

An aerial photograph of a suburban neighborhood. The foreground and middle ground are filled with residential houses, streets, and green lawns. In the background, there are large green fields, some of which appear to be agricultural or undeveloped land. A large, semi-transparent red-outlined rectangle is superimposed over the center of the image, containing the word "Introduction" in a large, bold, black sans-serif font.

Introduction

What is the Municipal Development Plan?

The Municipal Development Plan (MDP) guides the use of land and the Town of Calmar's development over time. It helps shape decisions about where new homes, businesses, parks, roads, and services will go while also considering the community's overall well-being.

The Municipal Government Act (MGA) requires that municipalities have an MDP to ensure well-planned and sustainable growth. The MDP outlines the vision for Calmar's future and provides policies to guide decisions.

This plan helps ensure that Calmar remains a vibrant and welcoming place to live, work, and play, while ensuring that Calmar thrives for future generations. The MDP is a living document that will be reviewed as needed to reflect evolving needs and goals.

Plan Purpose

The MDP is intended to guide land use, growth, and development in Calmar by

- Conforming to the MGA's requirements
- Defining the Town's future vision, goals, policies, and direction.
- Directing decision-making for the Council and the Development Authorities.
- Providing the foundation for the preparation of statutory and non-statutory plans.

Scope of the MDP

The MDP is a statutory plan adopted by bylaw that serves as a long-term blueprint for development. It is required under Section 632 of Alberta's MGA and guides how the town will develop. The MDP ensures that growth is balanced, sustainable, and aligned with the town's needs and values.

As required by the MGA, the MDP must address the following:

- **Future Land Use** – How land within the municipality will be used.
- **Future Development** – Proposals for future projects and initiatives.
- **Aligning land use, future growth, and infrastructure as per the Intermunicipal Development Plan (IDP)** with Leduc County.
- **Transportation Systems** – Planning transportation networks within the municipality and connections to neighboring areas.
- **Municipal Services and Facilities** – providing essential services and facilities to support the community.

How to Use This Plan

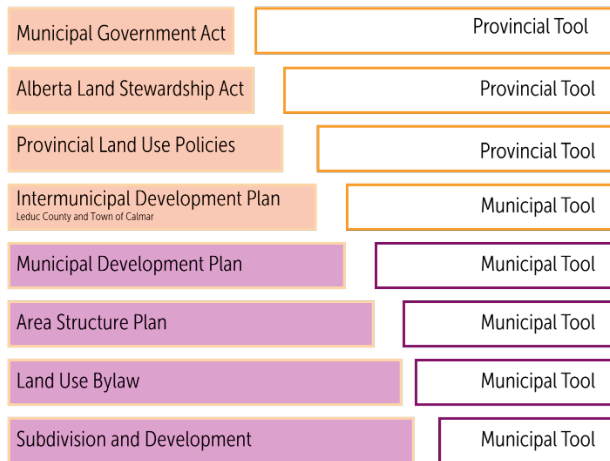
<i>Town Council</i>	This plan can guide the council's land-use and development decisions, serving as a foundation for reviewing Area Structure Plans and other community and/or master plans.
<i>Residents</i>	The plan outlines Calmar's long-term vision, helping residents and businesses understand how the town is expected to develop.
<i>Developers and Investors</i>	This plan outlines the town's expectations for development and growth, including key goals and the approval process for new projects.
<i>Administration</i>	Staff should utilize the plan to inform the development of programs, projects, and strategies.

Why is the MDP being Updated?

Calmar is growing and evolving, and the community plan must reflect our current position and our desired future direction. The MDP update is being informed through a transparent and inclusive process that involves community education and consultations. This ensures that the needs of the community are shared.

This update helps:

- **Prepare for Growth:** As more people and businesses call Calmar home, we need a strategic plan to guide growth.
- **Support the Community:** The updated plan will reflect the residents' needs and ideas, ensuring that Calmar remains a great place to live, work, and play.
- **Enhance Services and Infrastructure:** Planning enables informed decisions about roads, parks, utilities, and other essential services.
- **Protect What Matters:** Focus on the small-town charm and what is important to the community, celebrate history and the natural environment, and work towards building a strong, resilient future.
- **Align with Changing Times:** Updating the MDP enables us to respond to new challenges, opportunities, and trends, including sustainability, housing, recreation, and transportation.



