



**VILLAGE OF CONSORT
BYLAW #A-797**

**BEING A BYLAW OF THE VILLAGE OF CONSORT IN THE PROVINCE OF ALBERTA TO
ADOPT A MUNICIPAL DEVELOPMENT PLAN**

Whereas, pursuant to the provisions of Section 632(2) of the Municipal Government Act S.A. 2000 c.M-26 as amended, Council of a municipality with a population of less than 3500 may adopt a bylaw, to be known as the "Village of Consort Municipal Development Plan Bylaw".

Now therefore, the Council of the Village of Consort in the Province of Alberta, duly assembled, enacts as follows:

- (1) This Bylaw shall be cited as the "Village of Consort Municipal Development Plan Bylaw A-797".
- (2) Council adopts as the Municipal Development Plan for those lands contained within its corporate boundaries.
- (3) This Bylaw takes effect on the date of the third and final reading.
- (4) Bylaw #A-679 and all amending bylaws are now hereby repealed.

Severability

- a) Should any provision of this Bylaw be invalid, then the invalid provision shall be severed and the remainder of the Bylaw shall be maintained.

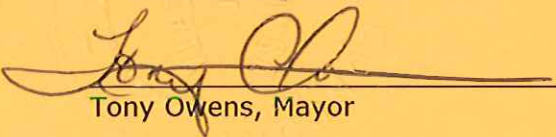
READ A **FIRST TIME** this 10th day of August, 2015.

PUBLIC HEARING held this 13th day of June, 2016.

Read a **SECOND TIME** this 13th day of June, 2016.

Read a **THIRD** and **FINALLY PASSED** this 13th day of June, 2016.

Signed by the Chief Elected Official and Chief Administrative Officer this 21 Day
of June 2016.



Tony Owens, Mayor



Monique Jeffrey, CAO



VILLAGE OF CONSORT

MUNICIPAL DEVELOPMENT PLAN

BYLAW #A-797

Prepared by
Palliser Regional Municipal Services
&
The Village of Consort



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1.0 INTRODUCTION

1.1 PURPOSE OF THE PLAN

The purpose of the Municipal Development Plan is to establish a statutory statement of goals and objectives for development in the Village of Consort, and to outline strategies for achieving them. It is intended to provide the framework to promote the orderly, economical and beneficial development and use of land. The plan provides an opportunity for developing a relatively comprehensive decision-making framework for Council, the public, developers and others making future oriented decisions. It will need to be monitored and reviewed on an ongoing basis, and amended when necessary, to respond effectively to changing trends, activities and needs.

1.2 STATUTORY REQUIREMENTS OF THE PLAN

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

The MDP must address:

- i) the future land use within the municipality,
- ii) the manner of the proposals for future development in the municipality,
- iii) the coordination of land use, future growth patterns and other infrastructure with adjacent municipalities,
- iv) the provision of required transportation systems, and
- v) the provision of municipal services and facilities.

The MDP must also contain policies compatible with the subdivision and development regulations to provide guidance on land uses adjacent to sour gas facilities and contain policies regarding the provision of municipal, school or municipal and school reserves. As well, the MDP may address any other matters relating to the physical, social or economic development of the municipality.

1.3 PLAN IMPLEMENTATION AND AMENDMENT

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

The Council of the Village of Consort may amend this Municipal Development Plan as it considers necessary. Pursuant to Section 230 of the Municipal Government Act, the Council shall hold a public hearing prior to giving the proposed amending bylaw second reading.

1.4 PLAN PREPARATION APPROACH

The Municipal Development Plan is organized in two volumes. Volume 1 consists of the background study which is the preliminary report leading to the drafting and production of the statutory MDP. The background study is undertaken to highlight and analyze some of the relevant trends, issues and development options. This is done with the intent of allowing the Plan to be focused on the current areas of change and activity in the Village of Consort. Volume 1 outlines the context within which the policies of the Plan are based.

Volume 2 is the statutory Municipal Development Plan. It contains guiding policies to address land use issues and desired goals and should be considered as part of the overall framework for growth within the Village of Consort.

2.0 COMMUNITY GOALS

The Village of Consort functions as a service centre for village residents, the surrounding rural population as well as the agricultural and oil and gas industries. A diversified economic base has allowed the Village to remain relatively unaffected by downturns in the economy. This stability over the past few decades has assisted steady population growth. Continuous growth is expected to continue well into the future.

In order to manage growth and accommodate development demands efficiently, Council will focus on the aspirations of the community and rational planning and development objectives. A clear set of community goals and objectives will be the basis for guiding future growth and for the review of subdivision and development applications.

2.1 PLAN GOALS

1. To develop and maintain a general growth strategy for the Village of Consort.
2. To develop an efficient land use pattern within the Village of Consort.
3. To develop, preserve and enhance the physical environment within the Village of Consort.
4. To improve and promote existing developed areas within the Village of Consort.



2.2 PLAN OBJECTIVES

COMMUNITY

1. To maintain a balanced and controlled growth by:
 - a) encouraging the provision of adequate and economically serviceable development sites for future residential, commercial and industrial uses; and
 - b) keeping up servicing requirements and community needs for the anticipated development.

2. To maintain an attractive living and working environment by:
 - a) providing sufficient open space and recreation facilities;
 - b) maintaining high standards of design in all developments; and
 - c) discouraging the location of incompatible land uses for future development sites.
3. To develop an efficient land use pattern by designating short and long-term growth areas.

RESIDENTIAL

1. To encourage the provision of adequate residential areas and a variety of housing types for an expanding and diversified population;
2. To ensure that new residential development and the redevelopment of land for housing takes place in the most orderly manner to minimize capital and maintenance costs;
3. To prevent the intrusion of land uses which would adversely affect the safety and amenity of residential districts; and
4. To maintain the low density residential character of the community, while recognizing specific areas for higher density residential development.

COMMERCIAL

1. To promote professional trade and a diversified range of commercial activities to locate in the Village of Consort;
2. To strengthen the development of a compact central retail commercial core; and
3. To maintain and develop Highway Commercial sites as specialized commercial areas providing goods and services on a regional scale and to service the travelling public.

INDUSTRIAL

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

RECREATIONAL AND INSTITUTIONAL

1. To provide open space, recreation facilities and community services to adequately serve the Village of Consort and region in relation to demographic needs and population growth;
2. To provide easy and safe access to recreational and institutional areas, and
3. To promote the joint development of parks and school facilities for more efficient utilization of land and facilities.

