewater operations and maintenance department is feasible to service both communities. A description and evaluation of the physical infrastructure within the Town is provided in the subsequent sections.

The objectives and policies contained in this Plan are based on the local knowledge of Town administration and engineering studies undertaken over the years regarding transportation, water and sewer treatment and transmission, storm water management and solid waste.

9.0.2 WATERWORKS

The Town of 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. According to recent studies and analysis the Town of Trochu has a carrying capacity of 2000 people with the current water infrastructure.

9.0.2.1 WATER DISTRIBUTION SYSTEM

Water is distributed by three pumps located next to the reservoir, a fourth pump is on standby. The distribution system consists of eight-inch, six-inch, and four-inch pipe. There are no concerns regarding inadequacies with the existing distribution system.

9.0.2.2 EVALUATION OF THE WATERWORKS SYSTEM

A joint comprehensive water works system analysis is currently ongoing with the Town of Three Hills to determine the future options for the joint water works system. The age of infrastructure in areas of the community is the greatest concern and repair and replacement are ongoing as required.

9.0.3 SANITARY SEWERAGE

The Town of Trochu sanitary system serves all buildings within the Town boundaries.

9.0.3.1 Treatment Facility

A sewage treatment facility located one mile east of town was constructed in the mid 1970's. This is an aerobic/anaerobic system that is designed to serve a population of 1,500 people. This facility has

four anaerobic retention ponds capable of four days retention for a population of 1,500, one 60 day anaerobic pond with a capacity of 2,000 persons, and one 12 month storage pond capable of retaining the sewage effluent from 1,500 persons for one year. This storage pond is nearing capacity due to the necessity of extensive backwashing and additional water treatment required for the meat processing facility. The treated effluent is finally discharged once a year into the Ghostpine Creek. In 2000, the ponds were cleared of settled waste material. This was the second time the sludge had been removed from the ponds (originally in 1990) and again in 2009.

9.0.3.2 Collection System

Majority of the Town of Trochu sanitary infrastructure is gravity fed. A small lift station is located at the intersection of Highway 221 and 585 (1st Avenue North) that services two businesses. A study completed by MPE Engineering Ltd. In 1998 assessed the sewage collection system and had the following comments. The flow capacities of the town's sewage mains were sufficient to accommodate a population of between 1,500 to 2,000 persons. These sewer mains are of adequate capacity for the foreseeable future. A further study was commissioned by Trochu Meat Processors Ltd. In 1999 to evaluate the effects of the meat processing facility on the sanitary infrastructure of the Town. The study was completed by Stantec Engineering Ltd. And recommended FOG treatment for the processing plant to reduce the potential for sanitary back up and clogging of pipelines.

9.0.3.3 EVALUATION OF SEWERAGE SYSTEM

There are sanitary back-up concerns with the invert siphon at the meat processing plant. Flushing and clearing of sanitary pipelines is required at least annually. Aging sanitary infrastructure is a concern in areas of the Town, Railway Avenue in particular. A sanitary lagoon storage pond expansion may be necessary in the short term.

9.0.4 STORMWATER DRAINAGE SYSTEM

Most of the Town is served by an above ground system of gutters and swails. Because of topographic constraints some areas require an underground storm water system.

Alberta Environment requires stormwater management plans for subdivision or development. The general requirement is that post-development storm water flows shall not exceed pre-development rates. This may require the development of storm water detention facilities or other measures to ensure existing land owners are not negatively affected by development.

9.0.5 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 & District Solid Waste Management Association with the intent of serving the municipal waste disposal needs of the Town of Drumheller, County of Kneehill, County of Wheatland and the Village of Beiseker. In 1995, Starland County joined the Association. The Association currently consists of 20 rural municipalities with 20 waste transfer stations serving the individual communities. The site presently serves a population of approximately 28,500 people and receives about 30,000 tonnes of municipal, industrial and commercial waste per year.

9.0.6 OBJECTIVES

- To provide municipal services in an efficient, economic and coordinated manner which will accommodate long-term growth projections.
- To give priority, through infill development, to areas within the Town that are serviced but not fully developed.

