

**BY-LAW 689**  
**OF THE**  
**VILLAGE OF FOREMOST**  
**IN THE PROVINCE OF ALBERTA**

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**A BY-LAW OF THE VILLAGE OF FOREMOST IN THE PROVINCE OF ALBERTA TO ADOPT A MUNICIPAL DEVELOPMENT PLAN**

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**WHEREAS** the Municipal Government Act , RSA 2000, Chapter M-26, as amended requires that every council of a municipality must by by-law adopt a municipal development plan;

**WHEREAS** Council wishes to adopt policies for the future development of the Village, and;

**WHEREAS** the Municipal Development Plan will assist in making future planning decisions;

**NOW THEREFORE**, under the authority and subject to the provisions of the Municipal Government Act, RSA 2000, Chapter M26, as amended , the Council of the Village of Foremost in the Province of Alberta duly assembled does hereby enact the following:

**Title:**

1. This By-Law may be cited as the Municipal Development Plan By-Law.

**Date of Commencement:**

2. Having held a Public Hearing on this matter, the Municipal Development Plan attached as Schedule "A" to this By-Law is hereby adopted.
3. This By-Law shall come into effect upon Third and Final Reading thereof.

**FIRST Reading the 15th day of April, A.D., 2019.**

SEAL


  
\_\_\_\_\_  
MAYOR  
*Kelly Calhoun*  
\_\_\_\_\_  
Municipal Administrator

**SECOND Reading the 27 day of May , A.D., 2019.**

  
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MAYOR  
*Kelly Calhoun*  
\_\_\_\_\_  
Municipal Administrator

SEAL

**PASSED at the Third and Final Reading this 27 day of May , A.D., 2019.**

  
\_\_\_\_\_  
MAYOR  
*Kelly Calhoun*  
\_\_\_\_\_  
Municipal Administrator

SEAL

# VILLAGE OF FOREMOST

## MUNICIPAL DEVELOPMENT PLAN



**BYLAW NO. 689**  
**ADOPTED MAY 27, 2019**

***A2 Planning  
Urban and Regional Planning Services  
Principal Planner – Andrew Malcolm, RPP, MCIP***

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# 1

# INTRODUCTION



**The Municipal Development Plan integrates the community's vision with municipal planning and decision making to address environmental, economic, social aspects of the community from a governance, land use and development perspective.**

**The Municipal Development Plan sets the Village's overall policy direction for community land use decisions, and all planning documents will be required to align with it. The plan provides direction to Village Council to help prioritize initiatives for capital projects, strategic planning and budgeting. The plan applies equally to both private and municipal lands and interests.**

## PLANNING CONTEXT

The Government of Alberta has legislation and a variety of planning documents that provide direction and requirements for municipalities regarding land use planning.

Alberta's *Municipal Government Act* is the provincial legislation that sets out the roles and responsibilities of municipalities and elected officials. The *Municipal Government Act* requires that the Village adopt a MDP to guide long-range planning and land use.

This will be the Village's first Municipal Development Plan as prior to April 1, 2018, the Municipal Government Act only mandated Municipal Development Plans for municipalities with a population of 3,500 or greater. With the Modified Municipal Government Act, the requirement is now that all municipalities within Alberta, regardless of population, must prepare and adopt a Municipal Development Plan.

A hierarchy of plans (figure 1) is established by the *Municipal Government Act*, which describes how a Municipal Development Plan must be developed in alignment with higher order plans such as the South Saskatchewan Regional Plan. Further, plans, bylaws, and policies below it in the hierarchy must be consistent with the Municipal Development Plan.

The Municipal Development Plan has been developed in accordance with the *Municipal Government Act* and aligns with the Alberta Land Use Framework, specifically the South Saskatchewan Regional Plan (SSRP).

The SSRP was adopted by the Province in 2014, and is the regional plan for Southern Alberta. The specific objectives and policies that pertain to the Municipal Development Plan include the efficient use of land and community development, diversifying the economy, and enhancing and protecting environmental and historic resources.

# Village of Foremost Municipal Development Plan

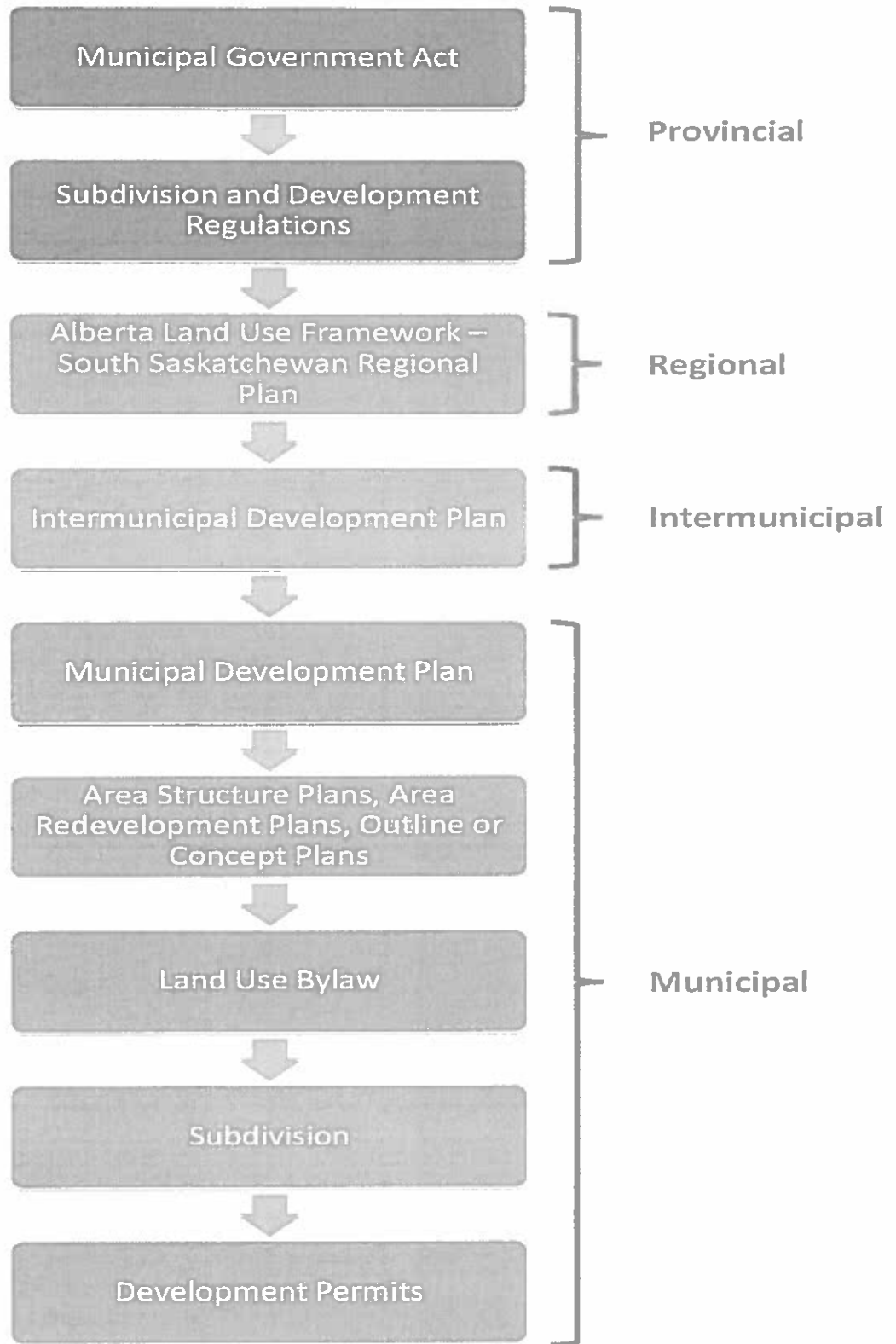
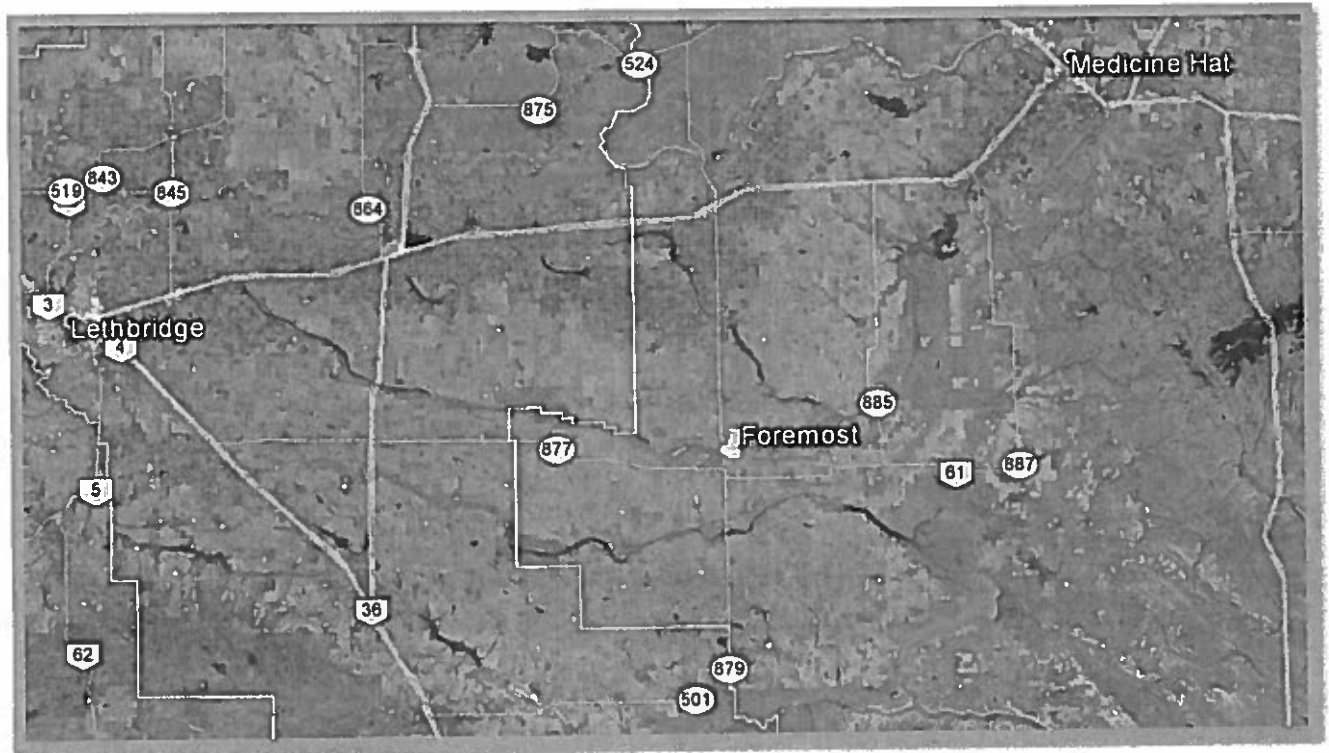


Figure 1: Hierarchy of Plans

## COMMUNITY PROFILE

The Village of Foremost is a small farming community in South East Alberta located 104km south east of the City of Lethbridge, and 106km south west of the City of Medicine Hat at the junction of Highway 879 and 61. The Village is 2.16km<sup>2</sup> in size and is bordered on all sides by the County of Forty Mile No. 8.



*Figure 2: Geographic Location*

Established in 1913 as an agricultural service center and incorporated as a village in 1950, today, Foremost has a population of 541 and serves a trading area of over 2,000 people. The Village has seen positive population growth within the community and new dwellings and improvements continue to occur throughout the Village. Infrastructure projects and upgrades have been completed to better service the community including a new water treatment plant.

The community's economic base is farming and agriculture, with many generations of families continuing to operate successful farming operations. An emerging economic industry is in the field of unmanned aviation and flight, as the Foremost Centre for Unmanned Systems was recently established at the Foremost Aerodrome, which is located 1.6km west of the village. The strong local economy combined with a



host of recreational facilities, a diversity of cultural activities, an award winning school and a broad range of businesses provides residents with a high quality of life.

The community is primarily residential with commercial fronting both Highway 61 and 879, the latter of which is better known as Main Street. Industrial is primarily in the South East of town where a new industrial park is developing. A small portion of industrial can also be found on the northern extent of the village along the former Canadian Pacific Railway line, which is now privately owned by Forty Mile Rail, which operates as a short line railroad pursuant to the Alberta Railway Act.