ENVIRONMENTAL

1. To ensure that a healthy environment be maintained in all aspects of future planning and development.

REGIONAL ROLE

1. To ensure that land use planning on an intermunicipal scale is rational and inclusive of rural, urban and regional needs.

3.0 CONSORT: THE MUNICIPALITY

3.1 PHYSICAL LANDSCAPE

The Village of Consort is located in the East Central portion of Alberta and is served by major north-south (Highway No. 41) and east-west (Highway No. 12) transportation routes (Figure 1). Mixed grain farming, livestock, and oil and gas extraction are the primary industries of the region. Consort acts as a service centre for these industries in addition to meeting the general commercial and service needs of the village and surrounding rural population.

The topography of the area consists of rolling hills, the most prominent of which are the Neutral Hills, located 25 kilometers north of Consort. The Village site is situated on the North bank of Loyalist Creek. The elevation drops approximately 150 feet from the northern boundary of the Village to the creek on the southern boundary. In the southwest portion of the Village a coulee runs from the northwest to the southeast towards Loyalist Creek. Figure 2 depicts the municipal boundaries of the Village of Consort.

3.2 HISTORY

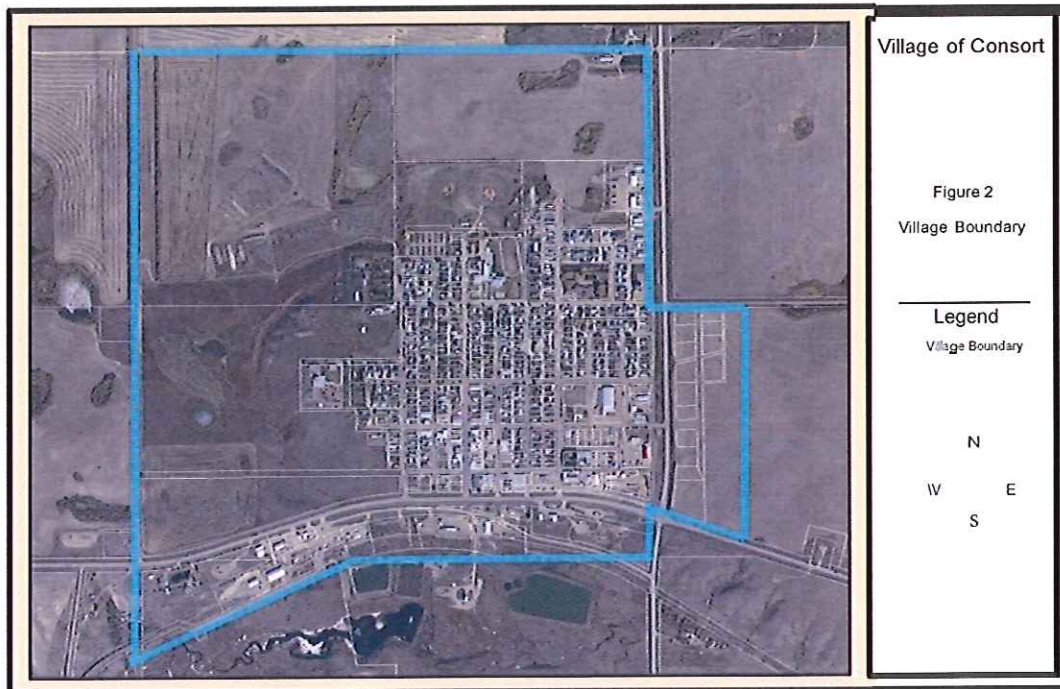
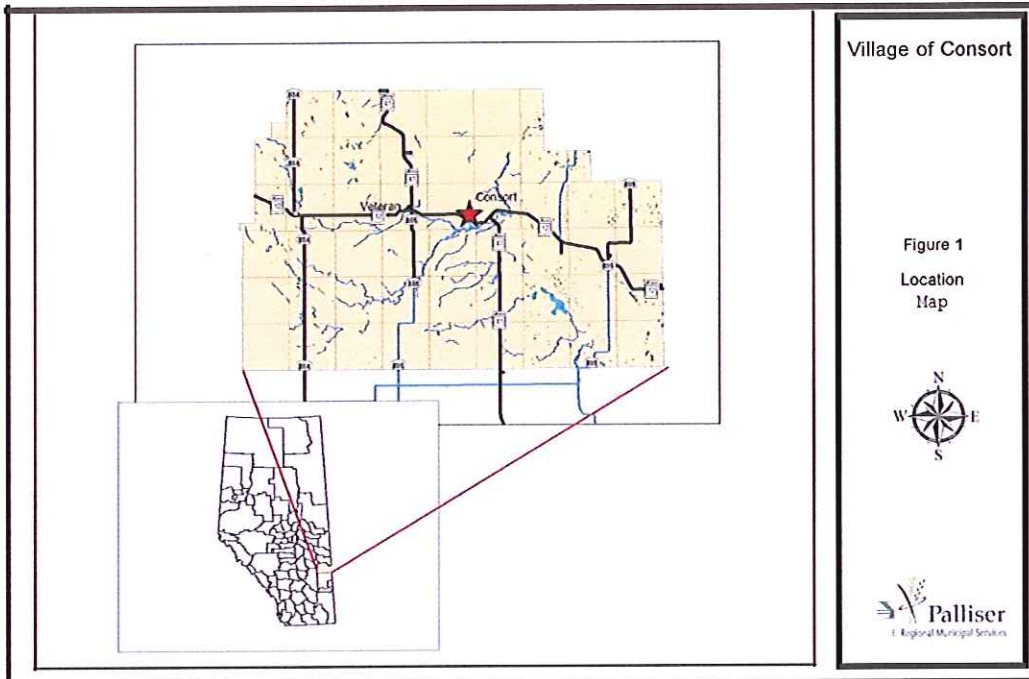
The Consort area was first surveyed for settlement in 1907, however it was not until 1912, with the coming of the railroad that Consort began to flourish and was incorporated as a Village. Homesteaders flocked to the area drawn by the incentive of inexpensive land. Businesses established in Consort served both the community and homesteaders in the surrounding area. Today farming and ranching continue to play a major role in the area's economy.

