

DRAFT IDP CONTENT

COMMERCIAL/INDUSTRIAL DEVELOPMENT

GOAL: Commercial and industrial developments in the plan area support the long-term economic sustainability of the Village and the MD.

- ▶ Policies in this section apply to all lands within the Commercial/Industrial Area on the Future Land Use Map.
- ▶ Policies support regional economic development.
- ▶ Identifies the range of commercial and industrial uses that may be developed.
- ▶ Identifies that an Area Structure Plan or Outline Plan may be required for substantial commercial or industrial developments.
- ▶ Establishes criteria for the Village, MD, and Intermunicipal Planning Committee to consider when reviewing proposals for commercial or industrial subdivision/development.

UTILITIES AND SERVICING

GOAL: Municipal and regional services are cost effectively and consistently designed to provide safe and efficient services within the plan area.

- ▶ Policies apply to all lands in the IDP area.
- ▶ Establishes servicing requirements for proposed developments in the IDP area, including connections to municipal sewer, water, and stormwater systems.

TRANSPORTATION

GOAL: To develop and maintain a safe and efficient transportation network in the plan area.

- ▶ Coordination to ensure that the local transportation network is safe, efficient, and well maintained.
- ▶ Policies to ensure that right-of-way requirements are secured to accommodate future growth.
- ▶ New roads must be constructed to MD standards, and have regard for the Village's road design requirements where linkages are proposed.

NATURAL RESOURCES

GOAL: To promote the development of oil, gas, and aggregate infrastructure in the plan area that will not have a negative impact on the future growth and development of the Village of Chauvin.

- ▶ Policies to ensure that orderly development in the IDP area is not unduly restricted by oil and gas infrastructure.
- ▶ Policies to ensure that aggregate operations in (or near) the Plan Area do not restrict future urban growth and development.

NATURAL ENVIRONMENT

GOAL: To preserve and protect sensitive environmental features in the plan area that support the region's ecosystem.

- ▶ Known significant environmental features are identified on the Development Considerations Map.
- ▶ Policies respecting the dedication of Municipal Reserve.
- ▶ Restrictions on development in areas prone to flooding, erosion, subsidence, near riparian areas or other hazards.

3. WORKING TOGETHER

- ▶ Established an agreed upon process for future annexation applications.
- ▶ Establishes the Intermunicipal Planning Committee.
- ▶ Encourages intermunicipal communication.
- ▶ Identifies when subdivision/development applications may be referred to the adjacent municipality for comment.
- ▶ Establishes how the IDP may be amended, and when it shall be reviewed by the municipalities.
- ▶ Identifies a process for resolving intermunicipal disputes with respect to this IDP.