Policy Context and Planning Hierarchy

The MDP is Calmar's highest-level planning document, providing a long-term vision for the community's growth and development. It is developed within Alberta's MGA framework, which requires municipalities to adopt an MDP to guide land use, infrastructure, and community development decisions. The MDP is supported by and aligned with several other provincial and municipal planning documents, creating a hierarchy that ensures consistency and coordination across all levels of planning.

How to Read the Plan

This document is structured around a planning framework consisting of **Goals**, **Policies**, and **Policy Actions**. Together, these elements guide Calmar's long-term growth and development.

GOALS



Goals establish the overall framework and direction for the Town's future. They provide a foundation for more detailed policies.

"What are we striving to achieve?"

POLICY



Policies express the Town's long-term goals and strategic intentions. They form the foundation of the framework.

"What will we do to reach our goals?"

POLICY ACTION



Policy Actions identify the specific steps required to carry out each policy. They provide clear direction.

"How will the policies be put into practice?"

Why This Approach

Using a Policy and Policy Action framework ensures that the plan is both strategic and actionable:

- **Clarity and Consistency** – Policies provide the framework for providing consistent guidance for implementation.
- **Flexibility with Accountability** – Policies allow for adaptability over time, while directions hold the municipality accountable for achieving specific outcomes.
- **Guidance for Stakeholders** – Stakeholders understand the town's priorities and what is expected of them.
- **Improved Decision-Making** – The town can assess proposals and projects against established policies, ensuring consistent outcomes through clear direction and guidance.

This structure ensures that the plan remains focused on long-term goals while providing practical steps to achieve them.

Planning Process

Community Context

Population Data Disclaimer

All population figures and demographic information referenced in this document are based on the 2021 Census of Population conducted by Statistics Canada. Any projections or interpretations should be understood in the context of this data.

Location

The Town of Calmar is strategically located at the intersection of Highway 39 and Highway 795. Spanning 404.9 hectares, Calmar is just 10 minutes west of Leduc and Edmonton International Airport and less than 15 minutes southwest of Edmonton's newly annexed area. The town offers convenient access to major transportation routes while maintaining the charm of a small town. Situated in the

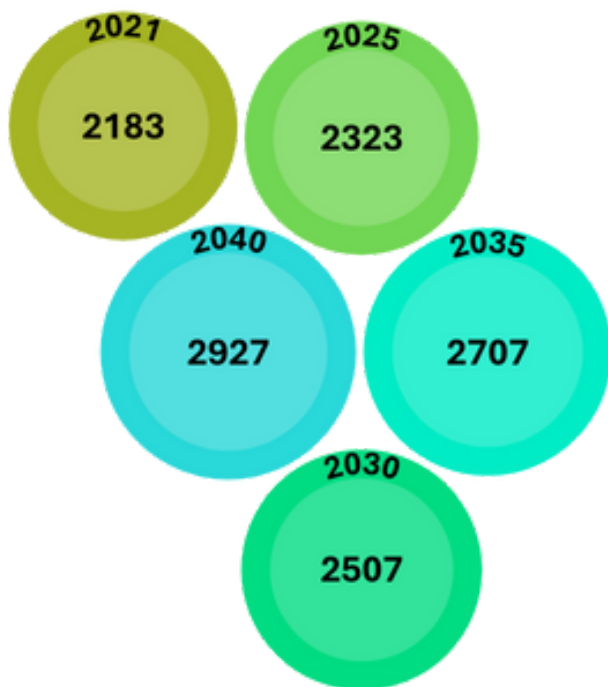
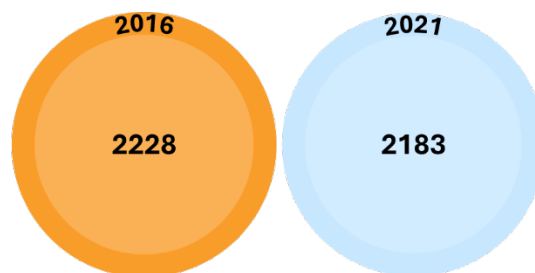


heart of Alberta's agricultural and oilfield industries, Calmar benefits from its proximity to key economic centers while surrounded by the region's natural beauty. Additionally, the town is a short drive from popular recreational destinations, such as Wizard Lake and Pigeon Lake, making it an ideal location for business opportunities and outdoor adventures. The town primarily consists of residential development, supported by recreational, institutional, commercial, and industrial areas.