Oil was first discovered east of Consort, in Monitor, in 1923. Subsequent exploration and discoveries over the years have led to Consort becoming a regional service centre for the oil and gas industry. Figure 3 provides the wells and pipelines operating in the area.

3.3 POPULATION

GROWTH TRENDS

The Village of Consort has shown a steady increase in population since its incorporation as a Village in 1912 until 1996 (Figure 4). In 1941, 1981 and 2001 the Consort population declined and stabilized again in 2006. The decrease in population in 1941 was a result of the depression in the 1930's. Due to the fact that the federal census was taken only once every ten years at the time, the rural depopulation associated with the depression was not observed until 1941 even though the full impact of the depression was felt during the mid 1930's. During this period, farmers left their unproductive land for employment in larger urban centres. As a result, Consort's role as an agricultural service centre diminished and population declined. In the early 1940's the depression was largely over, the economy was improving and the population was increasing. A second period of decline occurred in the early 1980's with the recession and the National Energy Program which negatively impacted the oil and gas industry. By the mid 1980's, Alberta began to recover from the recession and the Consort population began to expand again. The 2000's has been a difficult time for rural areas to retain or grow population as higher level services continue to be relocated to urban corridors.



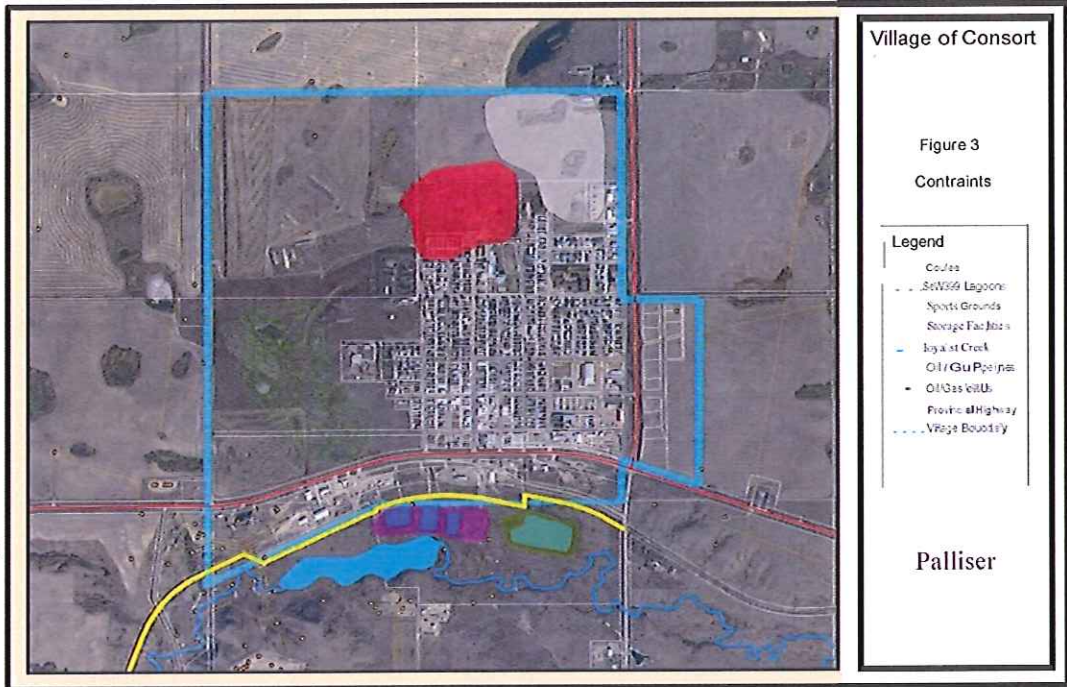
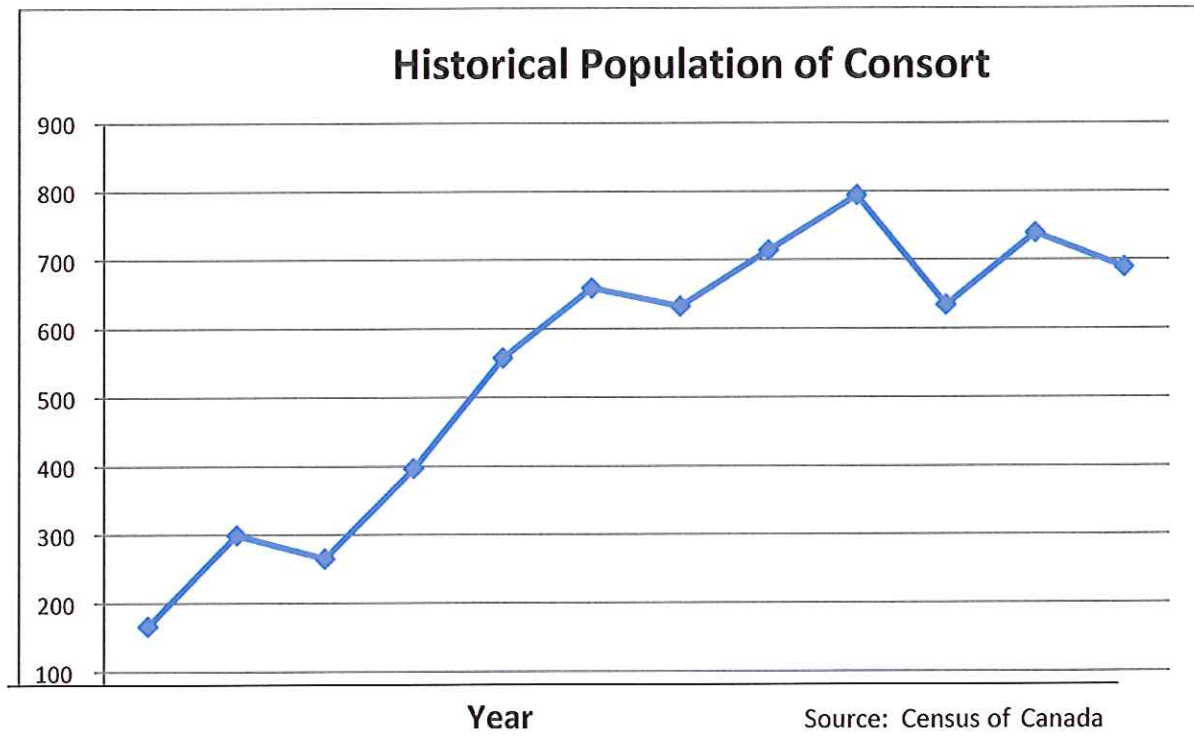


Figure 4

VILLAGE OF CONSORT
HISTORICAL POPULATION 1921-2012

Year	Population	% change
1921	166	
1931	299	80.12%
1941	265	-11.37%
1951	396	49.43%
1961	557	40.66%
1971	659	18.31%
1981	632	-4.10%
1991	714	12.97%
1996	794	11.20%
2001	634	-20.20%
2006	739	16.56%
2012	722	-2.35%



POPULATION STRUCTURE

Figure 5 shows the age structure comparison comparing the Village of Consort and the Province of Alberta. The following observations can be made:

- Consort is comparative to the Province in terms of population proportions in age groups
- The largest age groups are 40-49 and the younger age groups (5-9, 15-25 and 25-29).