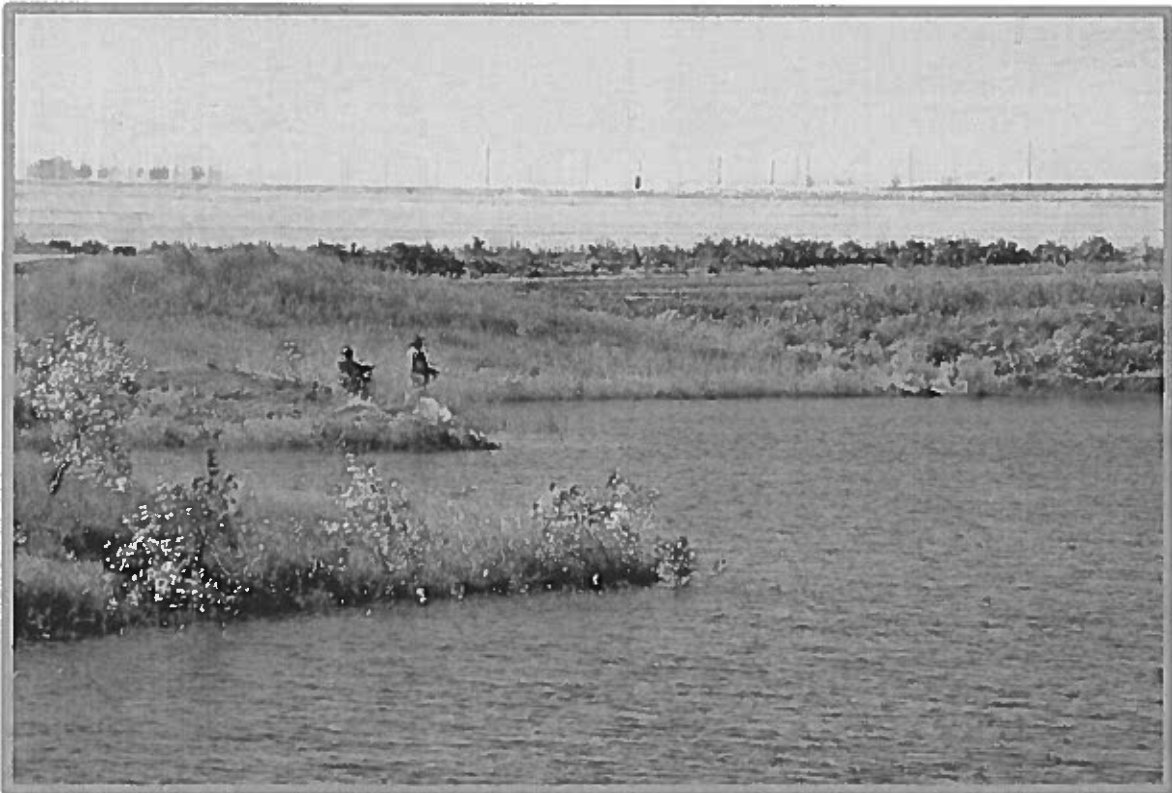
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### ***COMMUNITY STATS (2016)***

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- Population of 541 represents a 2.9% change from 2011.
  - Children aged 0-14 and seniors aged 65+ represent 18.5% and 19.4% of the total population. The working age population (15-64) represents 62.0% of the total population. In comparison, for Canada the proportions of children, seniors and working age population were 16.6%, 16.9% and 66.5%.
  - 91.1% of persons living in a census family couple were married, compared to 83.2% in Alberta and 78.7% in Canada.
  - 88.5% of people aged 25 to 64 had a high school diploma or equivalency certificate, compared with 86.3% in Canada.
  - Median total income of couples was \$105,216 compared to \$87,688 for all couples in Canada.
  - 8.3% of persons live in low income.
  - 229 private dwellings of which single-detached houses represented 95.7% of all occupied private dwelling.
  - 93.3% own their dwelling compared to 67.8% in Canada.
- 
-

# 2 VISION, GOALS & LAND USE CONCEPT



**The Municipal Development Plan represents the community's development vision for the coming 20+ years and as such all future growth and development should respect and promote the vision and goals of the plan.**

**The Vision and the Goals were directly developed through public engagement with the community and reflect the values of the community past, present, and future.**

**The Land Use Concept map identifies the general long term pattern of land use recognizing that more detailed boundaries and land uses will be specified through area structure plans, area redevelopment plans, outline or concept plans, and the Land Use Bylaw.**

## VISION

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*"By embracing new ideas and innovative thinking, the Village of Foremost promotes growth and development that is well-planned and socially, environmentally, and financially responsible.*

*Ensuring a safe, vibrant and prosperous community focused on maintaining its family-oriented atmosphere and agricultural roots."*

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## GOALS

<b>Efficient Growth</b>	Ensure orderly, complementary, and contiguous, development that supports population growth.
<b>Economic Resiliency</b>	Support unbiased economic growth by promoting a diverse local economy and business base.
<b>Environmental Responsibility</b>	Support development that maintains the overall quality of the natural environment.
<b>Revitalized Main Street</b>	Encourage a vibrant Main Street with streetscape improvement and low commercial vacancy.
<b>Variety of Housing</b>	Encourage a mix of housing types that promote affordability and attract and retain residents.
<b>Parks and Pathways</b>	Create, preserve, and enhance natural and recreational open spaces and amenities.
<b>Recreation &amp; Culture</b>	Enhance quality of life by supporting recreational and cultural facilities, services, and programs.
<b>Respect Heritage</b>	Protect and manage historic resources.
<b>Property Standards</b>	Ensure properties are maintained to an appropriate standard.
<b>Maximize Infrastructure</b>	Make efficient use of existing and planned infrastructure and utilities.
<b>Opportunities to Collaborate</b>	Seize opportunities with regional partners through relationships and collaboration.

## LAND USE CONCEPT

The Land Use Concept shown in figure 3 identifies the general long term pattern of land use recognizing that more detailed boundaries and land uses will be specified through area structure plans, area redevelopment plans, outline or concept plans, and the Land Use Bylaw.

The growth areas identified within the land use concept are primarily within the quarter section of land immediately south and west of the village, which presents the most feasible location for future growth. The legal description of this property is the SW of Section 17, Township 6, Range 11, West of the 4<sup>th</sup> Meridian (SE 17-06-11-W4). This property is currently in the County of Forty Mile, and an annexation would be required.

Key elements of the land use concept include:

- **Residential** proposed south of the existing ball diamonds/rodeo grounds/golf course to take advantage of proximity to the school and recreational facilities and with potential to back onto the 8<sup>th</sup> hole of the golf course.
- **Commercial** proposed to be fronting on Highway 879 as an extension of the existing Main Street commercial.
- **Industrial** proposed along the Forty Mile Rail line along the northern extent of the Village. This industrial growth would be strategic in relation to proximity to the rail. Also proposed at the southern extent of SE 17-06-11-W4 to remain separated from residential and tie into existing industrial land uses in the SE of the Village.
- **Recreation** in the form of parks, open spaces, and community facilities proposed adjacent to the dam/campground, to the east of the ball diamonds/rodeo grounds, and forming a 'green belt' to buffer future residential uses from future industrial uses in SE 17-01-11-W4.

A notable omission on the land use concept is the lands located within the municipal boundary on the western side of the dam and golf course. This land is not suitable for development from a fiscally responsible perspective and could potentially form part of a land swap for more suitable lands or remain for agricultural use.

Further conceptual details on growth in SE 17-06-11-W4 can be found in Appendix 2 – Growth Projections.

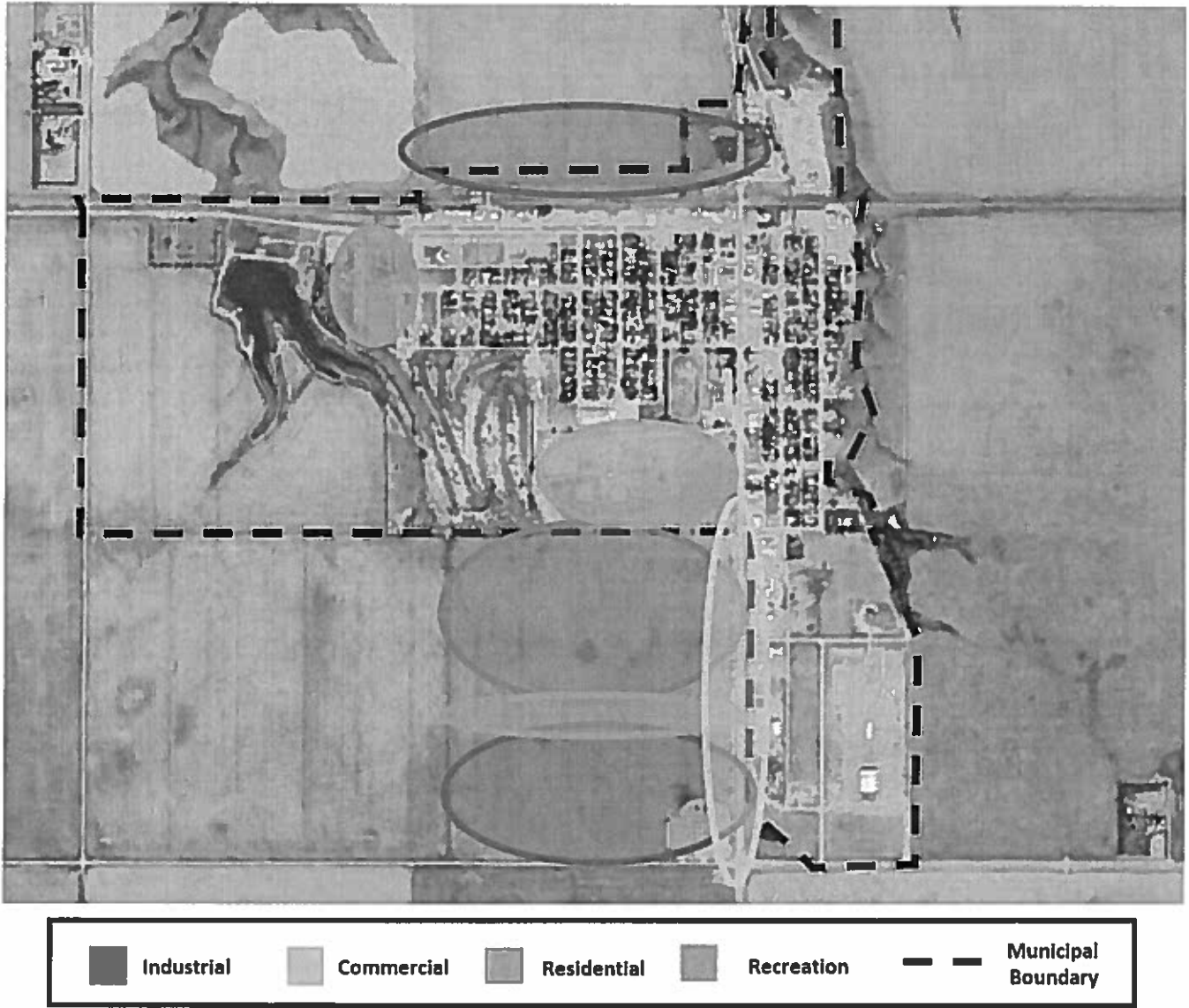


Figure 3 - Land Use Concept

# 3 GROWTH MANAGEMENT



**As the Village intends to support and promote growth, it is important that we ensure growth within the community is strategically managed at a pace and manner that can be integrated into the community's social, physical infrastructure and environment, while considering the long-term fiscal implications.**

**While the majority of new development will expand into currently undeveloped areas on the edge of the Village, a portion of growth will occur within existing areas where vacant or underdeveloped lots exist.**

## OBJECTIVES

1. **Ensure orderly, complementary, contiguous, and efficient development of the physical environment within the Village.**

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2. **Manage growth at a level that can be integrated into and sustained by the Villages social and physical infrastructure.**

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3. **Identify appropriate areas for development and redevelopment based on infrastructure, site characteristics, and compatibility with adjacent and existing uses.**

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4. **Meet specific regulations of the *Municipal Government Act* for reserves, agricultural policies, and sour gas facilities.**

## POLICIES

### General

1. Future growth, development and subdivision of land shall adhere to the goals and policies of this plan and occur in general conformance with the Land Use Concept. Proposals that do not comply with this plan will require amending this plan.
2. Development within the Village shall only be considered where all of the following criteria are met:
  - a. Development provides or broadens amenities, types of housing, commercial services, or other economic diversification;
  - b. Infrastructure such as utilities and roads are readily available to service the development; and
  - c. Development is considered compatible and does not negatively impact adjacent development and the community.
3. Consideration should be given to the following matters when reviewing proposed developments, subdivisions, and/or amendments to the Land Use Bylaw:



- a. The vision, goals, objectives and policies of the Municipal Development Plan and other applicable statutory and non-statutory plans and/or non-statutory policies adopted by Council;
  - b. The views of the public;
  - c. The physical characteristics of the subject and adjacent lands;
  - d. The use of other land in the vicinity;
  - e. The availability of an possible impact on public and private utilities;
  - f. Access to and possible impact on the transportation systems;
  - g. Design elements that consider safety factors and facilitate accessibility by police, fire, and ambulance services;
  - h. The overall design; and
  - i. Any other matters which, in the opinion of Council, Development Authority, and/or Subdivision Authority, are relevant.
- 4.** The Village, at its sole discretion, may require any or all of the following in advance of development:
- a. Area structure plan by municipal bylaw or conceptual scheme by resolution which will govern subsequent subdivision and development of the specific area; and
  - b. Any additional information not addressed or contemplated in this plan or other guidelines, at the time of application review including but not limited to Environmental Assessments, Geotechnical Assessments, Transportation Impact Assessments, etc.
- 5.** The Village will assume a role in land development, including acquisition, servicing and subdivision, in order to ensure an adequate supply of land to meet future residential, commercial, industrial, and institutional needs of the community.

### **Infill and Redevelopment**

- 6.** Within existing areas, infill and redevelopment will be considered as a mean for accommodating growth and maximizing existing infrastructure. Factors that are important to consider include:
- a. Redevelopment is in context with or provides an appropriate transition from existing development; and

- b. Adequate utility services and infrastructure can support the redevelopment.

### **Efficient Use of Infrastructure and Services**

7. New growth and development shall occur in a stable and fiscally sound manner, given infrastructure, land carrying capacity and physical constraints.
8. Efficient use of land and infrastructure is desired. This shall be achieved through orderly progression and staging of contiguous development. Non-contiguous or skip-development shall not be permitted unless there will be a net community benefit from the type of development proposed.
9. Development that utilizes existing infrastructure efficiently and minimizes financial impact on the Village will be encouraged.
10. Development of lands will be encouraged adjacent to built-up areas where capacity exists in infrastructure, services, and community facilities.
11. Development in new areas must be preceded by the provision of infrastructure, utilities and services, or satisfactory arrangements made for their provision.