Population Overview

Based on the 2021 Census and subsequent estimates, Calmar has experienced minor fluctuations in population over the past several years.

Population Change (2016-2021): -2.0% decline

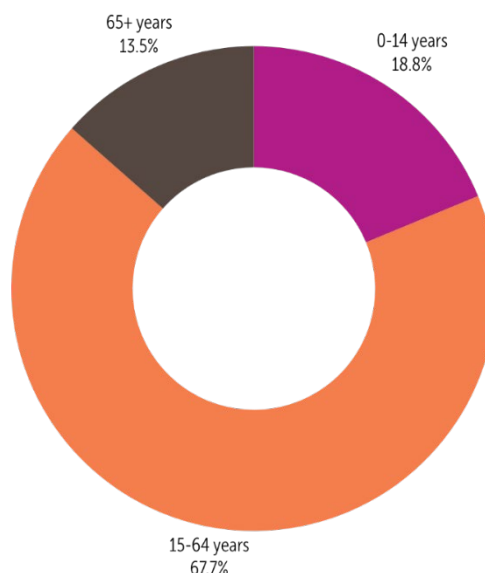


Population Projections

Projected at an annual growth rate of 1.6% (based on the average growth rate in the Edmonton Metro Region), Calmar's population is expected to rise from 2,183 in 2021 to about 2,927 by 2040. This steady increase highlights the need for proactive planning to expand housing, infrastructure, and community services. The town's location near the Edmonton Metro Region positions it well to attract new residents seeking more affordable, small community living.

Age Distribution

A significant proportion of children, a substantial working-age population, and a moderate but growing senior cohort characterize Calmar's population. With a median age of 36.8 years, Calmar maintains a balanced age distribution and a strong representation of young families. There is a robust working-age population which supports the local economy and service base. The gradual increase in the senior population signals future needs for aging-in-place services.



2021 Census Housing Profile (Calmar)

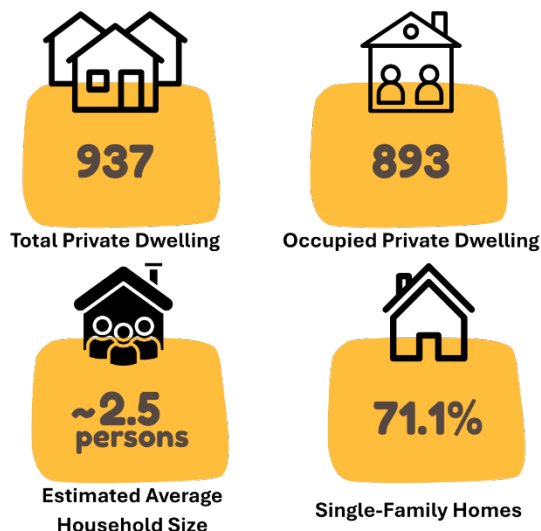
The housing market remains primarily focused on single-family homes, though demand for rental properties and a wider range of housing options is increasing. There is growing interest in providing housing that strikes a balance between affordability and quality of life for seniors, retirees, and young families.

Land-Based Density

Land Area	4.67 km ²
Population Density	467.6 persons/km ²

Calmar's relatively small land area requires strategic land use management to accommodate growth while maintaining community character.

Calmar is a growing, family-oriented community that blends small-town charm with economic opportunity. With steady population growth, thriving industries in retail, oil and gas, manufacturing, healthcare, and trades, expanding housing options, and ongoing infrastructure investment, the town is well-positioned for sustainable development. Its strategic location, strong community amenities, and commitment to diversifying housing, enhancing youth spaces, and investing in services ensure Calmar remains an attractive and resilient place to live, work, and invest.