These observations reveal that Consort generally has a younger population than the surrounding region. This is largely due to the large proportion of young people, typically 20 to

39 years of age, who are employed in the oil and gas industry. Consort's slightly higher percentage of children aged 5-9 may be explained by this large presence of young adults who are most likely to have young children.

The relatively high proportion of younger Consort residents represents that the next generation of family members has chosen to remain in the Consort area for employment after school. Consort is also a retirement community for the surrounding rural population. Often, those retiring from area farms and small communities prefer to move to local centres because of community familiarity, and convenient shopping and medical facilities. The proportion of persons over the age of 65 is greater than the Provincial average and similar to the Palliser Region. (Figure 5).

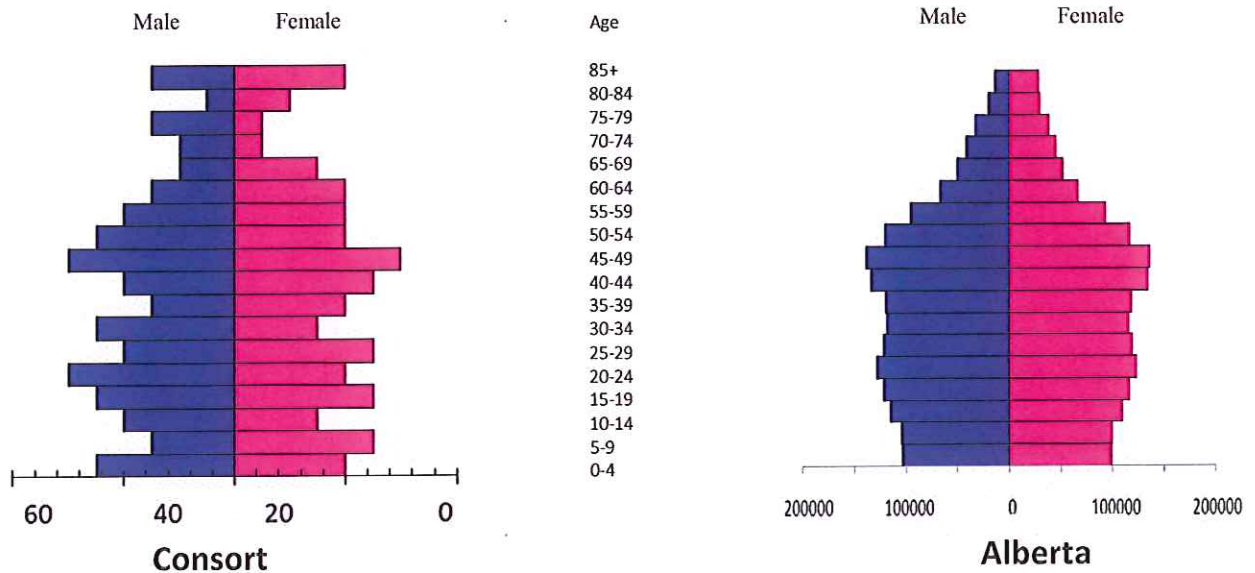


Figure 5. Population Pyramids Source: 2011 Canadian Census of Statistics.

POPULATION PROJECTIONS

It is important to provide estimates of population growth to project the amount of land and infrastructure necessary to accommodate future development. The historical growth trends in consideration of Census Canada statistics are inconsistent with large population increases and decreases depicted over the past 10-20 years. Historical growth trends are not the only factor to consider in projecting future population growth. This growth rate could be altered depending on economic and social factors, such as a change in the agricultural or oil and gas

industries. These potential growth factors are incorporated into the projection considering that the population has increased by 90 people from 1981 to 2012 (average of 3 per year). This is approximately a growth rate of 0.5% per year.

Figure 6 illustrates future population levels assuming this growth rate. At a 0.5% annual growth rate the population of Consort would be 794 by the year 2036.

Figure 6
Population Forecast
Village of Consort 2013-2036
0.5% average annual growth

Year	Projected Population	Population Increase
2012*	722-Actual	3/year=12
2016	734	3/year=15
2021	749	3/year=15
2026	764	3/year=15
2031	779	3/year=15
2036	794	

4.0 DEVELOPMENT PATTERN

Development in the Village of Consort is typical of most prairie communities, with streets and avenues running parallel and perpendicular to the railway. As in most communities, an industrial/commercial strip has developed adjacent to, or within the railway right-of-way, while the downtown commercial area has developed perpendicular along Albert (50th) Street. In addition to these two areas, some commercial development has taken place along Highway No. 41 that forms the eastern boundary of the community.

4.1 RESIDENTIAL

Residential development has typically taken place in the areas surrounding established commercial areas (Figure 9). Residential growth, which has moved in a westward direction, has been constrained by a coulee, the Consort General Hospital and an intensive livestock operation. Eastward growth is restricted by industrial development along Highways No. 12 and

41. Current residential growth is occurring in the northeast corner of the Village and is moving in a northward direction but is influenced by servicing constraints (Figure 10).

