

DRAFT IDP CONTENT

1. INTRODUCTION

- ▶ Establishes the purpose of the IDP, as identified by the Village of Chauvin and MD of Wainwright.
- ▶ Describes to the reader how the plan is organized.
- ▶ Identifies the requirements of an IDP, as outlined in the Municipal Government Act.
- ▶ Describes how the IDP relates to provincial legislation, as well as other MD of Wainwright and Village of Chauvin plans and bylaws.
- ▶ Identifies principles for the IDP, as established by the Intermunicipal Planning Committee:

IDP PRINCIPLES

1. Maintain open, fair, and honest communication.
2. Promote orderly, economic, and beneficial land development.
3. Support appropriate levels of urban expansion within the Village and orderly, timely, and agreed upon urban annexation when necessary.
4. Identify compatible and complementary land uses.
5. Develop land use policies that support mutually beneficial economic development.
6. Effectively coordinate transportation systems and the protection of required land for future road, rail, and trails.
7. Provide for schools & recreation areas.
8. Identify/protect environmentally sensitive features.
9. Provide for effective IDP administration and implementation.

- ▶ Provides a profile of the IDP area (e.g. transportation, development, environmental, and historic features).

2. FUTURE LAND USE AND GROWTH

GOAL: To ensure that future land use and development within the plan area allows for the orderly and efficient growth of the Village of Chauvin, and capitalize on economic advantages within the Wainwright Region.

- ▶ Establishes the land use areas identified on the Future Land Use Map:

AGRICULTURE

To support small and large scale agricultural operations and rural residences that are compatible with nearby urban development in the Village of Chauvin.

RESIDENTIAL

To support planned residential development that is connected to (or designed to be connected to) piped municipal/regional utilities, including water and sanitary services.

COMMERCIAL/ INDUSTRIAL

To support and promote commercial and industrial development that supports economic development in the Village of Chauvin and the Wainwright Region.

GENERAL LAND USE AND DEVELOPMENT

- ▶ Policies in this section apply to all lands in the IDP area.
- ▶ Identifies what must be included when an Area Structure Plan or Outline Plan is required in the IDP area.
- ▶ Policies restricting the development of Confined Feeding Operations in the Plan Area.
- ▶ Identifies how public uses may be allowed to develop in the Plan Area.
- ▶ Identifies opportunity for design guidelines along Highway 610 Corridor.

AGRICULTURE

GOAL: To protect existing agricultural operations and rural residences that are compatible with adjacent urban development in the Village of Chauvin.

- ▶ Policies in this section apply to all lands within the Agriculture Area on the Future Land Use Map.
- ▶ Identifies that Agricultural operations in the plan area shall be protected from encroachment by conflicting land uses and developments.
- ▶ Policies establishing requirements for developing single and multi-lot country residential subdivisions in the Agriculture Area.

RESIDENTIAL

GOAL: Future residential development utilizes available local infrastructure and accommodates the needs of existing and future residents in the Village.

- ▶ Policies in this section apply to all lands within the Residential Area on the Future Land Use Map.
- ▶ Policies to ensure that the future development of lands in the Residential Area are well planned and can be converted to an urban style residential servicing if necessary in the future.
- ▶ Establishes buffering requirements from uses that may have negative effects on future residential development.
- ▶ Requirements for the connection to municipal water, sewer, and stormwater systems for residential developments.