### **Off-site Levies**

12. The Village may establish bylaws concerning off-site levies in accordance with the provisions of the *Municipal Government Act* to finance the expansion of existing or creating new public facilities and services for sanitary, water, stormwater, roads, and other community facilities.

### **Municipal, Environmental, Community and School Reserves**

13. The dedication of municipal, school and environmental reserves shall be carried out at the time of subdivision or pursuant to section 665 of the *Municipal Government Act*.
14. The Village, pursuant to section 666 of the *Municipal Government Act*, may require a 10 percent land dedication or money-in-lieu for municipal and/or school reserve, which may be used for open space requirements in new residential and non-residential developments.

- 15.** Where the reserve requirement is to be satisfied as money in place of land, it shall be done so in accordance with the provision of Section 667 of the *Municipal Government Act*.
- 16.** Where the Village is of the opinion that certain lands may be resubdivided in the future, the Subdivision and Development Authority may require that municipal or school reserves be deferred by caveat pursuant to section 669 of the *Municipal Government Act*.
- 17.** The Village will receive all municipal reserve funds paid and, should a school authority in the future require land for a school, and agreement for possible municipal assistance will be discussed at that time.
- 18.** In locations where municipal reserve dedications to be provided as land are not desirable, the Village may allow municipal reserve requirements to be transferred to a more appropriate location. This should be addresses through an area structure pan or deferred reserve caveat.
- 19.** Municipal reserve lands may be disposed of for development purposes only where there is a clear community-wide benefit that outweighs any negative effect on an individual neighborhood.
- 20.** The Village may utilize environmental reserve and environmental conservation easements as mechanisms to protect environmentally significant areas.
- 21.** Through the subdivision process, the Village shall require that lands considered unsuitable for development area be dedicated as environmental reserve as per the provisions of the *Municipal Government Act*.
- 22.** Lands dedicated as environmental reserve shall remain in their natural state and/or be used as part of the public trail system where necessary to ensure a continuous integrated trail system
- 23.** Where the provision of land for municipal, school or environmental reserve has been required, such lands shall be designated on a final instrument and registered for the purposes at Land Title Office in accordance with Section 665 of the *Municipal Government Act*.

**Agricultural**

- 24. Agricultural land and existing farming operations within the Village shall be protected for as long as possible until required for future urban development.
- 25. The Village shall ensure an orderly progression and staging of development in order to prevent premature land development and to minimize land use conflicts with existing agricultural operations.

**Required Setbacks**

- 26. No development and/or subdivision resulting in the creation of a permanent dwelling shall be approved within 100m of a sour gas facility or an oil and gas well shall be at minimum in accordance with the *Provincial Subdivision and Development Regulations 43/2002*, as amended from time to time.
- 27. No development and/or subdivision of a school, hospital, food establishment or residential use shall be approved within 300m of the working area of a wastewater treatment facility or waste transfer station without the written consent of the appropriate provincial department, in accordance with the *Provincial Subdivision and Development Regulations 43/2002* as amended from time to time.

# 4 RESIDENTIAL DEVELOPMENT



**Residential areas are primarily characterized by single detached homes with wide streets and mature trees. Alternate housing types will be an important consideration for the community in the future as affordable housing options for residents of all ages, incomes, and family structures including multi-unit buildings and secondary suites.**

**While the majority of residential growth will be accommodated through new subdivisions it is critical that infill redevelopment, renovations, and maintenance and upkeep of older homes is encouraged. Infill development that is compatible with existing development will increase the overall density and makes use of existing infrastructure without compromising the character of the community.**

## OBJECTIVES

1. **Encourage a range of housing types, tenures, and densities that accommodate a broad range of demographics, incomes, and lifestyles to both attract and retain residents.**

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2. **Ensure services residential lots are available in the community that cater to all residents and housing needs.**

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3. **Ensure appropriate separation and buffering of residential areas from incompatible land uses.**

## POLICIES

### General

1. Future residential development should be accommodated through:
  - a. Infill developments within existing developed areas in the community; and
  - b. New developments within future residential development areas as depicted on the Land Use Concept.
2. Compact community development and the utilization of existing services is encouraged through the support of residential infill and redevelopment. This type of development allows for the increase of population without the need for new and costly services installation and their long term maintenance.

### Housing Variety

3. Although detached housing will be the dominant housing type, the Village supports the provision of a wide range of housing types (including but not limited to: secondary suites, accessory dwellings, semi-detached or two-unit dwellings, or townhouses) in order to meet all of its housing needs.
4. Alternate lot configurations or the subdivision of existing parcels to accommodate new residential uses is supported, including 'pan-handle subdivisions' that provide access to a new rear lot.

5. The development of affordable market and non-market housing opportunities is supported in order to ensure Foremost remains an inclusive and diverse community.

**Non-Residential Uses**

6. Home based businesses will be allowed as discretionary uses in residential districts provided they are secondary to the residential use and do not detract from the amenities of the surrounding residential neighborhood.
7. Neighbourhood-serving public and quasi-public uses, such as nursing home, child care, group homes, churches and community centres, will be supported in residential areas. Additional buffering and/or landscaping may be required to avoid impacting neighbouring properties.
8. As future residential development occurs, additional public spaces for parks, playgrounds, and facilities shall be identified along with linkages to existing amenities.

# 5 COMMERCIAL DEVELOPMENT



**A strong retail and commercial sector exists serving basic needs of its residents and those in surrounding rural areas.**

**Existing retail commercial development is primarily located along the Village's Main Street (Highway 879) where restaurants, retail stores, post office, and other services are located within short walking distance. Larger scale highway commercial uses like fuel stations, grocery store, motel, and agricultural based businesses are located along Highway 61 and on the southern outskirts of Highway 879.**

**It is expected that demand for commercial and retail opportunities will increase as Foremost grows in the future as such the Village supports continued development of commercial enterprises to serve the Village and area residents.**



## OBJECTIVES

1. **Promote and encourage the provision of a full range of goods and services for the residents to lessen the dependence on outside municipalities.**

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2. **Encourage aesthetically pleasing commercial development.**

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3. **Increase and diversify the commercial tax base of the Village.**

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4. **Recognize and emphasize the role of Main Street as the commercial heart of the community.**

## POLICIES

### General

1. Future commercial development should be accommodated through:
  - a. Infill development within existing developed commercial areas in the community, with a focus on existing, underutilized, and vacant properties on Highway 879 (Main Street) and Highway 61.
  - b. New development within the future commercial development areas as depicted on the Land Use Concept.
2. Expansion of new and existing commercial businesses within the Village is encouraged.
3. The external design and finish of all commercial development should be of a quality that reflects or complements existing development in the vicinity.
4. All unsightly materials or objects being stored outdoors in commercial districts should be properly screened and enforced by an appropriate municipal bylaw.
5. All commercial subdivision and development shall be referred to Alberta Transportation for comments and/or approvals if adjacent to Highway 61 or 879.

## **Main Street**

- 6.** The existing commercial Main Street should be maintained as the service and retail centre of the Village. Appropriate new businesses are encouraged to locate in this district through the redevelopment of existing, underutilized, and vacant properties.
- 7.** Appropriate development on Main Street shall generally consist of service and retail businesses requiring minimal outdoor space or storage for their operations. This type of development promotes a dense, walkable core area that builds on the existing configuration.
- 8.** New development and redevelopment on Main Street should improve not deter from the pedestrian friendly and aesthetically pleasing public realm, by including:
  - a. Building frontage that address the public street;
  - b. Quality design and materials; and
  - c. Parking areas that are located to the rear of the building with access from the lane.
- 9.** The Village should look to reinvest and revitalize Main Street to make it an engaging and comfortable pedestrian environment by looking at developing a revitalization plan for the street that contemplates public infrastructure improvements including but not limited to:
  - a. A consistent theme;
  - b. Wayfinding signage;
  - c. Wider sidewalks;
  - d. Improved lighting;
  - e. Landscaping and street furniture including but not limited to planters, benches, and bicycle racks;
  - f. And creation of a public space in a vacant lot for outdoor events and gatherings, outdoor seating, etc.

# 6 INDUSTRIAL DEVELOPMENT



**Industrial development includes a range of light and medium industrial land uses and businesses that have been established primarily to support the local agricultural industry. Industrial development is crucial to the local economy as it provides significant non-residential tax revenue to the municipality and provides high levels of employment.**

**Future industrial growth shall be encouraged by the Village to provide services and employment opportunities. Such growth should be balanced against any negative externalities that could impact adjacent landowners.**

## OBJECTIVES

1. **Support diversification of the economy.**

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2. **Accommodate a broad range of responsible industrial development and activities that provide economic opportunities and services to residents, tourists, and the business community.**

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3. **Minimize potential conflicts between industrial and non-industrial land uses.**

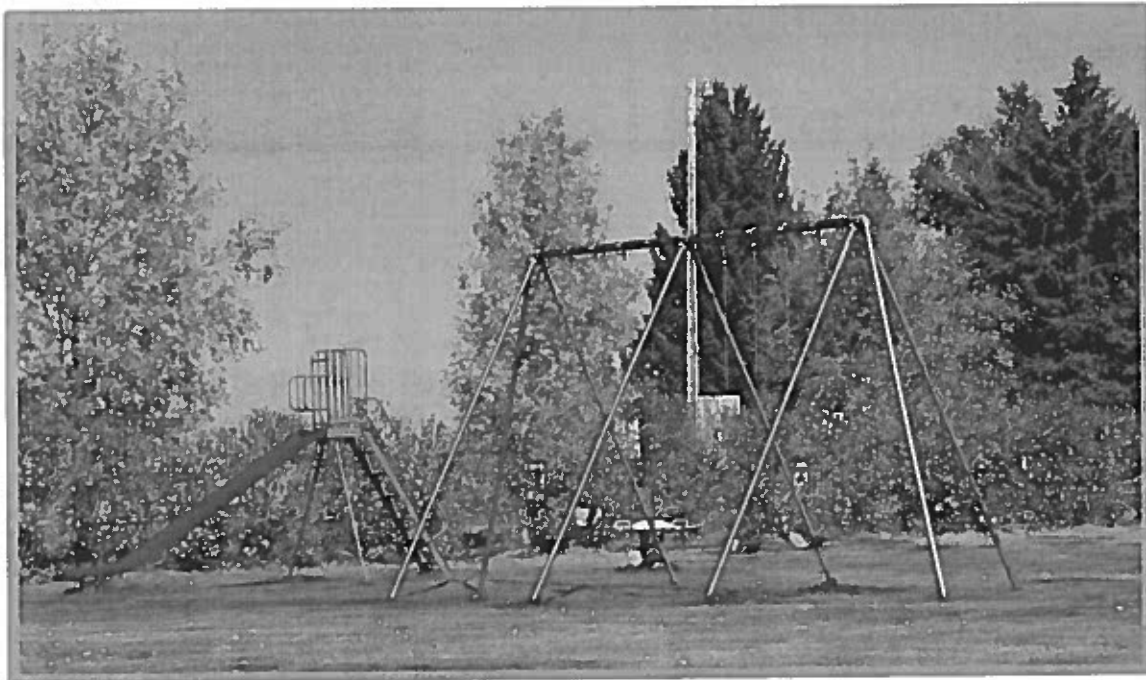
## POLICIES

### General

1. Future industrial development should be accommodated through:
  - a. Vacant parcels within the developed Industrial Park;
  - b. New development within the future industrial development areas as depicted on the Land Use Concept.
2. Expansion of new and existing industrial businesses within the Village is encouraged.
3. Potential negative externalities associated with industrial developments shall be minimized as much as possible by considering strategies such as buffering with open spaces or a gradual transition from industrial, to commercial, to residential uses.
4. The relocation of existing uses with negative externalities to more appropriate locations in new industrial areas will be encouraged.
5. The design of new industrial areas shall consider appropriate road design and offers a variety of lot sizes to reflect the needs of a variety of industries.
6. Visual screening including fencing and landscaping for industrial sites, particularly in highly-visible locations adjacent to major roadways should be encouraged.
7. Industrial sites should be serviced by an efficient traffic circulation system that is designed to handle the volumes and various types of industrial traffic generated by this type of activity.

- 8.** A development proposal may be required to demonstrate that impacts such as noise, dust, vibration and visual clutter are contained within the boundary of the site.
- 9.** Industrial development should utilize proven environmental and health and safety practices in managing solid and liquid waste storage, handling and disposal.

# 7 RECREATION, CULTURE, AND COMMUNITY



**A high quality of life for residents is supported by a range of recreation and cultural facilities, services, and programs that are available to all ages, skills, lifestyles, and incomes. Facilities include a community centre, library, seniors centre, arena, curling rink, outdoor pool, 9-hole golf course, ball diamonds, rodeo grounds, playgrounds, and a campground with walking trail.**

**A number of community services fall outside of the municipality's jurisdiction. Therefore, the municipality must collaborate with organizations, agencies, and other government departments that do provide these important services.**

## OBJECTIVES

1. **Provide adequate and accessible community facilities, services, and programs that enhance the social, cultural, educational and recreational needs of residents.**

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2. **To maintain communications with external organizations that provide community services to residents.**

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3. **Develop and maintain high quality parks and open spaces to serve all residents.**

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4. **To support and promote volunteer and community service organizations that operate within the Village.**

## POLICIES

### Community Facilities

1. Existing community recreational and cultural facilities and the community's needs and demands for such facilities should be periodically reviewed by the Village. These facilities include, but may not be limited to:
  - a. Community Centre;
  - b. Library;
  - c. Seniors Centre;
  - d. Civic Arena;
  - e. Outdoor Swimming Pool;
  - f. Ball Diamonds;
  - g. Campground and Dam area; and
  - h. Parks and Playgrounds.
2. New facilities and enhancements to existing facilities should be included in capital budgeting and may be provided where there is

demonstrable community support, subject to Council approved financial planning and budgeting.