The majority of housing is comprised of single detached dwellings. Manufactured homes make up a portion of all housing while multi-unit dwellings which include row housing and apartment dwellings contribute a small portion of the total. The percentage of manufactured homes in Consort is considerably higher than the provincial average. The difference is most likely explained by the high proportion of people in the younger age groups moving to the Village for employment in the oil and gas exploration and servicing fields. These demographics often need immediate



and affordable housing options. They also tend to have a shorter period of stay in the community being more transient than the average resident. Another reason for the high proportion of manufactured homes is the high acceptance by the community for this type of housing form. The location of manufactured homes that are scattered throughout the Village is not the optimal pattern of residential development. The preferred development pattern would consist of designated manufactured home subdivisions, where manufactured homes are the primary housing form. These subdivisions could then be incorporated into the overall pattern of residential development. There is a defined need for additional affordable housing options within the Village for the younger demographics/ first time home owners.



Presently, there are very few multi-unit dwellings in Consort. This type of dwelling generally houses a senior population (including lodges and row housing options). Statistics indicate that new multi-unit dwellings could be absorbed into the housing market.

Residential density in the Village of Consort is approximately 12.6 persons per acre. The average lot size at a density of five dwellings per acre is approximately 8,700 square feet. This number is somewhat larger than the average urban lot size of approximately 7,500 sq. ft. This is largely explained by the preference of rural residents to live on larger lots, typical of small rural communities across the province.

By taking the projected population for Consort and dividing it by the number of persons per acre, an estimate of land required for future residential use can be calculated. These projections, however, are based on the assumption that current density levels are maintained. One factor that may influence development densities is the cost of servicing lots that will be incurred by the municipality. Smaller lot sizes and greater densities can play a significant role in lowering such servicing costs. Assuming the growth rate of 0.5%, it is estimated that Consort's population will reach 794 by the year 2036. At current density levels, 23 new dwellings would be expected between 2013 and 2036, requiring 4.6 acres of land. At current density levels, approximately 1 new building lot would be required per year. This growth can be accommodated either through infill of existing developed areas or by subdividing and servicing new residential areas on the periphery of the current built up area.



Potential for infill development in the existing residential areas is somewhat limited due to the fact that many of the vacant lots include 7.6 metre wide privately owned single lots. The present Village of Consort Land Use Bylaw stipulates that the minimum lot width for residential development is 15 metres. This minimum standard therefore precludes residential development on any of these 7.6 metre wide lots.

There is an opportunity to develop some larger single lots; however, most are being utilized in conjunction with adjoining residential properties. In order to realize this infill potential, landowners would have to sell a portion of their own property rather than retain it for their own use. The existing preference for larger sized lots does create difficulty in achieving infill.

However, if high population growth continues to occur, this may push up current land prices that provide an incentive for landowners to sell. Other infill options may include the removal of existing dilapidated housing or older manufactured homes that are currently non-conforming.

Currently, the demand for serviced residential lots is being met through the subdivision of land located in the northeast portion of the Village that is owned by the municipality. This site contains approximately 30 acres which is north of the Acadia Foundation seniors lodge. It is expected that short-term residential growth will continue on this Village owned property until fully developed.

4.2 COMMERCIAL

Commercial development is centered around Albert (50th) Street and along Highway No. 12 and Highway No.41. The main commercial area is along 50th Street between 49th and 51st Avenues and extends one street to the east and west. Buildings in this area range from being newly constructed to over eighty years old. The overall quality of buildings in this area is fairly good. Types of businesses operating in this area include: restaurants, grocery stores, clothing stores, banks, government offices, a car dealership, and various other service businesses. The newer buildings generally include government and institutional offices. These include the Special Areas No. 4 office, Alberta Treasury Branch and recent renovations on other existing buildings. Along 50th Street between 49th and 50th Avenues there are vacant lots that are designated for commercial uses. When considering the growth of this area over time, it appears that development is moving in a northward direction along 50th Street.

In this downtown commercial area a number of non-conforming land uses exist. The Consort Land Use Bylaw identifies most of this area a "C-1" Central Commercial District. The other commercial areas within Consort are along Highways 12 and 41. These businesses cater to highway-generated business and clientele throughout the region. Businesses located here include motels, a veterinary clinic, farm equipment sales, service station, oilfield supply businesses, and road and highway maintenance yards.



Over the past 10 years Consort has seen an increase in the number of retail and office establishments. Population growth over the past ten years, creating a larger local clientele, has helped explain this rise in retail and office establishments. In addition, improved economic conditions have contributed to a greater demand for goods and services through increased patronage.

Currently there is high demand for commercial lots located along both highways within the "C-2" General Commercial District. Additional land to accommodate these Highway Commercial uses was recently annexed, subdivided and serviced on the east side of Highway 41. Highway commercial development may also be accommodated west of the Village on the north side of Highway No. 12. This land is currently designated as "UR" Urban Reserve. The intent of the Urban Reserve District is to reserve lands on the periphery of the developed area which are intended as future growth areas. Further Highway Commercial and Industrial development is proposed to occur to the east of Highway 41.

4.3 INDUSTRIAL

Industrial businesses are located in the east and south areas of the Village. These locations provide convenient access to both highways that service Consort. Traffic has relatively direct access to these businesses from both highways thereby reducing possible disturbances to Village residents. The oil and gas related services make-up the largest portion of industries in Consort. These firms include oil and gas exploration, well servicing and oil field trucking services. The land which these firms occupy typically consist of small office buildings and a large yard used for storing equipment such as pipe and trailer units, or in the case of maintenance yards, road maintenance equipment and supplies such as gravel and sand. Manufacturing activities are very limited in the industrial area, with work being done typically repair based (i.e. welding and machining). Because of the warehousing/storage function of the industries located in Consort, the emission of noxious fumes and noise which are characteristic of some industrial uses are not a major problem.



The community has been experiencing a high demand for industrial lots. Many of these industrial uses could be accommodated in a mixed commercial and industrial designated district (light industrial), similar to a Highway Commercial district. Such a district could accommodate both general commercial and light industrial uses without any anticipated conflict with surrounding land use districts, provided developments are sited appropriately. The development of lots along the east side of Highway 41 has provided additional serviced land for commercial/ industrial growth. This development along Highway No. 41 is a logical extension and area for expansion for the long term with excellent accessibility and buffered from residential areas by the Highway and separation distance. Further mixed industrial and commercial development could also be sited to the east of the existing serviced lots, presently outside Village boundaries in Special Area No. 4. This area should be identified as a potential growth area in this Plan to ensure that adequate land reserves are provided for all anticipated requirements.