- To make the necessary infrastructure improvements where the existing infrastructure is inadequate to adequately develop a specific area.
- To develop an effective monitoring system of all municipal infrastructure.
- To ensure that utility upgrading costs required to accommodate growth are recoverable.

9.0.7 POLICIES

1. Priority shall be given to the development of infill areas in order to maximize the efficiency of existing utility systems.
2. Proposed new or intensified developments shall be staged in accordance with statutory plans and proper engineering to provide logical extensions to existing infrastructure. Details regarding the staging of infrastructure developments shall be identified through the preparation of Area Structure Plans or Conceptual Schemes.
3. As new areas are developed, they shall be served with adequate sewerage and water infrastructure. Development shall not be permitted on private services unless specified elsewhere in this plan.
4. The Town should undertake a study of its sewage treatment facilities in order to assess the necessary upgrading options to increase capacity for continued growth.
5. The Town should develop adequate monitoring systems for all utilities in order that future decisions can be based on current and accurate information regarding servicing capacities and needs.
6. When land development or redevelopment is proposed, the Town shall require the developer to enter into a development agreement setting out the responsibilities of the Town and the developer with respect to:
 - a) provision of water and sewer utilities;
 - b) provision of storm water management and land fill where necessary;
 - c) provision and development of roadways, sidewalks, parking facilities, pedestrian walkways, and access to the land;
 - d) provision of easements; and
 - e) establishment of standards, design and staging for the construction of infrastructure and utilities.
7. An off-site levy bylaw should be established and updated regularly to remain current with changing costs and infrastructure requirements.
8. Capital works budgeting should be done for upgrading utility services and to establish development priorities.

9.1 TRANSPORTATION

9.1.1 ROAD NETWORK

The transportation system in the Town of Trochu is a modern, well-managed and maintained system providing an acceptable level of service to users. The existing transportation network in the Town of Trochu consists of a series of interconnecting arterial, collector and local roadways. The road hierarchy is determined to define the traffic-carrying function of the roadways within the community. The following classifications are used to determine the function of the roadways in the Town of Trochu:

Arterial

The primary function of arterials is to serve the major flow of traffic as continuous routes through urban areas. Most commercial and industrial development is located along these streets due to the high traffic and visibility associated with the location. Generally arterial streets account for 10 percent of street mileage and carry more than half of all vehicle miles of travel.

Collector

Collector streets are minor tributaries, gathering traffic from numerous smaller (local) streets and delivering to and from arterial streets. Collector streets may contain commercial or residential land uses with driveways to the street.

Local

The function of local roads is to provide direct access to land uses along urban streets. Local streets serve local areas only and are not designed for through traffic.

Highway 21 is the major high traffic volume primary highway that services the Town in a north-south direction. First Avenue North and secondly, North Road provide an arterial function moving vehicles to and from Highway 21 and through the Town in an east-west direction. The central core of the Town is developed as a traditional grid system with perpendicular streets in regular block intervals. The north west portion of the community contains cul-de-sacs and crescents in the residential areas. School Road, North Field Road, Royal Way and Royal Drive may be considered as collector streets within this area.

EVALUATION OF THE TRANSPORTATION NETWORK

The existing roadway network can provide satisfactory service for future growth. The potential growth areas currently abut existing arterial and collector roadways, or can be served by relatively minor extensions of collectors. North Field Road was upgraded in 1995 including widening and surfacing. Road upgrades along North Road may be necessary to meet urban street standards to be capable of withstanding greater traffic volumes with curb and gutter as development progresses to the north dependent on engineering standards.

Concerns with the existing road network include Railway Avenue between First Avenue North and Queen Street and St. Johns Avenue from 1st Avenue North to St. Annes Avenue. These areas may require below surface improvements and resurfacing in the short term. Arena Avenue from King Street to North Road may require upgrading in the longer term.

9.1.2 RAILWAY

The Town is served by the Canadian National Railway secondary main line. This rail line connects with the City of Calgary and the City of Edmonton. Spur tracking is available within the Town if required.