3. The Village should prioritize the maintenance, upgrading and potential expansion of playground equipment at Lions Park and at the Dam/campground so they are attractive, safe, and enjoyable for youth in the community.

### **Parks and Open Spaces**

4. Parks and open spaces will be generally accommodated within existing areas including the Dam/Campground area and the Ball Diamonds/Rodeo area and as such, the Village should make improving existing parks and open spaces a priority.
5. The Village should strive to make all parks and open spaces more enjoyable safe and accessible to all members of the community, including those with special needs and ensure that recreational spaces are compatible with other adjacent land use activities.
6. The preservation of natural green spaces and natural vegetation within the parks and open spaces is encouraged whenever possible.
7. The Village should continue exploration of options to develop a continuous pathway system at the dam, completing the loop.
8. The Village may utilize municipal reserves to establish future parks and open space – See Growth Management Policies.

### **Third Party Community Services**

9. The Village shall encourage and collaborate with non-profit groups/organizations and relevant government agencies and service providers to endeavor to reach and maintain the following areas at appropriate levels of service, including:
  - a. Accommodation and extended care for senior citizens;
  - b. Childcare/daycare;
  - c. Public education;
  - d. Publicly available health services;
  - e. Protective services (police); and
  - f. Emergency Medical Service (fire/ambulance)
10. The Village shall cooperate with other community contributors, such as faith based spiritual organizations, businesses and individuals, to facilitate the provisions of community services such



as daycares, youth centres, emergency services, and cultural, recreational and art based programs.

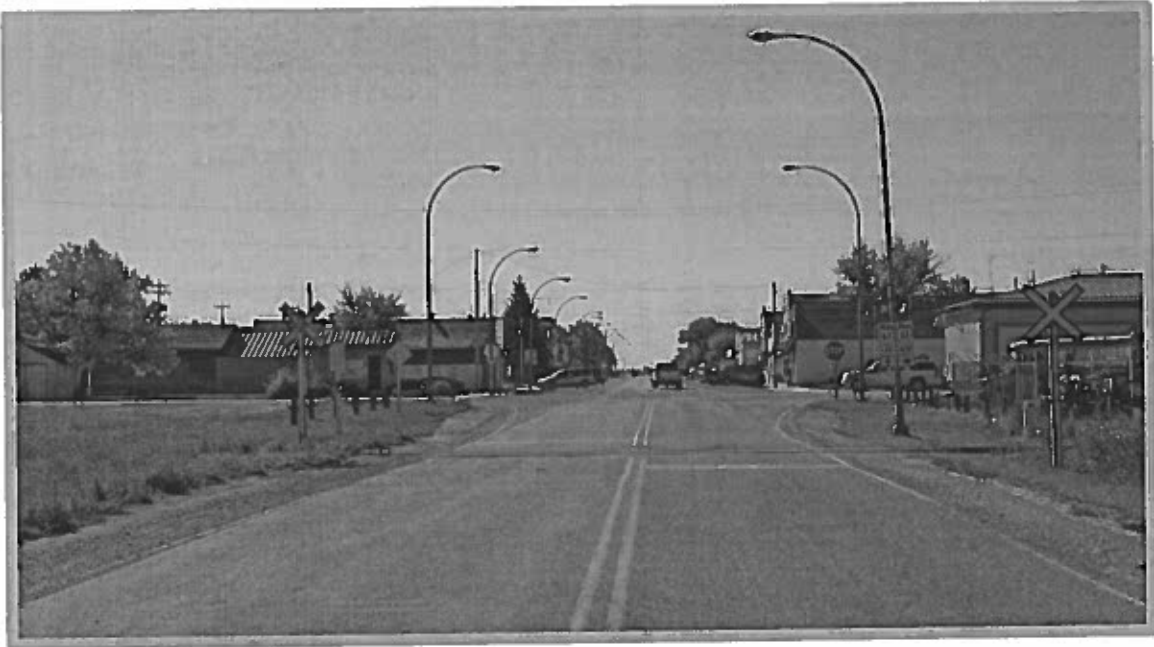
### **Community Volunteerism**

- 11.** Programs and initiatives should be developed that encourage and enhance volunteerism and community service organizations as they contribute considerably to the quality of life in Foremost.
- 12.** The Village should continue to support and work in mutual agreement with other government department or agencies to help provide various community services to residents.

### **Community Education**

- 13.** The Village will endeavor to cooperate with Prairie Rose School Division concerning the provision of educational resources and opportunities to residents of the Village.
- 14.** The Village should continue to work with Prairie Rose School Division for the shared use of open space and playground areas.

# 8 TRANSPORTATION, UTILITIES, AND SERVICES



**The provision and maintenance of infrastructure, utilities and services in the Village improves the quality of life for residents and visitors. The municipal public works function is to efficiently maintain the infrastructure including public parks, roads, sidewalks, storm water drainage, the water distribution system, sewage collection system and solid waste collection and disposal.**

**The local transportation network is composed of a traditional grid street network supported by sidewalks. This system is connected to the regional highway system. This network plays an important part in the everyday lives of residents and businesses as mobility is required for economic prosperity and ensuring streets are both functional and attractive is crucial for a thriving community.**

## OBJECTIVES

1. **Develop and maintain an effective, safe, and fiscally sustainable infrastructure system appropriate for the current and future needs of the community.**

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2. **Ensure the transportation network is integrated with land use, connected to the regional network, and provides safe and efficient routes for automobiles, pedestrians, and cyclists.**

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3. **Support the adequate, safe, economical, and efficient provision of municipal and private utilities.**

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4. **Ensure municipal services are provided in a timely and efficient manner.**

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- 5.. **Liaise with Alberta Transportation and/or County of Forty Mile with respects to any transportation matters.**

## POLICIES

### General

1. Installation, maintenance, and operational costs related to infrastructure should be minimized through limiting the amount of linear infrastructure by promoting efficient pattern of development.
2. An ongoing process of assessing the condition, capacity, and long-term performance of the Village's infrastructure should be completed in order to develop appropriate plans for rehabilitation, replacement, and expansion.
3. Development in new areas must be preceded by the provision of infrastructure, utilities and services, or satisfactory arrangements made for their provision.
4. The Village shall monitor and ensure that existing infrastructure has the ability to support additional capacities associated with projected growth of the municipality.

5. The Village will continue to work collaboratively with County of Forty Mile and other levels of government to provide efficient and sustainable infrastructure, utilities, and services.

### **Transportation**

6. Future roads shall be developed in general accordance with Map X – Future Transportation Network. More precise alignment of local roads shall be determined through the preparation of area structure plans, outline plans, and plans of subdivision.
7. The transportation network will be planned, operated, and maintained in a manner that promotes safety for all modes of transportation in all seasons.
8. The movement of pedestrians should be integral in the design of the transportation network including the provision of sidewalks on at least one side of the street in residential and commercial areas.
9. Highway 61 and 867 are provincial highways under the jurisdiction of Alberta Transportation. Any future development in proximity to the highways shall be planned in consultation with Alberta Transportation to protect this highway from uses and development that may be detrimental to the flow and safety of traffic.
10. As subdivision occurs, land required for future transportation and utility corridors shall be protected. The Village may require that developers subdividing lands adjacent to highways and collector roads provide lands for future road widening.
11. The Village may restrict driveway access to developments along major transportation routes.
12. The Village will endeavor to maintain and upgrade roads and sidewalks in a cost effective and efficient manner.
13. The Village will strive to work with Forty Mile Rail to ensure the safety of train traffic within the Village.

### **Infrastructure and Servicing Costs**

14. The burden of supplying infrastructure services to subdivision or new developments shall be borne by the development proponent.
15. In addition to grants, reserves, and taxes, the Town may use off-site or local improvement levies, special taxes or differential utility rates to recover infrastructure related capital costs as provided for within the *Municipal Government Act*.

### **Servicing Agreement**

- 16.** Private developers may be required by the Village to enter into a subdivision servicing or development agreement with the municipality pursuant to the *Municipal Government Act* which will be registered by caveat against the certificate of title to ensure the agreement is binding on the land owner, or successors in title, to install and pay for the installation of public utilities that are necessary to service the subdivision or development, pursuant to Sections 650 and/or 655 of the *Municipal Government Act*.

### **Water, Wastewater, and Stormwater**

- 17.** All development shall connect to the municipal water system. The use of private water systems is prohibited.
- 18.** All development shall connect to the municipal sanitary sewer system. The use of private sewage disposal systems is prohibited.
- 19.** Stormwater infrastructure should be designed with a goal of maintaining or improving the pre-development hydrologic system within the development site and adjacent areas.

### **Lighting**

- 20.** A community lighting evaluation should be completed to evaluate whether the community is appropriately lit in terms of function and scale for both the pedestrian and the vehicle. Downcast lighting that minimizes light pollution shall be used.

### **Electrical, Natural Gas and other Utilities**

- 21.** The Village should work with utility companies to encourage the improvement of existing infrastructure for residents and businesses.
- 22.** Utility and utility right-of-way locations should be coordinated between the Village and the respective utility company. Utility companies are required to obtain approvals from the Village.
- 23.** The Village should ensure that modern and adequate infrastructure of other utilities (fiber optic) is available to enable new technology-based industries and high-tech business to operate. A plan should be formulated that may enable this infrastructure to be programmed to coincide with existing infrastructure upgrades.

24. The Village should explore opportunities to incorporate solar panels in the community either on municipal buildings or on surrounding lands that are not being maximized for agriculture or development.

### **Municipal Services**

25. Village residents should, wherever possible, be provided with adequate, timely and efficient snow removal of streets within the municipality.
26. Village residents should, wherever possible, be provided with adequate, timely and efficient garbage collection within the municipality.

# 9 ECONOMIC DEVELOPMENT



**Recognizing that diversification of business development is important in a strong economy that is resilient to change, the Village will look to build upon existing assets and successes like the UAS and Forty Mile Rail to support and promote opportunities for growth of a variety of commercial and industrial uses in the Village and region.**

**Economic development is influenced by a variety of factors, many of which are beyond municipal control. The role of the Village in economic development is to work with stakeholders and partners to ensure municipal processes and requirements do not create unnecessary barriers to business, but still align with the long-term vision and goals of the community.**

## OBJECTIVES

- 1. Support a wide-range of business development to grow the local economy, create economic sustainability, and provide employment opportunities.**

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- 2. Support local business and industry by maintaining a business friendly environment where barriers to opportunity are diminished.**

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- 3. Collaborate with economic development partners such as the Chamber of Commerce to achieve economic growth across all sectors.**

## POLICIES

### General

- 1. Ensure a strong and stable diversified local economy by supporting economic development initiatives, whether they are led by the Village, private sector, or a public-private partnership.**
- 2. Through land use planning and strategic business planning, establish an environment that retains and attracts new businesses and industry. This may include reviewing municipal processes to remove barriers and explore the creation of business incentives to promote Foremost as a welcoming and easy place to do business.**
- 3. Encourage and support development that will broaden the tax base to lessen the tax burden on residential assessment.**
- 4. Encourage development that will provide a variety of employment opportunities for residents of the community.**
- 5. The provision of essential commercial services shall be supported, with a focus on Main Street, to strengthen local retail opportunities, encouraging local retail purchases of products and services, while reducing leakage of dollars into surrounding economies.**
- 6. Development opportunities related to the UAS and Forty Mile Rail should be encouraged and supported.**



7. Development of amenities and infrastructure that enhances the character of the community and promotes economic development and tourism initiatives should be supported. This may include:
  - a. Affordable housing;
  - b. Trails, sidewalks, and pathways;
  - c. Wayfinding signage;
  - d. Revitalized main street;
  - e. Spaces for community gathering and events;
  - f. Open spaces and recreational opportunities; and
  - g. The natural environment.

### **Partnerships**

8. The Village supports, whenever possible, joint economic development initiatives with other municipalities in the region.
9. The Village will support the initiatives of the Chamber of Commerce to support existing local businesses and services in the community.