5.0 COMMUNITY FACILITIES

5.1 RECREATION

The Village owns and operates the Sportex Building that contains an artificial ice three sheet curling rink and hockey arena. The facility also includes a four-lane bowling alley, dance hall and meeting rooms. Funding to operate the newly renovated facility is provided by the Village and through recreation grants from Special Areas. Located next to the Sportex building is the Village outdoor swimming pool. This facility is showing its age and is slated for replacement within the next few years. This is an outdoor pool with a building housing the change rooms, office and mechanical room. Other recreational facilities include:



- Kinsmen playground
- Public Library located in the Consort school, part of the Marigold Library System
- the sport grounds which feature several baseball diamonds



5.2 HEALTH CARE

Consort has a hospital with 15 long term care beds and 5 community support beds with one active Doctor and one in the recruitment stage. The hospital serves the Village of Consort and the surrounding communities. The hospital also provides primary care through affiliation with Big Country Primary Care Network.

The Community Health Unit situated just next door to the hospital provides services such as home care, immunization services, referrals and mental health to name a few.

Consort Lodge operated by Acadia Foundation; a not-for-profit organization, has 5 low income self-contained apartments, 4 lodge apartments and 39 lodge rooms with meals and extra services provided. This facility is geared for healthy active seniors.

Chiropractic and physio therapy services are also now available.



5.3 POLICE

The Village of Consort and area is served by a 3-man detachment of the R.C.M.P. with barracks and full facilities located in Consort.

6.0 UTILITIES

6.1 WATER DISTRIBUTION SYSTEM

The Village is a member of the Shirley McLellan Regional Water Services Commission.

Our potable water is drawn from the Red Deer River, treated in Stettler and pumped from Stettler to Consort.

Water quality and quantity are not issues as the quality is monitored daily and tested weekly and the quantity is abundant.

A 10' waterline was installed on 50th Avenue in 2014 to provide adequate flows and pressure to accommodate commercial development east of Highway #41.

The greatest concern is the state of our aging underground infrastructure which was constructed in 1954 and only 4' in diameter in the oldest part of the community. This concern is shortly being addressed with 49th and 52nd Avenues being revitalized in the next two years to 8" services for both water and sewer.

6.2 SANITARY AND STORM SEWER SYSTEMS

Sewage from the entire Village is handled by a gravity flow system other than the daycare facility next to the school. The operational limit of the system has been reached in the northeast corner of the Village. In order to maintain the minimum required depth of 2.5 metres it will be necessary to install a sewer lift station in this area. The lift station would serve development in this area and would tie into the existing system at its northerly limit.

The effluent is discharged to lagoons located on the southern boundary of the Village. The lagoons consist of two anaerobic ponds and one aerobic pond with the treated effluent being discharged into Loyalist Creek twice per year. When constructed in 1974, these lagoons had a life expectancy of 40 years but with the changes in the Environmental Regulations our lagoon is now grandfathered and the Village is in the process of acquiring land to relocate the lagoon as it now needs to hold the effluent for a full twelve months and a facultative cell is required to be constructed as well as two anaerobic cells and one aerobic cell with a holding capacity for twelve months. The lagoon is taking on twice the effluent than the water reservoir is pumping out due to our failing underground infrastructure.

The relocation of the sewage lagoon will require the construction of a lift station at the location of the present lagoon and the construction of a forcemain to the new lagoon location.

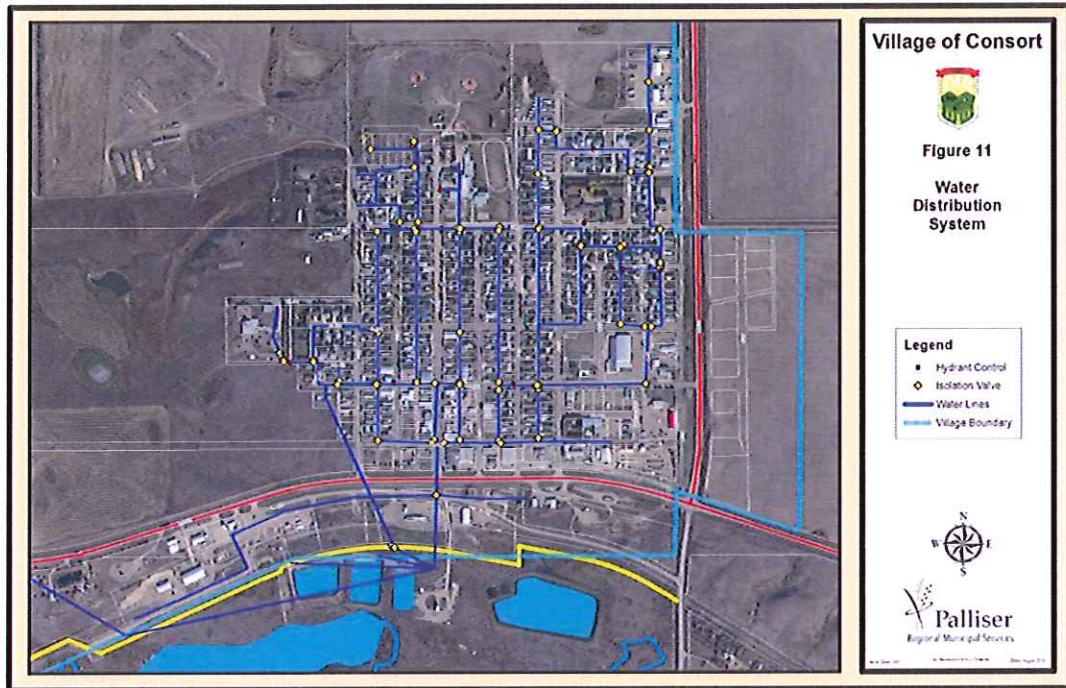
Another issue of concern for the Village is the aging underground infrastructure as with the water lines.