Vision

Vision: Calmar is a welcoming community and regional leader, the ideal place to call home and grow your business.

Mission: Calmar is where rural meets urban. We nurture a small-town lifestyle with big possibilities: innovative community programming, abundant recreational opportunities and a rich regional history.

Goals

Based on demographic and housing trends, community needs, and infrastructure, the following goals and considerations are to be pursued:

Growth Management

- Plan for moderate and steady population growth, aligning with regional trends and opportunities as well as infrastructure capacity.
- Review development and redevelopment opportunities with the servicing master plans to ensure a sufficient supply of developable land.

- Establish functional land use transition to minimize nuisances and/or incompatibilities.

Housing Diversity

- Encourage development of a range of housing types (e.g. duplexes, townhomes, apartments, suites, seniors' housing) to support diverse household needs.
- Promote affordable and rental housing options to address gaps in the current housing stock.

Infrastructure and Servicing

- Ensure infrastructure capacity is assessed and upgraded as necessary to accommodate projected growth.
- Coordinate long-term servicing strategies with projected population and employment forecasts.

Community Services

- Plan for expanded recreational, educational, and cultural facilities to support residents of all ages and needs.
- Prepare for increased demand for seniors' services, accessible housing, and aging-in-place initiatives.

Economic Development

- Support local business development and employment opportunities to reduce out-commuting.
- Explore opportunities for light industrial and commercial development that complement residential growth.
- Pursue investment attractions to increase the town's financial sustainability and employment opportunities.

Environmental Stewardship

- Balance development with environmental protection and green space preservation.
- Promote sustainable development practices that support long-term community resilience.

Planning Policies

General Policies

Purpose:

Establish consistent guidance for all land use and development to support sustainable and orderly growth, aligning future development with the Town of Calmar's long-term vision.

	Policy	Policy Action
	Ensure that planning and development decisions comply with provincial legislation and municipal objectives to promote sustainable and efficient land use.	<p>Align planning documents and amendments with:</p> <ul style="list-style-type: none"> - Provincial Land Use Framework - Alberta Land Stewardship Act - Leduc County/Town of Calmar Intermunicipal Development Plan (IDP) <p>Require Area Structure Plans (ASPs) for:</p> <ul style="list-style-type: none"> - Urban expansion - Unplanned areas to assess feasibility, servicing, and contamination. <p>Mandate technical studies for statutory plans under the Municipal Government Act (MGA), including:</p> <ul style="list-style-type: none"> - Biophysical Assessment - Environmental Site Assessment - Geotechnical Assessment - Public Engagement Brief - Servicing Design Brief - Traffic Impact Assessment <p>Ensure statutory plans align with IDP, Municipal Development Plan (MDP), and Servicing Master Plans.</p> <p>Use development agreements and/or development permits to outline infrastructure standards, financial obligations, and construction responsibilities.</p> <p>Prioritize infill within existing serviced areas over expansion into new growth areas that require significant infrastructure investments. Development into new areas shall be done in contiguous patterns.</p> <p>Implement MDP policies through the Land Use Bylaw (LUB).</p>

Municipal Servicing and Infrastructure and Servicing

Purpose

Support sustainable, cost-effective municipal infrastructure to meet present and future needs. *Ensure that all development is supported by reliable, efficient, and sustainable municipal water, wastewater, and stormwater infrastructure that aligns with Town standards, master plans, and long-term growth objectives.*