# 10 ENVIRONMENT AND HISTORIC RESOURCES



**The protection and management of the environment and historic resources is important to quality of life. The significance of natural areas and lands including agricultural lands, coulees, and the natural landscape around the dam, as well as a number of buildings and structures with potential historic significance shall be considered in land use decisions and through a variety of protection and management practices.**

## OBJECTIVES

1. **Protect and preserve existing natural areas wherever possible.**

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2. **Support initiatives and development that minimizes that impact of the built environment on the natural environment.**

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3. **Continuously improve the Village's environmental performance.**

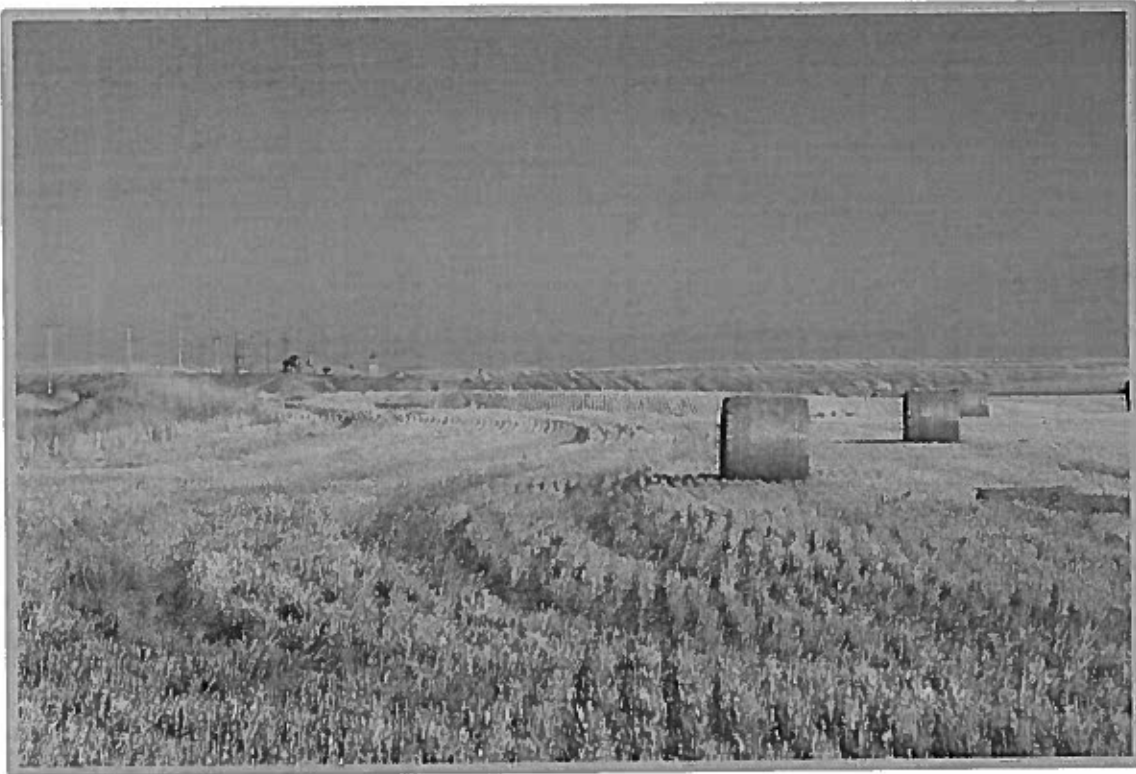
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4. **Support the preservation and revitalization of the historic Main Street and individual historic sites.**

## POLICIES

### Environment

1. Development proposals should be designed and constructed to conform to the natural topography and drainage patterns.
2. Development should consider landscaping techniques that enhance the natural environment and reduce water consumption. Such landscaping techniques include:
  - a. Prohibiting noxious weeds and invasive plants;
  - b. Encouraging plant materials that are hardy and native to the region; and
  - c. Encouraging drought-tolerant species.
3. The Village may require an environmental assessment/audit to be carried out on a site that is subject of a development proposal.
4. The Village supports the protection of environmentally sensitive and significant areas in their natural state, more or less. The Village may utilize environmental reserve and environmental conservation easements as mechanisms to protect environmentally significant areas, as per reserve policies – See Growth Management.
5. Development in areas determined to be environmentally significant may be limited to low impact developments such things as public

# 11 INTERMUNICIPAL COLLABORATION



**Foremost is surrounded on all sides by the County of Forty Mile and as such the Village recognizes the need for cooperative intermunicipal and regional planning. The Village is committed to good working relationships with the County of Forty Mile and is committed to joint ventures that ensure efficient and cost effective provisions of shared services within the region, promote economic development and ensure compatibility between land uses.**

trails, playgrounds, public signs, benches, and any development necessary to ensure safe access and overall public safety.

### **Historic Resources**

6. The preservation of significant historical and archaeological resources will be encouraged by the Village.
7. The Village should consider the development of a heritage resources management plan including an inventory of all buildings, structures, landscapes, and archaeological resources, and policies to promote the conservation and reuse of heritage resources.
8. Opportunities to better utilize existing buildings with potential historic significance should be explored.
9. The Village should encourage property owners to pursue heritage designation in accordance with the Historical Resources Act, and ensure that heritage resources are protected from adverse impacts.

## OBJECTIVES

- 1. Undertake cooperative planning with the County of Forty Mile and coordinate land use policies for the fringe areas which are mutually beneficial.**

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- 2. Take advantage of synergies to maximize efficient use of resources by coordinating the provision of roads, facilities, and other services that serve residents of both municipalities.**

## POLICIES

### General

1. Ensure that planning and land use decisions align with broader regional planning, such as the South Saskatchewan Regional Plan in order to contribute to achieving shared goals for the region.
2. Support and engage in the development of a Village/County Intermunicipal Development Plan to address issues of mutual concern and to ensure development in either municipality complements the existing and future land uses of the other municipality. Until an IDP is in place, the adopted Urban Fringe Agreement shall be referred to for all development considerations in the fringe area.
3. Support and engage in the development of a Village/County Intermunicipal Collaboration Framework to address opportunities for inter-municipal agreements for undertakings that are mutually beneficial, including but not limited to: regional connections to municipal infrastructure and utilities, waste management, emergency services, recreation, housing, and transportation.
4. Ensure that once a Village/County Intermunicipal Collaboration Framework and Intermunicipal Development Plan are adopted by bylaw that the Municipal Development Plan aligns.
5. Discourage, whenever possible, development or uses that may have a negative impact on adjacent uses in County of Forty Mile.
6. Endeavor to foster new partnerships with businesses, government, school boards, post-secondary institutions and non-profit sectors, to

develop and operate recreational, cultural, and community facilities and programs.

7. Support, whenever possible, joint economic development initiatives with other municipalities in the region.

# A1 WHAT WE HEARD

## Introduction

The Village of Foremost initiated the development of a Municipal Development Plan (MDP) in October 2018. Prior to the start of the development of the MDP, a Public Participation Plan (PPP) was prepared in accordance with the Village of Foremost's Policy Regarding Public Participation and Section 216.1 of the *Municipal Government Act*.

The PPP was developed to recognize the value of public participation and will create opportunities for meaningful public participation in the development of the MDP.

The "What We Heard Report" provides a summary of the feedback from the public participation opportunities throughout the development of the Plan.





## **Public Participation 1 – Vision and Goals**

The focus of the first public participation opportunities was to focus on establishing a vision and goals for the plan through a public open house and online survey.

On November 6 2018, 22 community members attended an Open House hosted by the Village of Foremost and A2 Planning. The Open House began with a 30 minute presentation providing an overview of why the Village was completing a Municipal Development Plan including explanation of the 'Planning Hierarchy'.

Following the presentation community members were asked to complete a survey individually and then through a facilitated conversation were encouraged to discuss their answers and perspectives with others at their table. A series of photos were provided on a slideshow to spur ideas (e.g. For questions related to residential development the following photos were shown – basement suite, duplex, acreage, single detached home, renovations, apartment building, shipping containers, infill homes, rowhouses, and seniors facilities). One spokesperson for each table then shared highlights from their table discussions with the entire group.

The survey was then made available online for community members who were unable to attend the open house. The survey was open to the public from November 7<sup>th</sup> until November 28<sup>th</sup>. 22 surveys were completed at the open house and 39 surveys were completed online for a total of 61 unique surveys.

## **Public Participation 2 – Draft Plan and Land Use Concept**

The focus of the second public participation opportunities was to review the initial draft of the plan, specifically focusing on the vision, goals, land use concept, and policy sections.

On February 25 2019, 16 community members attended an Open House hosted by the Village of Foremost and A2 Planning. The Open House began with a 15 minute presentation providing a recap of why the Village was completing a Municipal Development Plan and an overview of what's been completed so far, and next steps in the plan development process.

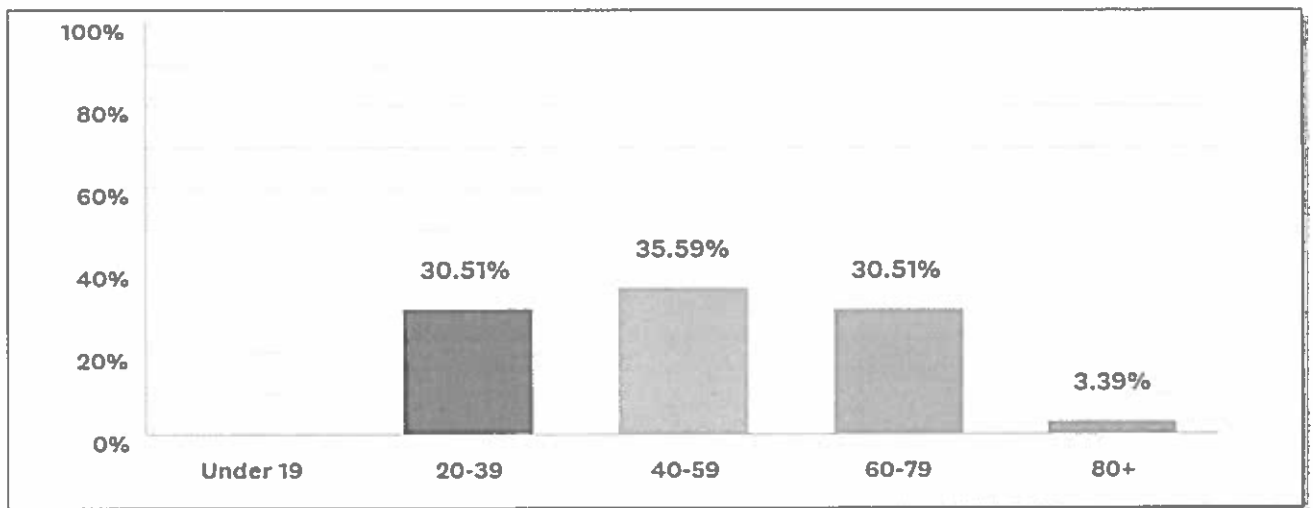
Following the presentation community members were lead through a series of survey questions (same as online survey) and were

encouraged to discuss their perspectives on each question with others at their table but to fill out the survey questions on their own.

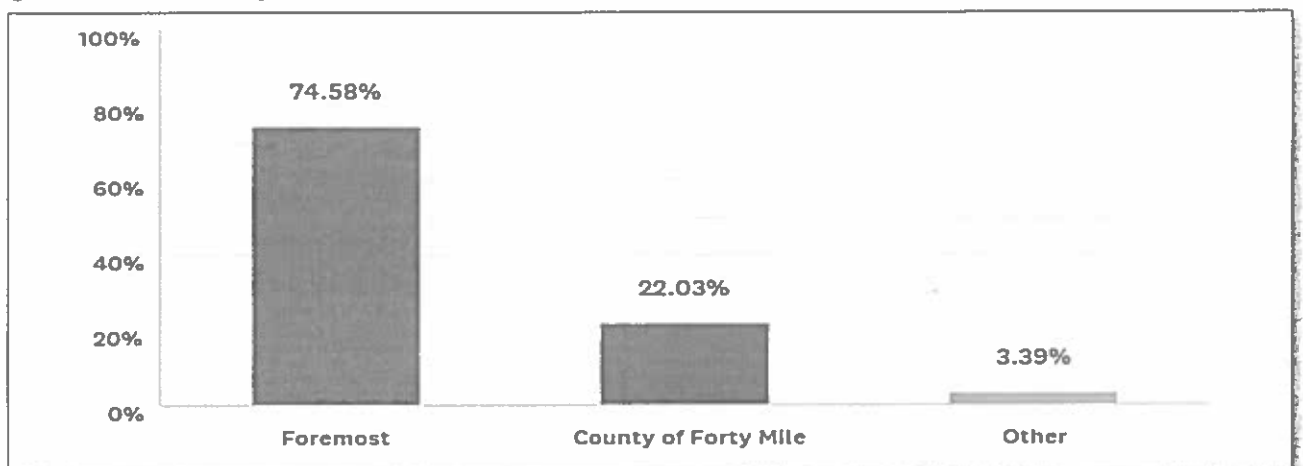
The survey was then made available online for community members who were unable to attend the open house. The survey was open to the public from March 4<sup>th</sup> until March 24<sup>th</sup>. XX surveys were completed in total.

## Detailed Results from Public Participation 1 & 2 Public Participation #1 – Open House and Survey

### Q1: How old are you?



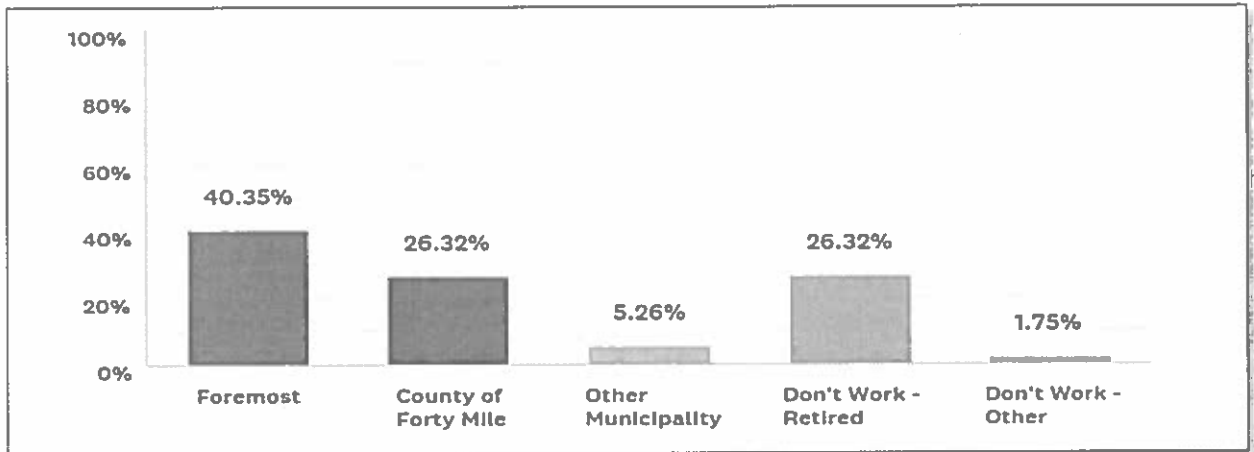
### Q2: Where do you live?