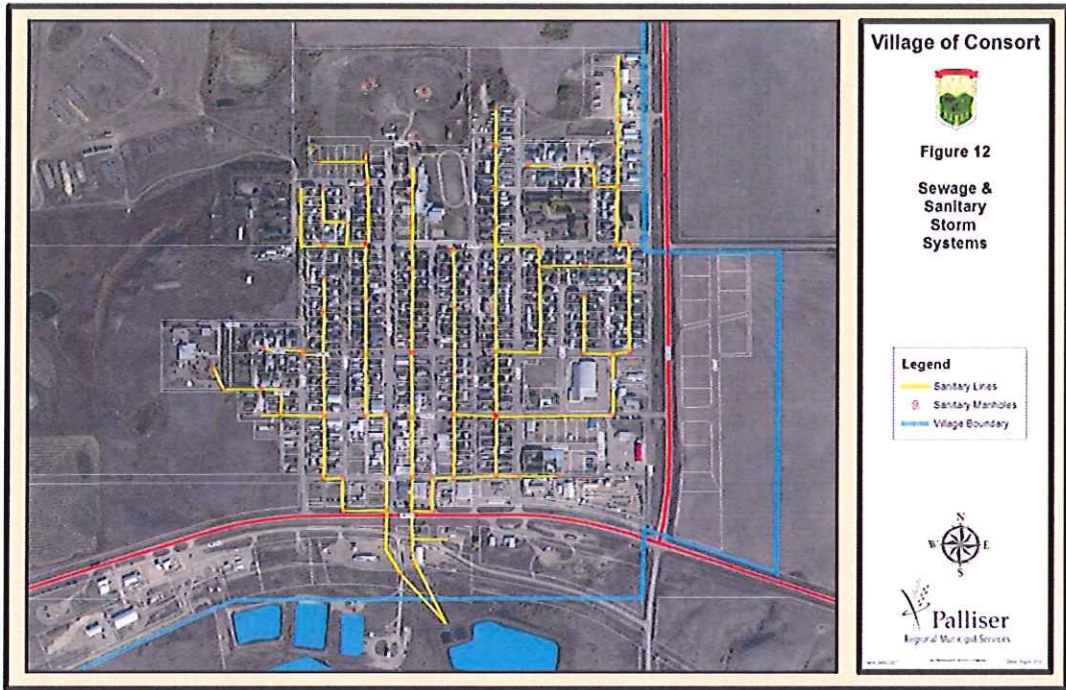
Storm water run-off is dealt with through a system of swales and ditches. There is no underground system.

6.3 SOLID WASTE DISPOSAL

Consort is a participating member of the Big Country Regional Waste Authority. Solid waste is collected at a waste transfer site located adjacent to the Village sewage lagoons. From here specially designed trucks to the Regional Landfill at Youngstown transport the waste.

Recycling services are also provided through Big Country Regional Waste Authority and collected by 3 40 yard cardboard bins situated throughout the community as well as on 40 yard cardboard bin and one 40 yard waste paper bin at the waste transfer site.





7.0 TRANSPORTATION

The original layout of Consort was based on the traditional grid pattern. New development, as has occurred in the northeast area of the community, utilizes a bay pattern with main thoroughfares providing access to bays and crescents. This pattern helps minimize through traffic in residential areas providing a quieter and safer residential environment.

1.1 INTRODUCTION

Volume 2 of the Consort Municipal Development Plan expands on the background information and issues that were identified in Volume 1 to establish specific objectives and policies to help the community achieve their goals. These objectives and policies are the basis for guiding future development and growth in the Village of Consort.

SUMMARY OF TRENDS AND ISSUES

The following trends and issues identified in Volume 1 are considered the most significant for the purposes of future planning:

- a) Consort is a regional centre with significant community services (health, recreation, social, etc.), commercial/ industrial and residential sectors. The Village is a primary location for residents that work in the surrounding oil and gas or agricultural sectors and also serving as a retirement centre for the surrounding rural population. The Village serves an important role as an agricultural and oil and gas service centre to the surrounding region.
- b) Population growth in Consort is closely tied to the health of the oil and gas and agricultural industries. While showing an upward growth trend, it has tended to grow rapidly at times and much more slowly other times depending on economic activity of these industries.
- c) Employment opportunities in the oil and gas industries have contributed greatly to the high proportion of persons aged 25 to 35 years of age. Those employed in the oil and gas industries are typically male and tend to be mobile. These population characteristics have created a high demand for affordable manufactured housing. A high proportion of manufactured housing is prevalent in the Village for this reason and the demand for affordable housing remains for first time homeowners.
- d) Land use development potential is limited in the northeast corner of the Village due to servicing constraints. This constraint presently precludes the logical extension of existing residential and/ or highway commercial land uses.
- e) The potential for higher density residential development exists in Consort. Currently, very few multi-unit dwellings exist in the Village beyond the Acadia Foundation Seniors Lodge...
- f) There is a high demand for serviced single family residential lots. Given population growth projections, an adequate supply of short-term and long-term residential lots will have to be provided to accommodate this demand.
- g) There are sufficient infill and vacant lot development opportunities within the "C-1" Central Commercial District to accommodate future downtown commercial development.
- h) There is a sufficient amount of "C-2" General Commercial zoned land to accommodate future commercial or light industrial developments east of Highway 41.

2.0 PLAN GOALS

Plan policy is directed towards the achievement of the following goals:

- 1. To develop and maintain a general growth strategy for the Village of Consort.**
- 2. To develop an efficient land use pattern within the Village of Consort.**
- 3. To develop, preserve and enhance the physical environment within the Village of Consort.**
- 4. To improve and promote existing developed areas within the Village of Consort.**

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

3.0 PLAN OBJECTIVES AND POLICIES

3.1. LAND USE

OBJECTIVES

1. To develop a general growth strategy for the Village of Consort.
2. To develop an efficient land use pattern within the Village of Consort that is to the benefit of all the community.
3. To identify areas of future development within the Village of Consort to accommodate urban activities (e.g. commercial, industry, housing and recreation).

POLICIES

1. The land use map, shown in Figure 13, is hereby adopted to guide future development and subdivision in the Village to further the orderly and economical development of new areas.
2. All land use amendments shall conform to the future land uses identified in Figure 13 of this Bylaw.
3. The subdivision approving authority shall not approve the subdivision of land within the Village of Consort unless the proposed land use conforms to the MDP.
4. Prior to the development of any new area, the Village of Consort may require the preparation of an Area Structure Plan.
5. Future development should be contiguous with existing developed areas, and shall have regard for the adequacy of existing services and the feasibility of extending them.
6. Annexation of lands east along Highway 41 may be considered based on the identified need for future highway commercial and industrial expansion.
7. Council and/or the Development Officer shall consider the environmental impact of any proposed development or subdivision in the Village.