9.1.3 AIR

The nearest air service is in the Town of Three Hills, 10km South of Trochu and the Red Deer airport. The nearest commercial and air freight services are at the Calgary International Airport.

9.1.4 OTHER

The Town has regular shipping services by Highway 9 Transport, a trucking firm with the main offices in the Town of Drumheller, and a regularly scheduled bus service.

9.2 ROAD HIERARCHY

9.2.1 Objectives

- To develop a clear hierarchy of transportation roadways.
- To provide a safe and efficient transportation network.

9.2.2 Policies

1. The Town will use a hierarchy of roads consisting of highways, arterials, collectors and local roads.
2. Areas Structure Plans or Conceptual Schemes should be used to establish a clear collector road system in new development areas. Subdivision designs should be evaluated on the ability to accommodate local traffic in a safe manner.
3. Roadways should be designed to minimize through traffic in residential areas and prevent industrial and commercial traffic from entering residential areas.
4. The Town should designate truck routes and dangerous goods routes.

9.3 FUTURE DEVELOPMENT

9.3.1 Objectives

- Ensure that developments adjacent to highways and major roadways do not interfere with future road development or upgrading.

9.3.2 Policies

1. When considering applications for development with potential for significant impacts on roadways, the Town may request the developer to provide a traffic impact assessment and parking requirements.
2. Future road right-of-way requirements should be protected through building setbacks and right-of-way requirements, as required.
3. Intersection location, access and spacing points to development shall minimize impacts on traffic flow.
4. Residential development may front onto a major roadway but there shall be no direct access to individual lots from major roads.
5. The upgrade of roadway facilities should be staged such that improvements are only implemented in response to traffic demands.
6. The Town should consider developing a regular monitoring system of traffic movements and volumes and review these results to determine whether adjustments should be made to transportation priorities.

10.0 PARKS AND RECREATION

10.1 INTRODUCTION

Planning for open space requirements is important since its siting and sizing requirements are the most varied of all land uses. Open space serves a variety of purposes. These include:

- To protect people and property from environmental hazards,
- To protect and enhance natural amenities,
- To provide outdoor recreation, education and cultural opportunities,
- To shape urban form, and
- To provide land reserve for future urban development.



The purpose of this section is to inventory existing parks and recreation facilities and evaluate condition and ensure they provide the intended functions and to ensure long-term demands for park and recreation lands are accommodated.

10.2 EXISTING RECREATIONAL FACILITIES

The Town of Trochu has an excellent assortment of indoor and outdoor recreational facilities. Trochu's recreation facilities consist of the following:

- Artificial ice arena
- Lions Campground (30 serviced sites available for year round use) (1995)
- 9 hole grass-greens golf course with clubhouse
- Outdoor swimming pool (1967)
- Sports grounds
- Four baseball diamonds
- Trochu and District Seniors' Drop-In Centre
- Trochu Community Centre (2002)
- Arboretum
- Spray Park and playground associated with the sports complex
- Indoor archery field and shooting range
- Playgrounds
- Dance Studio
- Pottery Studio



Trochu's recreational facilities are managed by the Town administration. The most recent capital expenditures include the upgrading of the swimming pool in 1989 and the development of the community centre in 2002. Town based recreational programs are offered through the arena and swimming pool; community volunteers provide additional programming. Upgrades to the old curling rink/ youth centre building are proposed to be completed with Provincial grant funding.

10.3 PARK AREA STANDARDS

Park area standards provide a basis upon which to determine the location and types of parks needed as development progresses. These standards may be determined through common standards however, a community needs assessment is more appropriate as it will provide a closer examination of the recreation facilities needed to support the specific local community needs. The standards or requirements that result can assist in projecting the recreational needs and effect of residential growth on necessary facilities and space.

10.4 OBJECTIVES

- To provide an open space and recreation system of a quantity, variety and quality appropriate to serve the Town of Trochu and district residents.
- To preserve and enhance the current facilities in the Town of Trochu.
- To encourage recreational developments that will promote tourism.
- To coordinate community recreation, cultural and open space development in the Town of Trochu.