#### Other:

- *Medicine Hat (1)*
- *Lethbridge (1)*

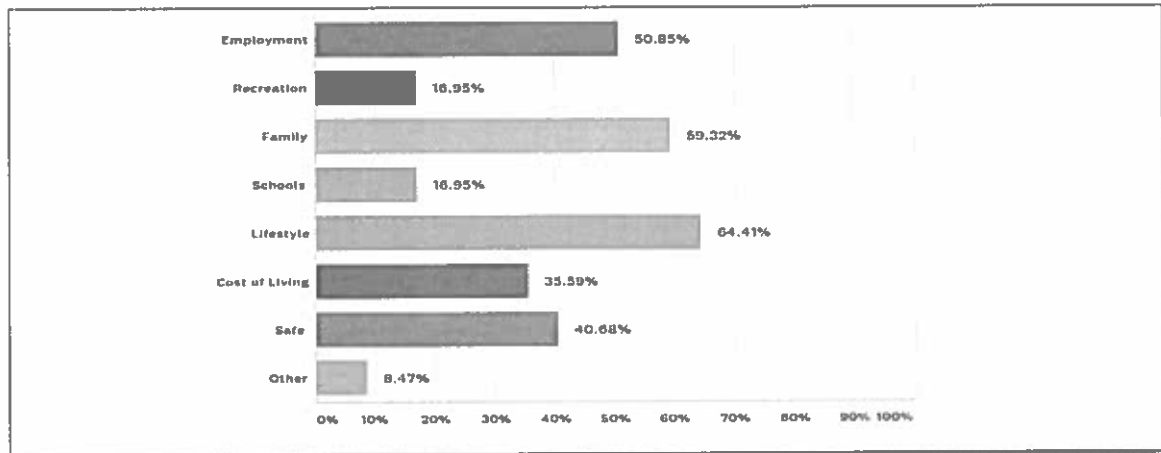
**Q3: Where do you work?**



Other :

- *Maternity Leave (1)*

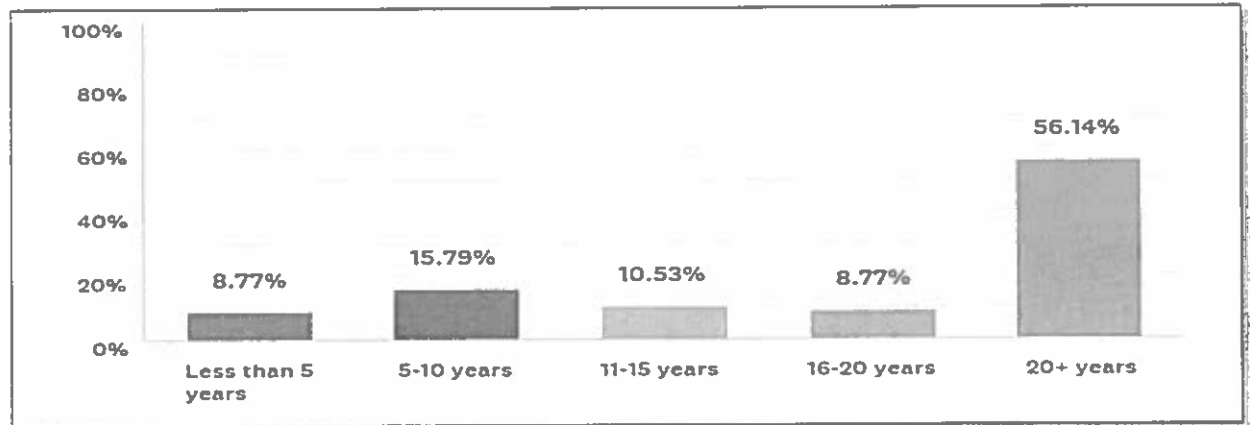
**Q4: Why do you choose to live in Foremost?**



Other:

- *Farm (2); Friends (1); Quiet (1); Retired Here (1)*

**Q5: How long do you expect to live in Foremost?**



**Q6: If you were to leave the community within the next 10 years, what do you think would prompt this move?**

Health Care (12)	Age (6)	Employment (5)	Family (3)
Retirement (2)	Housing	Public Transportation	Life changes
Relationship	Child Care	Education	Grandchildren
Cost of Living	Crime		

**Q7: What are three things you value or most appreciate about living/working in Foremost?**

<b>Themes</b>	<b>Key Supporting Words</b>
Small Town Feel/Community (35)	Care and concern, slow pace, small, values, small size, Cohesion, Events, Participation, Spirit, Supportive, Atmosphere
Friendly (19)	Good People, Friendly, Friendliness
Safe (18)	Low crime, safe,
Local Businesses & Services (15)	Variety, Basic Needs, School, Doctor, Groceries, Banks, Post Office, Hardware,
Recreation Opportunities (11)	Sports programs, golf course, skating, walking path
Cost of Living (11)	Affordable, cheaper, affordable housing, money
Family & Friends (9)	Familiarity, family, friends
Quiet & Peaceful (8)	Quiet, Peaceful
Short Commute/No Traffic (4)	Short commute, no traffic
Municipal Services (3)	Snow removal, garbage pickup, paved streets
Volunteerism (3)	Strong, Dedicated
Clean (2)	Clean
Historical Main Street (2)	Main Street, Historical Buildings

**Q8: What are three things you would hope could be changes or improved related to living/working in Foremost?**

<b>Themes</b>	<b>Key Supporting Words</b>
Recreation and Culture (28)	Better services for seniors, health care & access, childcare, family centre, activities, child friendly, recreation for seniors, engage and provide opportunities for youth, Better baseball diamonds, community arena, outdoor pool, indoor riding area, pool hours/days, walking path, running track and tennis courts.
Economic Development (19)	Full time service station/convenience store, more businesses, more industry, more shopping + retail, attract people, support local business, support farmers, highway frontage development, more jobs and employment opportunities
Diverse Housing (16)	Housing, Multi-family, Rentals, Retirement, Assisted living/seniors facilities (10).
Support School (7)	lighting, more kids, maintain, funding, stabilize population
Revitalize Mainstreet (5)	Beautify, ambience, improve, buildings and landscaping, care and attention, historic buildings
Municipal Services (5)	Recycling, Cleanliness, Garbage Cans, Garbage Collection,
Property Maintenance (5)	Care of properties, aesthetics, unsightly, bylaw enforcement
Infrastructure (4)	Road maintenance, fix streets, pot holes, repairs
Community Beautification (4)	1 <sup>st</sup> impressions, campground,
Safety (3)	EMS, Policing
Playgrounds (2)	Playgrounds

**Q9: What are three opportunities Foremost should capitalize on to improve the community?**

<b>Economic Development</b>
Attract business and tourism
Attract business that provides employment opportunities
Bring in more industry
Attract businesses related to the UAS
Promote industrial growth and development
Support family businesses
Leverage Forty Mile Rail to attract industrial development
Service station/convenience store
<b>Industrial Development</b>
Agricultural commercial (i.e. pellet plant etc.)
Rail shipping including windmill offloading site

<b>Community &amp; Recreation</b>
Ball diamonds
Attract business that provides employment opportunities
Community Dances
Community/Youth Centre to create opportunities for youth
Grants to improve parks, library, etc.
Programs for Mennonite families
Enhance the rodeo grounds
Indoor Riding Arena
Modernize and expand parks/playgrounds
Recreation buildings require some updates
Outdoor pool renovations/improvements

<b>Housing</b>
Additional housing
Attract rental housing opportunities
Supportive housing that keeps seniors in town
Low income housing
Affordable housing for young people
Duplexes and multi-unit buildings
Senior housing

<b>Institutional</b>
Bring and keep families for school population
Attract rental housing opportunities
Ensure churches remain operational
Hockey program within school

<b>Community Appearance</b>
Invest in beautifying Main Street
Cleanliness of old, junky yards
Maintain and improve infrastructure

<b>Community Services</b>
Expand medical services
Improved health care services
Opportunities for youth

<b>Other</b>
Family focused
Friendly people
Working together
Stability of community

**Q10: Order the following in order of importance:**

*The following order represents the average weighting of importance based on 35 responses.*

- 1) Ensure orderly and efficient growth by utilizing existing infrastructure whenever possible.*
- 2) Promote and encourage the provision of a full range of goods and services for the residents.*
- 3) Provide enhanced community facilities to improve the social, cultural, and recreational needs of the community.*
- 4) Ensure new development is complementary of existing development and the environment.*
- 5) Encourage a mixture of housing types so a variety of housing options is available to all residents.*
- 6) Ensure a high quality and aesthetic appeal with all development.*
- 7) Municipal services are provided in a timely and efficient manner.*
- 8) Cooperate and engage with the County of Forty Mile.*

- 9) *Support adequate and efficient provision of municipal and private utilities*
- 10) *Develop a strong tourism sector in the village and surrounding area.*
- 11) *Incompatible land uses (e.g. residential and industrial) should be separated and buffered.*
- 12) *Provide well designed and maintained transportation network.*
- 13) *Protect and preserve existing natural area whenever possible.*

**Q11: What are three aspects about the residential areas in Foremost that you like?**

<b>Themes</b>	<b>Key Supporting Words</b>
Well Maintained Properties (20)	Cleanliness, properties, yards, pride, well-maintained, care, well-kept
Close to Amenities (19)	Walking path, school, parks, golf course
Well Maintained Roads (18)	Good, well-maintained, paved, snow removal, wide,
Good Size Lots (11)	Bigger, Large
Mature Trees (8)	Mature trees, trees, nicely treed
Irrigation Water (5)	Water system, affordable rates
Quiet (3)	Quiet, quiet streets
Street Lighting (3)	Well-lit
Available Parking (2)	Parking available
Older homes (1)	Older homes
Slow traffic (1)	Slow traffic

**Q12: What are three aspects about the residential areas in Foremost that you dislike?**

<b>Themes</b>	<b>Key Supporting Words</b>
Unightly Properties (18)	Trailers that never move, messy yards, unkempt, yards, homes, buildings, junk, cars, tall grass
Poor Lighting (15)	Better lighting, inconsistent, lack of, dark, none on 1 <sup>st</sup> St W, poorly lit
Abandoned/Derelict Properties (10)	Abandoned, empty, run down, unsafe, eyesore
Animal Control (6)	Cats running freely, strays, no leash, feces not picked up, waste
Sidewalks (5)	No sidewalks, missing links, updating, hazardous, inconsistent
Parking Concerns (4)	Newer areas, cul-de-sacs, limited,



Alleyway Maintenance (2)	Potholed alleys, weeds, repairs
Street Maintenance (1)	Repair
Water Issues (2)	High water table, Stormwater Drainage
Slow Development	New areas take long to develop
Speeding	Speeding vehicles
Too many homes for sale (1)	Too many

**Q13: What are three aspects about the commercial areas in Foremost that you like?**

<b>Themes</b>	<b>Key Supporting Words</b>
Location (15)	Close together, accessible, walkable, central, ease of access, parking, walking distance,
Appearance (11)	Clean, pride, maintained, neat, well-kept, tidy
Quality Businesses (9)	Hours of operation, open most days, good hours, personable, quality, welcoming, well-stocked.
Variety of Key Businesses (5)	Grocery, Banks, Post Office, Restaurants
Historic Main Street Buildings (4)	Historic buildings, main street, preserved
Community Driven (3)	Family-owned, support charities, small town feel
Available Parking (2)	Parking, doesn't interfere with traffic

**Q14: What are three aspects about the commercial areas in Foremost that you dislike?**

<b>Themes</b>	<b>Key Supporting Words</b>
Main street revitalization (15)	Beautification, improved signage, upgrades, consistent theme, empty lots, messy, not maintained, face lift, revitalized, curb appeal
Abandoned/Derelict Properties (10)	Old, unused, unsafe, falling down, vacant, clean up, out of place, unsightly, aging, weeds,
Hours of Operation (4)	Close to early, decreased, missing, inconvenient
Lack of new business (4)	Little competition, lack of opportunities, little variety
Access and Entrances (2)	Difficult, dangerous
Street Lighting (2)	Dark, poor lighting

**Q15: What are three aspects about the industrial areas in Foremost that you like?**

<b>Themes</b>	<b>Key Supporting Words</b>
Location (13)	Separate from residential, location, away from core, separated, concentrated
Available Land (7)	New, available lots, large lots, potential, well designed
Well Maintained (6)	Clean, cleanliness, tidy, maintained
Ease of Access (4)	Easy, good, large trucks/machinery
Composting Area (2)	Composting area
Job Opportunities (2)	Creates jobs, employment
Forty Mile Rail	Forty mile rail

**Q16: What are three aspects about the industrial areas in Foremost that you dislike?**

<b>Themes</b>	<b>Key Supporting Words</b>
Safety in School Zone (5)	Large machinery, school zone, safety, too close, speeds, visibility
Lack of Signage (5)	Signage, visibility, lacking, poor
Drainage (4)	Drainage, improve, poor
Appearance (3)	First thing you see from south, not pretty enough, first impression
Impacts of Growth (3)	Noisy, noise, impact on residential,

**Q17: What are three aspects about recreational facilities, parks, and open spaces in Foremost that you like?**

<b>Themes</b>	<b>Key Supporting Words</b>
Accessible and Available (12)	Access, accessibility, ease of access, open for everyone, open, available, availability,
Variety of Recreation Facilities (4)	Arena, swimming pool, golf course, rodeo area, good variety, great,
Walking Path (5)	Orchard, Dam, Campground
Clean (3)	Clean, maintained,
Community Pride	pride
Low Cost (8)	Low cost, free, low user fees
Library	library
Parks (3)	Great parks, green spaces, large parks,