RESIDENTIAL

OBJECTIVES

1. To maintain an adequate supply of residential land in order to retain local populations as well as attract outside interests.
2. To encourage the use of existing vacant serviced lots for residential development.
3. To encourage the provision of a variety of housing forms to accommodate the diverse requirements of the population.
4. To maintain the low density character of the community, while recognizing that higher residential development may be appropriate in specific areas of the community.

5. To prevent the intrusion of land uses which would adversely affect the safety and amenity of residential districts.
6. To encourage the development of retirement/ senior dwelling units.
7. To encourage the separation of manufactured housing from conventional single-family dwellings.

POLICIES

1. To promote the development of vacant lots within the developed area of the Village, and encourage landowners of such properties to sell these lots to allow for infill development. Council may contact these owners from time to time, and local builders, to determine the level of interest in further residential development on these lots.
2. The proposed future land use map indicating the location and phasing of development within the Village should be adopted.
3. Short-term, immediate, residential development should occur in the northeast area of the Village and also in the north area of the Village, directly southwest of the sports grounds.
4. Long-term residential growth should occur both to the west of the Village, directly north of the hospital site and to the east and north of the sports grounds.
5. Encourage the development of multi-unit dwellings. Council may consider adding a new higher density residential district in the Land Use Bylaw.
6. Future manufactured housing development in the Village should be kept separate from conventional single family homes, preferably through manufactured housing subdivisions. Council may consider the adoption of a manufactured housing residential district in the Land Use Bylaw. The siting of individual manufactured housing within existing residential districts may be accommodated subject to specific development standards as set out in the Village of Consort Land Use Bylaw.

COMMERCIAL

OBJECTIVES

1. To encourage and strengthen commercial development as a compact central commercial core.
2. To encourage the use of vacant commercial lots and buildings in the Village for commercial and retail purposes.
3. To promote professional trade and encourage a diversified range of commercial activities and services.
4. To improve the downtown's image, quality, and presence within the overall community.
5. To maintain and develop Highway commercial sites as specialized commercial and light industrial areas providing goods and services for the travelling public.

POLICIES

1. Encourage the infill of vacant lots along 50th (Albert) Street.
2. Encourage the development of vacant lots along 51st (Alexandra) Street after the infill of vacant lots along 50th Street.
3. To identify current gaps in commercial services, Council should compile a register of uses that the Village considers needed and actively seek to fill these gaps through recruitment and promotions.

INDUSTRIAL

OBJECTIVES

1. To ensure that there are adequate land reserves for all anticipated industrial land use requirements.
2. To promote a diversified industrial mix which will provide a variety of employment opportunities.
3. To promote the development of safe, aesthetically pleasing industrial areas.

POLICIES

1. Development of an industrial area in the northeast of the Village, bordering the northwest and southeast quarters of Section 22.
2. Subdivision for industrial land should provide a variety of lot sizes and levels of servicing to accommodate a wide range of industrial activity.
3. Provide adequate access to and circulation within the industrial area.
4. Provide adequate buffering and screening for protection of incompatible landuses.

RECREATIONAL AND INSTITUTIONAL

OBJECTIVES

1. To preserve and enhance the current facilities in the Village of Consort.
2. To increase the effectiveness and to ensure the adequacy of open space, recreation facilities and community services in relation to population growth.
3. To provide safe and easy access to recreational areas.
4. To provide the joint development of parks and schools facilities for more efficient utilization of land and facilities.
5. To encourage the development of a trail link system within the Village of Consort.

POLICIES

1. Council and the Prairie Land Regional School Division No. 16 should review the need for a joint agreement respecting the allocation of municipal and school reserves.
2. Future subdivision designs should incorporate pedestrian linkages between residential, recreational and institutional uses.
3. A linear park should be developed in the northeast area of the Village to serve as a buffer between the highway commercial land, industrial areas and the residential area.

TRANSPORTATION AND UTILITIES

OBJECTIVES

1. To develop an efficient transportation network that will minimize the cost of development.
2. To provide the appropriate level of separation between local residential traffic and inter-area traffic movements.
3. Encourage extensions to the municipal water and sewer systems to proceed in an orderly and efficient pattern.
4. To maintain current utility servicing standards.

POLICIES

1. A hierarchy of roads should be developed on existing roads and continued logically through on future roads. The hierarchy will differentiate between arterial streets that provide for general circulation and local roads that facilitate access to local areas.
2. All land developers will be required to enter into a servicing agreement with the Village for the provision of public roadways and walkways and the installation of services.
3. Maintain the size of municipal water and sewer systems to accommodate anticipated loads in 25 years.
4. Council should annually review the capacity of existing services to ensure that they are capable of meeting the demand during their designed operating life.

ENVIRONMENT

OBJECTIVES

1. To ensure that a healthy environment be maintained in all aspects of future planning and development.
2. To encourage any development in the Village to minimize its impact on the air, water and soil resources of the area.
3. To encourage the recycling of waste materials in the Village of Consort,

both by individuals and by service organizations.

4. To minimize land use conflicts between natural extractive industries and adjacent land uses.
5. To ensure that energy extractive resource operations take place in an environmentally sensitive manner.

POLICIES

1. Council will discourage any development that has significant environmental impacts on the Village.
2. The conservation of resources (i.e. water, energy) should be encouraged in all existing, new and renovated developments.
3. Council or the Development Officer may request an Environmental Audit be performed on any site proposed for development, but particularly on all past commercial or industrial sites proposed for new development.
4. Ensure resource operations take place in a manner that maintains environmental quality of adjacent areas and prevents permanent damage to the landscape or loss of other environmental features.

URBAN FRINGE

OBJECTIVES

1. To ensure that land use planning on an intermunicipal scale is rational and inclusive of rural, urban and regional needs.
2. To foster economic development within the region for the benefit of all municipalities.
3. To protect the provision of sufficient land for future long-term growth options through intermunicipal development planning processes or agreements.

POLICIES

1. To ensure the provision of sufficient land to act as a buffer between rural uses which may not be compatible with urban development.
2. Council may enter into an Intermunicipal Development Plan or Intermunicipal Agreement with Special Areas to address mutual concerns regarding the subdivision of land within 3.2 kilometres of the Village boundary.
3. Land identified for future industrial development east of Highway 41, as indicated in the future land use map (Figure 13), should be protected through an Intermunicipal Development Plan or Intermunicipal Agreement with Special Areas to consider the subdivision and development of land within this area.