10.5 POLICIES

1. The Town shall acquire municipal reserve, school reserve and/or municipal and school reserve through the subdivision approval process in accordance with the Municipal Government Act as the method of obtaining sufficient land for local park and school needs.
2. Details of open space and recreational development will be considered in the preparation of Area Structure Plans or Conceptual Schemes as required.
3. 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.
4. The Town should promote that greater use is made of existing open spaces through residential infill development and providing sufficient access to open space areas.

11.0 COMMUNITY SERVICES

11.1 INTRODUCTION

Community Services include land uses that are supportive of the health, safety and welfare of residents. Trochu has services related to health, education and community safety located within the Town

11.2 HEALTH CARE



Health care for the Town of Trochu and area is provided through the Alberta Health Services - David Thompson Health Region. St. Mary's Health Care Centre in Trochu has 50 beds of which 25 are long-term care and 25 are a senior's lodge. The Town has two doctors, a medical clinic, a dentist, nursing home, and senior citizen's lodge.

The facility is at capacity and has a long waiting list. There are currently no plans for expansion of this facility.

The Town of Trochu and surrounding area are currently actively seeking 4 additional doctors for the region. Two recruitment committees; the Trochu Doctor Recruitment and Kneehill Regional Doctor Recruitment committees are seeking additional services to provide appropriate levels of care for the residents within the area.

Trochu Valley Manor, a senior citizen's lodge, is administered by the Kneehill Housing Authority, a non-profit organization. The Manor has 28 suites and is fully occupied. There are currently no plans for expansion of the Manor.



11.3 EDUCATIONAL FACILITIES

The Town of Trochu is within the Golden Hills Regional School Division No. 15 that is based in the Town of Strathmore. the Town of Trochu has a K-12 Comprehensive school that was recently redeveloped and modernized in 2014 to improve efficiencies and utilization rates.



Post secondary education is provided by Kneehill Adult Learning which offers credit and non-credit courses from Medicine Hat College. Other adult education programs include Worlds for Women – a program to assist women with entering the workforce.

11.4 PROTECTION AND EMERGENCY SERVICES

Fire protection is provided by the Trochu and District Fire Department, a volunteer fire department in the Town. A fire hall is located within the 'C-1' Commercial area along North Field Road. Currently, there are 28 Fire Fighters and 4 vehicles.

The Royal Canadian Mounted Police provides police protection to the Town of Trochu from the detachment in Three Hills.



The Town of Trochu has 911 coverage, with delivery provided from the City of Red Deer. Ambulance service to the Town is from the Kneehill Ambulance Service which utilizes Emergency Medical Technicians, provides basic life support service and emergency medical services.

11.4 OBJECTIVES

- To coordinate the planning, development and delivery of community services and facilities for the efficient and beneficial use of the community.

11.5 POLICIES

1. Area Structure Plans, Conceptual Schemes, development permit and subdivision applications should be prepared and reviewed with respect to community services applications.
2. The Town should monitor community services and facilities to ensure that local requirements are being met.
3. Ensure that a wide range of community services are provided (e.g., health care, social, educational and protective services) for the Town of Trochu and area residents.

12.0 NATURAL RESOURCE EXTRACTION

12.1 INTRODUCTION

Oil and gas wells and pipelines are regulated by Provincial departments (Alberta Energy and Utilities Board) and require Provincial approvals. Well sites require setbacks from developments including a minimum setback of 100 metres from a residence for sweet gas. The Town should consider policies to protect areas for future growth potential and the current town boundaries from oil and gas development as future growth and development can be negatively impacted from the location of oil and gas activities.

12.2 EXISTING OIL AND GAS DEVELOPMENT

Figure 6 displays the locations of existing oil and gas developments surrounding the Town of Trochu. There are no oil or gas wells located within the current Town boundaries, however there are wells located 0.5 miles or greater distance in all directions.

12.3 OBJECTIVES

- To minimize land use conflicts between natural resource extractive industries and adjacent land uses.
- To ensure natural extractive operations take place in an environmentally sensitive manner.
- To liaise closely with the Alberta Energy and Utilities Board and oil and gas companies to maintain effective communication and negotiation procedures.