	Policy	Policy Action
	Ensure infrastructure and servicing capacity support projected growth while distributing costs fairly.	<p>Expand and maintain water, wastewater, and transportation systems and their capacity in line with growth needs and projections.</p> <p>Require developers to finance:</p> <ul style="list-style-type: none"> - Service connections and the cost of the infrastructure to support their development - Oversizing costs <p>Monitor and report on the Off-site Levy annually.</p> <p>Update the Off-Site Levy Bylaw when needed for equitable cost sharing.</p> <p>Implement stormwater management solutions utilizing naturalized ponds and pipe systems as outlined in the Stormwater Master Plan.</p> <p>Assign stormwater infrastructure costs to developers, with cost recovery options for future developments.</p> <p>Upgrade drainage in older neighborhoods by incorporating Low Impact Development (LID) methods (e.g., rain gardens, bioswales, permeable surfaces), where feasible.</p> <p>Update the Servicing Master Plans (water, sanitary, and storm) and the Transportation Master Plan as needed.</p>
	Ensure infrastructure complies with Town standards, maintains proper access, mandates municipal service connections, and permits alternatives only if safe and sustainable.	<p>Require all infrastructure servicing proposals (water, sanitary, and stormwater) to comply with the Town's Water, Sanitary, and Stormwater Master Plans, and Design and Construction Standards.</p> <p>All new developments must adhere to minimum right-of-way widths for municipal servicing corridors.</p> <p>Implement a minimum 3-meter width and 3 – meter setback for utility easements to ensure access for maintenance and future upgrades.</p> <p>Require all new developments to connect to municipal water and sewer services unless an approved ASP outlines compliant alternatives.</p> <p>Any alternative servicing must meet municipal and provincial standards for safety and sustainability.</p>

	<p>Require capacity assessments and regular reviews to ensure sustainable water and wastewater services, allowing alternative systems only if safe and compliant.</p>	<p>Require developers to submit hydraulic capacity assessments that demonstrate the proposed developments will not exceed system limits.</p> <p>Conduct regular infrastructure capacity reviews to inform long-term planning and investment decisions in the system.</p> <p>Require servicing capacity assessments for large-scale developments and future neighbourhoods.</p> <p>Ensure water and wastewater expansion aligns with long-term municipal infrastructure goals.</p> <p>Alternative wastewater systems may only be considered if they meet Alberta's environmental regulations and offer a safe and sustainable solution.</p> <p>Collaborate with regional partners and utility providers to facilitate efficient service delivery within and across municipal boundaries.</p>
	<p>Prioritize infrastructure upgrades and expansions that are financially sustainable, minimize ecological impact, align with long-term growth strategies, and capitalize on available funding opportunities.</p>	<p>Evaluate infrastructure proposals using:</p> <ul style="list-style-type: none"> - Life-cycle cost analysis - Environmental sustainability criteria - Alignment with approved ASPs and MDP goals <p>Encourage low-impact development (LID) practices for stormwater management, such as rain gardens, bioswales, retention ponds, and permeable surfaces.</p> <p>Establish regular monitoring for water and wastewater infrastructure performance and flow detection.</p> <p>Focus water infrastructure investment on Downtown, Established, and Planned Neighbourhoods to support infill and redevelopment.</p> <p>Ensure water service extensions are phased and contiguous to optimize cost-effectiveness and minimize disruptions.</p> <p>Seek infrastructure funding from external sources (federal, provincial and private) and develop partnerships for cost-sharing and long-term resilience.</p>
	<p>Require developers to fund necessary infrastructure, extend services for continuity, and protect key wetlands for flood mitigation and ecological value.</p>	<p>Require developers to fund on-site and off-site municipal infrastructure using:</p> <ul style="list-style-type: none"> - Off-site levies - Bylaws - Development agreements and permits. <p>Require developers to extend utilities and roads' rights-of-way to ensure logical service continuity.</p>

		Require developments to identify and protect key wetlands for flood mitigation and ecological benefits.
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Environmental Protection and Sustainability Policies

Purpose:

Protect and enhance natural systems while ensuring compliance with environmental regulations.

	Policy	Policy Action
	Preserve natural areas and ensure development complies with federal and provincial environmental standards and regulations.	<p>Comply with all relevant environmental legislations governing air quality, water quality, floodplains, and hazards.</p> <p>Require Phase I Environmental Site Assessments for ASPs, as well as LUB amendments and subdivisions if the parcel of land being targeted is not within an ASP area.</p> <p>Ensure environmental studies are:</p> <ul style="list-style-type: none"> - Less than one year old at submission, or - Updated with letters and/or reports if between one and four years old. <p>Environmental studies that are older than four years shall be redone.</p> <p>Dedicate Environmental Reserve (ER) lands or Environmental Reserve Easements (EREs) during subdivision.</p> <p>Engage the Province early regarding Crown water body interests.</p> <p>Contemplate designating Conservation Reserves (CR) or Conservation Easements (CE) for environmentally significant lands that do not qualify as ER, with MGA-compliant compensation.</p>

Parks, Open Spaces, and Recreational Lands Policies

Purpose:

Develop an interconnected network of parks and open spaces to enhance accessibility, recreation opportunities, quality of life, and ecological connectivity.