**Q18: What are three aspects about recreational facilities, parks, and open spaces in Foremost that you dislike?**

<b>Themes</b>	<b>Key Supporting Words</b>
General Facility Maintenance (8)	Upkeep is minimal, maintenance, unmowed grass, high costs, weed control
Playgrounds (7)	Lions Park, equipment not painted or maintained, modernize with paint, non-safe equipment, upgrades, add to
Campground and Walking Path (7)	Garbage, not maintained, updating, washrooms
Outdoor Pool (6)	Hours/days of operation, updating, needs help
Public Washrooms (4)	Needed, unclean
Ball Diamonds and Rodeo (3)	TLC, cut grass, weeds
Library (3)	Hours of Operation
Facility Staffing (2)	Problem, difficult
Golf Course (1)	Expand to 18 holes
Youth Centre (1)	lacking

**Q19: What are three aspects about utilities and infrastructure (roads, water, sewer, garbage collection, recycling, etc.) in Foremost that you like?**

<b>Themes</b>	<b>Key Supporting Words</b>
Roads (16)	Good condition, great care, potholes fixed regularly, maintained all year, paved, repaired
Garbage Collection (11)	Always available, consistent, weekly, good, clean dump
Potable Water (11)	New water treatment plan, great, good, high quality.
Recycling (11)	Availability, good options, access, option, good location, trailer
Good Services (5)	All necessary provided, everything we need, good service, prompt service, maintained, good shape
Snow removal (4)	Great, well-done
Irrigation (4)	Like separate system, nice to have, affordable
Reasonable Rates (3)	Reasonable, good
Sewer (3)	Condition, no issues, good shape
Composting (2)	available
Groundwater	High water table

**Q20: What are three aspects about utilities and infrastructure (roads, water, sewer, garbage collection, recycling, etc.) in Foremost that you dislike?**

Themes	Key Supporting Words
Garbage Collection (11)	Don't know where to put it, lack of garbage bins, inconsistent, picky, rural dumping in town,
Repairs and Maintenance (11)	Constant repair, upgrading, more maintenance, laneways, long term planning, modernization, potholes
Recycling (7)	More, trailer around more, consistent place, curbside, misuse of trailer.
Burning Barrels (3)	Get rid, ban
Sidewalks (3)	Lacking, inconsistent
Compost (2)	Curbside bins, grass pickup for seniors
Snow Removal (1)	Windrows clear of intersections
Trees (1)	Overgrowth

**Q21: Do you have any ideas on economic development opportunities Foremost should be pursuing.**

40 Mile Rail/Rail Line
Ag commercial and ag manufacturing/ag related industries
Bottle depot
Decide what we want to be – agricultural centre, drones, etc. What is our theme?
Encourage small businesses
Home based business, smaller business rather than larger ones.
Indoor riding arena
Look to attract innovative companies who can set up around the drone announcement
Meals on wheels
Partnerships
Help small businesses growth within
UAS/drones
Variety of event during rodeo weekend
Promote downtown/main street through special events
Windmills, solar panels
Pursue "dark sky community"

**Q22: How could Foremost better support existing businesses and attract new business?**

Affordable housing/multi-family
Revitalized Main Street commercial district
Businesses supporting businesses
Consistent standards of development on main street and highway 61
Find ways to appreciate and partner together
Encourage shop local
Longer hours i.e. Weekends
Rental housing
Offer incentives for new businesses
Promote the businesses and services we already have
Communicate with Chamber.

**Q23: Do you have any thoughts on the environment and sustainability in Foremost?**

Maintain what we have
Partner with BI to improve recycling
Maintain our green spaces
Preserve area around the dam
Recycling program is excellent
Burning barrels need to go
Maintain infrastructure we have and open spaces
Maintain green areas – campground, reservoir, and golf course
Don't get crazy just maintain what we currently do (or don't do)

**Q24: Do you think there is anything that will greatly impact Foremost's ability to grow into the future?**

Doctor must stay in Foremost
Ability to keep your family here
Population
Rental housing – not houses for sale but multi-dwelling units
School, seniors, water treatment
Rental units, school
Farms selling/Farms getting bigger
Availability of housing
Loss of students – closing of school
If school closes will be huge impact
Availability of staffing
Lack of water supply for industry
Seniors moving and not enough young people staying
Citizens not supporting local
Railway

**Q25: Is there anything else that you think we should know regarding future growth and development in Foremost?**

Don't be swayed or slowed down by old fuddy duddy ideas. Take some calculated risks.
Work together let everyone know what is going on and keep them in the loop.
Opportunity to prove services to wind and solar companies
Need for updating our main street and overall appearance
Ensure school stays open
Restrict building large farm-related buildings on Main Street.

**Public Participation #2 – Open House and Survey**

**Q1. Did you participate in the first open house and/or survey?**

<b>Yes</b>	70%
<b>No</b>	30%

**Q2. The MDP represents the community's development vision for the coming 20 years and as such all future growth and development should respect and promote the vision. Please rate the following vision statement:**

"By embracing new ideas and innovative thinking, the Village of Foremost will promote growth and economic development that is well-planned and socially, environmentally, and financially responsible. Ensuring a safe, vibrant and prosperous community focused on maintaining its family-oriented small town atmosphere and agricultural roots. "

<b>Very Good</b>	62%
<b>Good</b>	31%
<b>Neutral</b>	7%
<b>Poor</b>	0%
<b>Very Poor</b>	0%

**Q3. Are there any specific words or concepts within the vision that you think should be added or removed?**

<b>Add</b>	We want to grow
<b>Remove</b>	Replace promote with promotes Will promote Small Town Small Small Town

**Q4. The goals identified within the plan build off of the Vision and begin to provide direction for growth and development. There are 11 goals for the plan and they include:**

- I. *Efficient Growth – Ensure orderly, complementary, contiguous, and efficient development.*
- II. *Economic Resiliency – Support continued economic growth by promoting a diverse local economy and business base anchored by agriculture.*
- III. *Environmental Responsibility – Support responsible development that maintains and improves the overall quality of the natural environment.*
- IV. *Revitalized Main Street – Encourage a vibrant Main Street with streetscape improvements and low commercial vacancy.*
- V. *Variety of Housing Types – Encourage a mix of housing types and densities that promote affordability and ability to attract and retain residents.*
- VI. *Parks and Pathways – Create, preserve, and enhance natural and recreational open spaces and amenities.*
- VII. *Culture and Community – Enhance the experience of residents and visitors by supporting facilities and encouraging cultural and community initiatives.*
- VIII. *Respect Heritage – Protect and manage historic resources.*
- IX. *Property Standards – Work with property owners to ensure property is maintained to an appropriate standard consistent with bylaws.*
- X. *Maximize Infrastructure – Encourage development that makes efficient use of existing and planned transportation, water, sanitary and stormwater infrastructure.*
- XI. *Collaboration – Seize opportunities to create efficiencies with regional partners by embracing positive relationships and demonstrating collaboration.*

**Overall how would you rate the goals of the Municipal Development Plan?**

<b>Very Good</b>	54%
<b>Good</b>	38%
<b>Neutral</b>	8%
<b>Poor</b>	0%
<b>Very Poor</b>	0%

**Q5. Are there any specific words or concepts within the goals that you think should be added or removed?**

<b>Add</b>	Add population growth to goal #1 Recreation needs to be specifically identified Recreation more positively identified. Variety of housing (low income, assisted living, senior buildings) recreational opportunities and facilities support unbiased economic growth
<b>Remove</b>	Economic resiliency not just agricultural Anchored by agriculture Economic resiliency delete 'not just agricultural' as we want all business

**Q6. The Land Use Concept map(s) identify the desired general long term pattern of land use within Foremost. Two variations have been prepared, please provide feedback on what you like/dislike about each concept.**

**Concept 1**

<b>Pros</b>	<ul style="list-style-type: none"> <li>• <i>I like that you have given so much area for industrial. The recreational is a nice size, but it seems it should be closer to the school.(That size!) The concept 2 has the recreational near the school, but it is quite a bit smaller.</i></li> <li>• <i>Utilizing current infrastructure to develop residential opportunities makes better sense. Expand residential to function around the recreation is appealing.</i></li> <li>• <i>Like this plan and would rate it 5/5. Better for extending existing services.</i></li> <li>• <i>Add the current rodeo grounds to residential and relocate rodeo grounds. Land west of golf course should be utilized to expand golf course.</i></li> </ul>
<b>Cons</b>	<ul style="list-style-type: none"> <li>• <i>Could you move the south industrial area to the east side of the new county shop?</i></li> </ul>



**Concept 2**

<b>Pros</b>	<ul style="list-style-type: none"> <li>• <i>Again, the area for industrial is great, but can you move it to the east side of the county shop?</i></li> <li>• <i>Like that there is potential for future residential to border the golf course</i></li> <li>• <i>Great. I like the increased residential area south of the school and ball diamonds</i></li> <li>• <i>Recreation by the school</i></li> </ul>
<b>Cons</b>	<ul style="list-style-type: none"> <li>• <i>The only thing I really don't like, is the size of the recreational area.</i></li> <li>• <i>Dislike</i></li> <li>• <i>2/5</i></li> <li>• <i>Has positive ideas but would only rate it 3/5</i></li> </ul>

**Q7. Do you have any final thoughts on the draft plan or on future growth and development in general that you would like to share?**

- *Main Street Revitalization - old buildings that are in disrepair should be incentivized to be taken down and possibly look at creating a sitting area with benches, gazebo, and plants.*
- *I like the plans to develop Main Street and the objective to keep storefronts looking professional.*
- *I am very excited to see how Foremost will grow and thrive in the future!*
- *Town should provide low cost or even free land for companies wanting to set up in Foremost.*
- *Supporting the development of childcare facilities/options are necessary to support increasing population/industry. Attracting not only employees to live here but to ensure families can live and work in our community.*
- *Consider adding something about replacing the current Christmas lights that are hung on the street lamps on Main Street? They are tired looking and does nothing to enhance our community pride!*
- *Considering other municipalities provide free refuse containers, the Village should do the same! I would be very happy to use a garbage bin provided by the village. I am NOT buying my own! My property tax is high enough.*

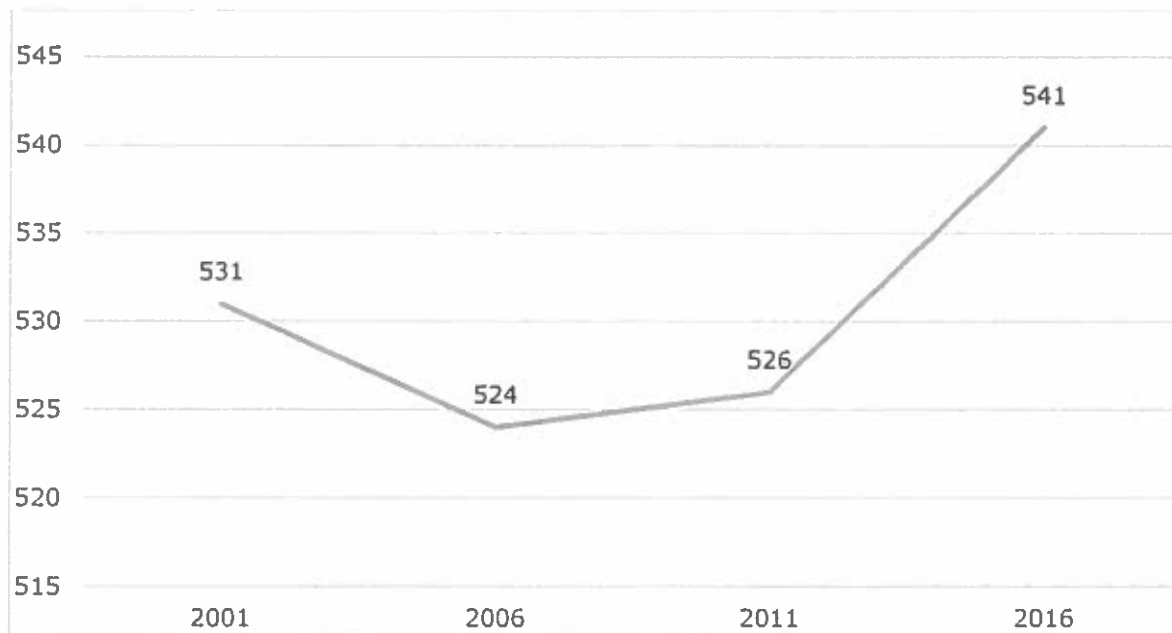
<b>Policy Section</b>	<b>Pros</b>	<b>Cons</b>
Residential	<ul style="list-style-type: none"> <li>• <i>Strong need for variety of housing types</i></li> <li>• <i>Support buffering residential from incompatible land uses – supports family living</i></li> <li>• <i>Affordable housing policies ensure all families are supported</i></li> </ul>	<ul style="list-style-type: none"> <li>• <i>High quality housing design limits the possibility for mobile home/flexibility</i></li> </ul>
Commercial	<ul style="list-style-type: none"> <li>• <i>Keeps mainstreet active and easily accessible</i></li> </ul>	<ul style="list-style-type: none"> <li>• <i>Derelict buildings on Main Street</i></li> <li>• <i>Traffic on highway</i></li> </ul>
Environmental and Historic	<ul style="list-style-type: none"> <li>• <i>Many historic houses and businesses – most on main street and east side of Town</i></li> </ul>	<ul style="list-style-type: none"> <li>• <i>More properties should be protected and supported for repairs and maintenance</i></li> </ul>
Municipal Infrastructure	<ul style="list-style-type: none"> <li>• <i>Serviced lots remain available</i></li> <li>• <i>Irrigation water – no rationing</i></li> <li>• <i>Should consider solar panels</i></li> </ul>	<ul style="list-style-type: none"> <li>• <i>Storm water infrastructure needs more substance – investment and maintenance</i></li> </ul>
Transportation	<ul style="list-style-type: none"> <li>• <i>Financially sustainable – if we can't afford it in the future we shouldn't build it now</i></li> <li>• <i>Knowing future needs will help us in advocating for what's best in Foremost</i></li> </ul>	
Intermunicipal Communication	<ul style="list-style-type: none"> <li>• <i>Objectives cover the necessary aspects of intermunicipal communication</i></li> </ul>	<ul style="list-style-type: none"> <li>• <i>Policy 1 – Very difficult for Village to do anything with them</i></li> <li>• <i>Policy 4 – wording makes it difficult for the Village to do this if the County is not in agreement</i></li> </ul>