12.4 POLICIES

1. Oil and natural gas wells shall not be located within the Town boundaries or designated future growth areas for the health and safety of the Town of Trochu population.
2. Oil and natural gas wells located within 1 mile of the Town boundaries shall be located in accordance with a Area Structure Plan or conceptual scheme to determine that no negative effects to future growth result from the location of the wells.
3. Ensure resource operations take place in a manner that maintains environmental quality of adjacent areas, prevents permanent damage to the landscape or loss of other environmental features.
4. Ensure that proper reclamation plans are put in place to achieve the best and most suitable reclamation of disturbed lands.
5. Ensure that appropriate separation distances are established and maintained between resource extraction sites and incompatible land uses. Development setbacks on lands impacted by sour gas extraction may be established which are greater than the minimum setbacks required in the provincial Subdivision and Development Regulations to address nuisance factors such as noise, odor and flaring.
6. Address the impact of sour gas facilities on the type and location of future land uses in local planning processes.
7. Encourage early relocation of oil and gas facilities to minimize potential conflict with identified future growth areas.
8. Despite the exemptions from the Municipal Government Act, it is recommended that oil and gas companies, wherever possible, negotiate lease agreements and surface rights so that the structures and facilities are sited in accordance with the requirements of the Town of Trochu Land Use Bylaw and Municipal Development Plan.

13.0 DEVELOPMENT PATTERN

13.1 FUTURE DEVELOPMENT

Urban development should remain within the Town boundaries, essentially any development activity that requires servicing of water and/ or sewer infrastructure or that relies on urban services for sustenance including residential, commercial and industrial activities. Development activity that does not require infrastructure services such as industrial uses that require larger tracts of land for storage of vehicles and equipment may be better suited within a rural industrial park outside of the Town with greater distances from incompatible uses.

Development within the Town should continue to follow a contiguous and conscientious development pattern with future development to occur as shown in the future growth mapping. The intent of identifying specific sites within this area, while serving as a broad guide for urban growth, does not necessarily preclude the possibility of new development in other parts of the Town. Additional small areas that are not identified also may have potential for development. However, land within the defined urban area should be preserved for urban-oriented activities.

13.2 SURROUNDING RURAL DEVELOPMENT

The area directly adjacent to the south east boundary of the Town contains country residential activity. Country residential growth in close proximity to an urban centre hinders future urban growth opportunities as land costs increase substantially when subdivided and developed and appropriate future development patterns are difficult to achieve with existing property lines and construction of buildings or utilities. The Town should ensure incompatible development does not occur within future growth perimeters of the Town that would inhibit the future growth objectives of this plan or that may cause land use compatibility concerns in the future such as confined feeding operations, oil and gas wells and pipelines or industrial uses in close proximity to the future growth areas of the Town. The Town should ensure that these considerations are directed to the appropriate authorities if subdivision or development is proposed within close proximity to the Town boundaries.

13.3 OBJECTIVES

- To promote development activity that requires urban services to be located within the urban boundaries.
- To support regional sustainability initiatives that provide better economies of scale and that increase efficiencies in the provision of municipal services.
- To outline an approach for intermunicipal planning that is based on communication and consultation.
- To collaborate with municipal neighbours to find solutions to common concerns and conditions as they arise.
- To cooperate in the planning for environmental systems.
- To foster economic development within the region for the benefit of all municipalities.

13.4 POLICIES

1. To ensure that future development is completed in a sequential pattern that considers soil quality, historical land uses, infrastructure costs and land use compatibility.
2. To cooperate on a joint basis in the adoption of Area Structure Plans or other inter-municipal plans for specific fringe areas.
3. To ensure development activity that requires urban services such as public sanitary and water infrastructure to be located appropriately within Town boundaries.

4. To ensure that incompatible rural land uses are located appropriately with consideration of the provision of sufficient land to serve as a buffer from future growth areas.
5. The location of future land uses within the Town should take into account existing land uses outside the Town of Trochu in order to minimize potential conflicts between incompatible land uses.
6. The Town of Trochu will refer statutory plan and land use bylaw amendments, development permits, subdivision applications and other planning matters that may affect the rural municipality.