	Ensure public access to quality parks and open spaces.	<ul style="list-style-type: none"> • Require 10% of developable land as Municipal Reserve (MR) through: <ul style="list-style-type: none"> ○ Land for parks, schools, or recreation ○ Cash-in-lieu contributions (at market value) ○ Deferred dedication for future site assembly • Ensure MR lands: <ul style="list-style-type: none"> ○ Are comparable in quality to developable land

		<ul style="list-style-type: none"> ○ Avoid areas with greater than 15% grade or with flood susceptibility • Connect MR dedications to ER, Crown lands, and other MR parcels to form continuous recreational corridors. • Provide trails and access points around stormwater facilities, with trail corridors located above high-water marks and eligible for MR dedication. • Retain Town ownership of MR sites until required for school construction. • Require Council review before disposing of any MR land, taking into account surrounding uses and community recreation needs.
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Planning and Economic Development Coordination Policies

Purpose:

Support proactive land use planning and promote economic vitality through coordinated municipal strategies.

	Foster economic development and orderly growth through updated planning frameworks and infrastructure alignment.	<ul style="list-style-type: none"> • Update the Water, Wastewater, and Stormwater Master Plans to reflect growth forecasts and support the desired land uses. • Maintain the current LUB. • Develop and implement: <ul style="list-style-type: none"> ○ Economic Development Framework ○ Wayfinding Strategy ○ Servicing Master Plans to support growth • Apply a phased development approach that prioritizes infill and contiguous development before outward expansion. • Support economic growth through streamlined development approvals, effective infrastructure coordination, and regulatory processes.

Economic Development

Support Local Economy and Business

To foster a resilient and diverse local economy by supporting existing businesses, encouraging entrepreneurship, enhancing the vitality of downtown and commercial areas, and strengthening partnerships that create employment opportunities and attract investment to Calmar.

	Policy	Policy Action
	Promote the downtown area by supporting a vibrant mix of residential, cultural, and commercial uses.	<p>Encourage mixed-use developments that integrate housing with commercial and cultural spaces.</p> <p>Explore sponsorship incentives for façade improvements and the adaptive reuse of underutilized buildings.</p> <p>Establish and enforce property maintenance standards for vacant lots and buildings to ensure their upkeep and preservation.</p> <p>Encourage artists, craftspeople, and small businesses to establish themselves in the downtown area.</p>
	Promote well-designed, accessible commercial areas that prioritize pedestrian comfort and integrate active transportation infrastructure.	<p>Encourage shared off-street parking to improve accessibility and reduce congestion.</p> <p>Require site designs that include sidewalks, trails, and other active transportation amenities.</p> <p>Explore street-oriented development with rear-lot parking.</p> <p>Promote the inclusion of landscaped public spaces and design elements that soften the appearance of large parking areas.</p>
	Support economic growth through strategic partnerships with regional stakeholders to attract businesses, strengthen workforce development, and expand local employment opportunities.	<p>Collaborate with nearby municipalities, Leduc Nisku Wetaskiwin Regional Chambers of Commerce, and industry partners to identify and pursue regional economic opportunities.</p> <p>Explore initiatives that help attract and retain skilled labor in Calmar.</p>
	Promote home-based businesses and low- to medium-impact mixed-use	<p>Permit a range of home occupations that do not negatively impact surrounding properties.</p> <p>Establish clear guidelines for signage, parking, and customer traffic.</p>

	developments as means of fostering entrepreneurship and local employment, while ensuring compatibility with residential neighborhoods.	<p>Assist transitions from successful home businesses to commercial storefronts over time.</p> <p>Enable mixed-use development that does not negatively impact surrounding properties, along arterial or collector roads in residential districts.</p>
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Commercial and Industrial Development

To support a diverse, resilient, and strategically located commercial and industrial sector that contributes to Calmar's economic growth, creates local employment opportunities, and enhances the Town's regional competitiveness while ensuring compatibility with surrounding land uses and infrastructure.