# A2 GROWTH PROJECTIONS

**It is important that the Municipal Development Plan (MDP) effectively encourages and facilitates efficient and rational growth in the community by setting a framework for decision-making, consistency, and certainty for the community. As the role of a MDP is to guide and direct the evolution of a community 20+ years into the future, decision makers need to consider reasonable extensions of current development and any constraints to expansion that may exist.**

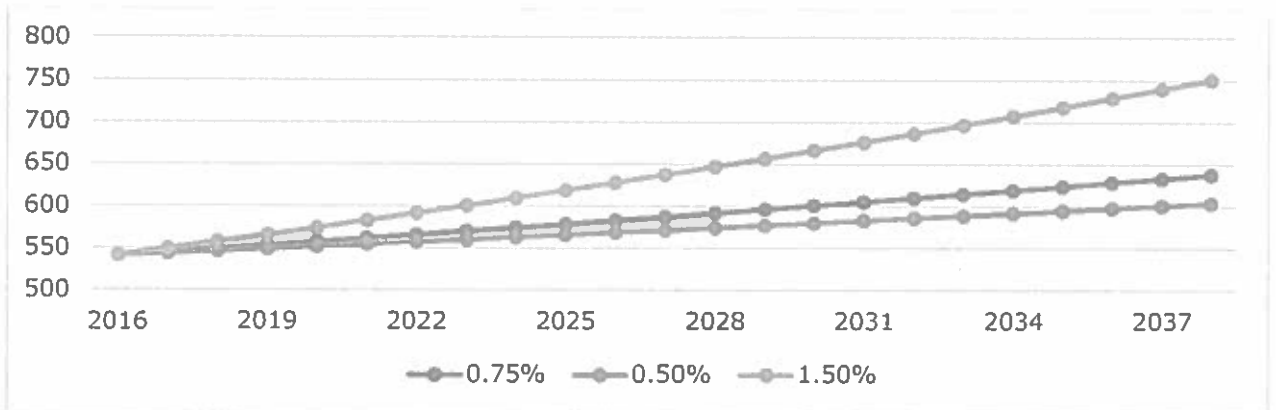
## Population Projections

The population in Foremost over the past 40+ years has been fairly stable as it has fluctuated between 534 in 1976 and 541 people in 2016, the most recent census. However, between 2011 and 2016 the population increased by 15 residents reflecting a +2.9% change or a growth rate of 0.5% per year. The community's population growth between 2001 and 2016 is reflected in Figure 3.



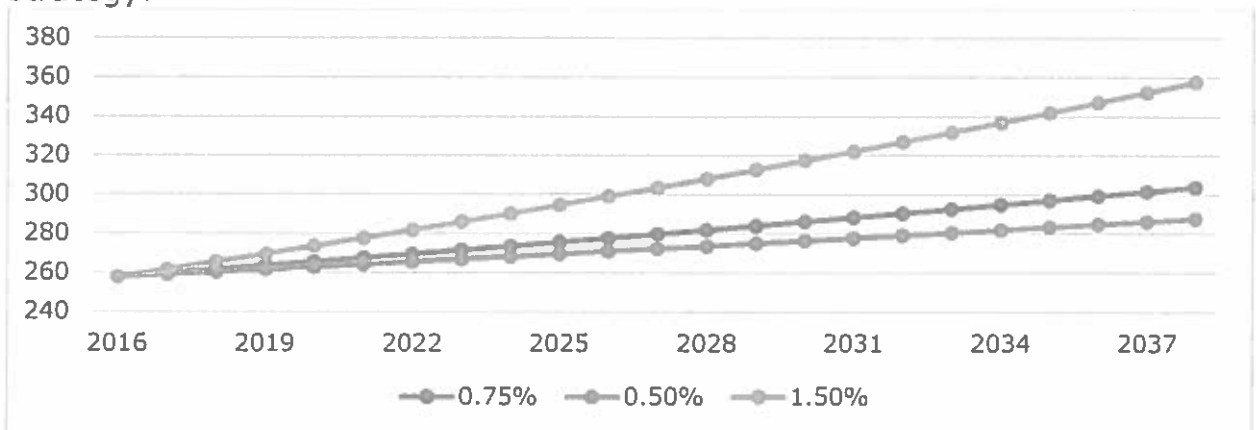
**Figure 4 - Population Growth (2001-2016)**

To calculate population projections a straight linear method has been utilized using three growth rates: slow (0.5 percent), moderate (0.75 percent), and high (1.5 percent). This method predicts the future population based on a predetermined growth rate and can offer an indication of potential population growth. It should be noted that this method does not take into consideration external factors such as economic influences. These population projections are shown in Figure 4.



**Figure 5 - Population Projections**

These projections indicate that in 2028 the population could potentially range from 574 to 647 persons and by the year 2038 range from 604 to 751 persons. Based on the historic annual growth in population the moderate growth rate of 0.75 percent will be utilized for the growth strategy.



**Figure 6- Dwelling Unit Projections**

Building from the population projections, assuming an average household size of 2.1 it can be anticipated that the number of dwelling units in 2028 could potentially range from 274 to 308 and by the year 2038 range from 287 to 357.

## Land Use Consumption Estimates

Growth within the Village will be composed of a combination of residential, commercial, open space, institutional and industrial land uses. As such, a number of assumptions can be made with respect to the consumption of land and are shown below:

Land Use	Growth Assumptions
<b>Residential</b>	<ul style="list-style-type: none"> <li>▪ Average household size of 2.1 persons.</li> <li>▪ Average density of 4.7 units per gross developable acre.</li> <li>▪ Residential growth factor of 0.75%</li> <li>▪ Currently 14 vacant residential lots.</li> </ul>
<b>Commercial</b>	<ul style="list-style-type: none"> <li>▪ Current vacant lots and opportunities for redevelopment along Highway 61, Highway 867, and within the industrial subdivision.</li> </ul>
<b>Industrial</b>	<ul style="list-style-type: none"> <li>▪ The Foremost Industrial Park was developed in 2010 with 53 acres (21ha) of developed industrial lots. Approximately 4.5 acres (1.8ha) remains available.</li> <li>▪ Historic land consumption rate of 5.26 acres/year (2.13ha/year).</li> </ul>
<b>Other</b> (Open Space, Transportation, and Utility)	<ul style="list-style-type: none"> <li>▪ The Village will require 20% of additional land on top of the residential, commercial, and industrial for other land uses.</li> </ul>

## Land Requirement Projections

The following conclusions can be drawn from performing the land consumption analysis and provides an indication of future land requirements:

Land Use	Growth Conclusions
Residential	<ul style="list-style-type: none"> <li>▪ Projected to average 2 units per year being built. Over the next 20 years it is anticipated that 40 new homes are built within the community.</li> <li>▪ It is anticipated the next residential subdivision of approximately 1.5ha should take place in 2026.</li> <li>▪ To accommodate growth until 2038, an additional 6.63 acres (2.68 Ha) of residential land will be required to be developed.</li> </ul>
Commercial	<ul style="list-style-type: none"> <li>▪ With existing vacant lots and development opportunities within industrial lands. No new commercial specific land is anticipated to be required within the next 20 years.</li> </ul>
Industrial	<ul style="list-style-type: none"> <li>▪ Although past consumption would suggest the need to develop more land within the next two years. It is more realistic that the next industrial subdivision of approximately 50 acres (40 ha) should take place in 2023 or when there is less than 1 Ha of vacant land remaining.</li> <li>▪ To accommodate growth until 2038, an additional 100 acres (40 Ha) of industrial land will be required to be developed.</li> </ul>

- Projections do not take into consideration residential and industrial infill/redevelopment.
- Projections do include an additional 20% for new subdivisions to accommodate open space, public uses, transportation, and utilities.

## Future Land Development

In July 2015, Planwell Consulting provided residential subdivision design(s) for the quarter section of land immediately south and west of the village. The legal description of this property is the SW of Section 17, Township 6, Range 11, West of the 4<sup>th</sup> Meridian (SE 17-06-11-W4).

This property is currently in the County of Forty Mile. However, this land is the best option for future growth and expansion of the village.

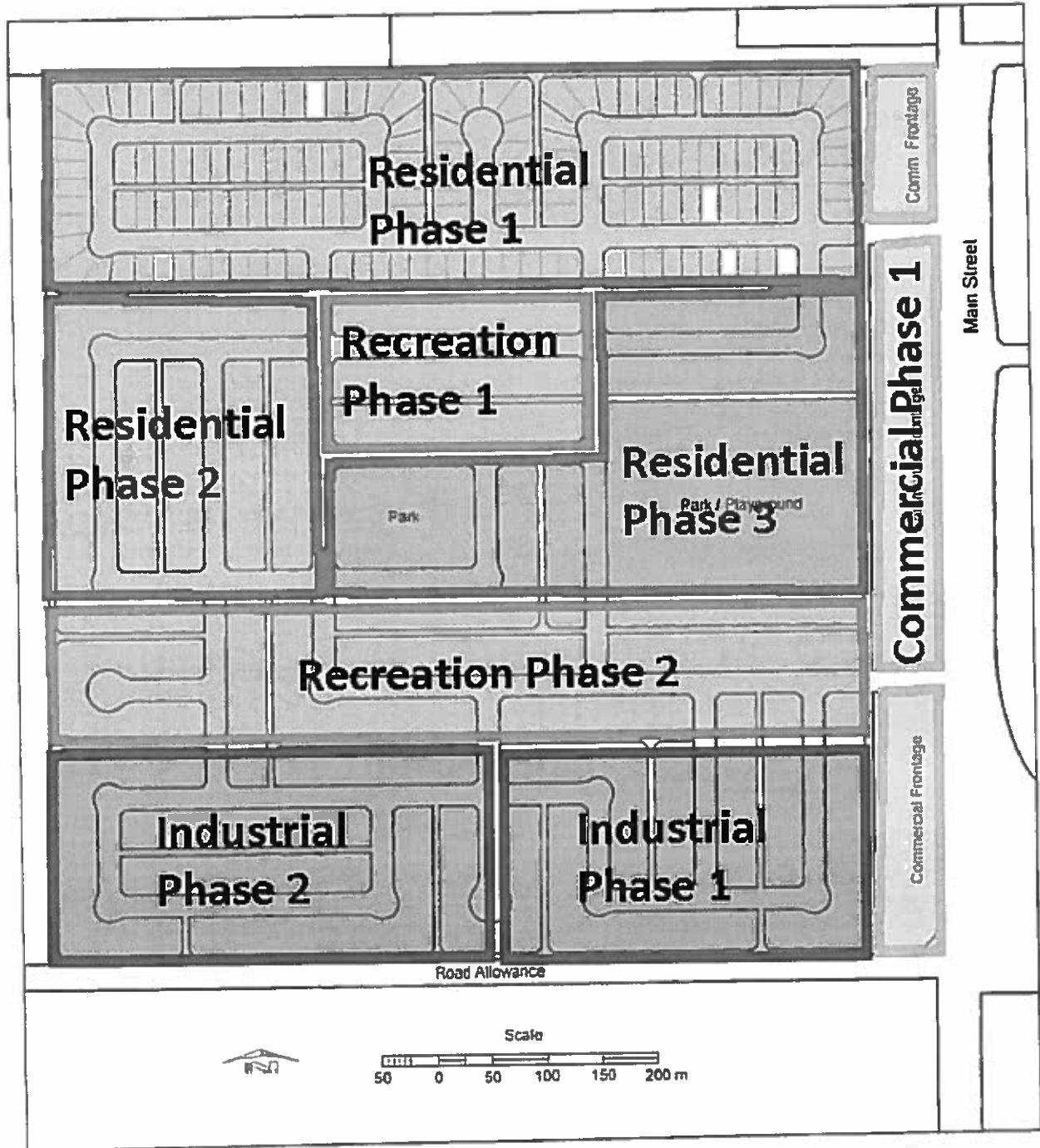
The subdivision design that was completed and recommended was conceptual in nature to provide a guide for future decisions regarding annexation and growth. This conceptual design along with the Municipal Development Plan should form the basis for a future Area Structure Plan for this land, once annexed by the Village. The Area Structure Plan would provide greater detail in terms of the mix of land uses and types of residential development, as well as servicing and phasing of development.

The design establishes a fairly straightforward subdivision plan for the northerly portion of the quarter section. Connecting with Main Street further north, the major collector street into the subdivision remaining long and straight. This approach makes incremental servicing somewhat easier, from this collector.

The original design contemplated primarily residential uses with some commercial and open spaces considered. A revised concept plan, shown on the next page, is based on the Municipal Development Plan and growth projections shows the incorporation of industrial land uses and a "green belt" buffer. This should be considered in the development of a future Area Structure Plan.

# Foremost Residential Subdivision Design SE 17-06-11-W4

## Figure 5 Design 2 Details



Subdivision Design completed by Planwell Consulting, July 2015