	Policy	Policy Action
	Ensure commercial and industrial developments are strategically located and minimize conflicts with residential areas.	<p>Require commercial developments adjacent to residential areas to reduce noise and traffic impacts by:</p> <ul style="list-style-type: none"> - Increasing setbacks and/or landscaped buffers. - Providing fencing and screening along property boundaries. - Strategically positioning loading areas, storage, parking, signage, and waste collection away from residential properties. <p>Promote economic development strategies that expand employment opportunities and enhance Calmar's regional competitiveness.</p>
	Support and promote economic development opportunities that capitalize on Calmar's strategic location along Highway 39 and Highway 795	<p>Encourage the establishment of commercial development along Highway 39 and Highway 795.</p> <p>Ensure that new highway commercial developments are located outside of the downtown core.</p> <p>Require all proposed developments along provincial highways to obtain necessary access approvals from Alberta Transportation and Economic Corridors.</p> <p>Promote site planning and design that facilitates safe and efficient freight movement while minimizing impacts on adjacent land uses.</p>
	Support the strategic development and expansion of designated business parks and light industrial areas.	<p>Encourage business and light industrial development in the Highway 39 Industrial Park and South Industrial Park.</p> <p>Ensure these areas have direct and efficient access to truck routes and Highway 39 to support transportation needs and minimize the impact of industrial traffic.</p> <p>Require new industrial subdivisions to be designed with appropriate infrastructure to accommodate heavy vehicle movement.</p>

		<p>Request a risk assessment (at the developer's expense) for any industrial proposal that may pose safety hazards or environmental risks.</p> <p>Promote development incentives for businesses in designated industrial areas.</p>
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Strategic Economic Growth

This section aims to support long-term economic development that aligns with Calmar's character and enhances local employment opportunities. Its purpose is to guide land use and infrastructure decisions that attract investment, diversify the local economy, and strengthen Calmar's role as a regional service center.

	Policy	Policy Action
	Capitalize on transportation corridors, including Highway 39 and the railroad, to attract logistics and industrial activities.	Collaborate with Alberta Transportation and Economic Corridors, as well as regional partners, to enhance access, safety, and transportation infrastructure.
	Support economic development initiatives that expand employment opportunities and promote economic growth.	<p>Encourage investment in high-value industries, business parks, and regional economic hubs.</p> <p>Promote regional collaborations that enhance connectivity and business expansion.</p>

Environment and Environmental Stewardship

Environmental Education and Community Engagement

Building a resilient and sustainable community requires a shared understanding and active participation.

Environmental education and engagement empower residents, schools, and businesses to adopt practices that protect natural resources and support the Town's environmental goals.

	Foster a culture of environmental stewardship and awareness by engaging residents, institutions, and businesses in sustainable practices.	<p>Develop public education programs on stormwater and solid waste management, as well as water conservation.</p> <p>Collaborate with schools and community groups to promote sustainability and environmental stewardship.</p> <p>Implement interactive learning opportunities tied to municipal infrastructure and environmental goals.</p>

Environmental Protection and Conservation

Protecting Calmar's natural systems is essential to maintaining ecological health, community well-being, and resilience to climate impacts. These policies guide development and conservation practices to safeguard wetlands, creeks, and remnant forests while supporting responsible growth and environmental stewardship.

	Protect and enhance Calmar's natural ecosystems, including wetlands, creeks, and remnant forests, through informed planning, development regulations, and ecological conservation practices.	<p>Protect Conjuring Creek and adjacent wetlands by designating them as ER during subdivision.</p> <p>Identify natural ecosystems including wetlands, creeks and remnant forests.</p> <p>Maintain a minimum 6-meter vegetated buffer along water bodies, with greater setbacks as needed based on biophysical assessments.</p> <p>Require geotechnical and wetland studies for developments near sensitive environmental features to ensure appropriate setbacks and risk mitigation.</p> <p>Attempt to preserve and integrate remnant forests into open space networks.</p> <p>Require a delineation and professional assessment of any development that impacts wetlands or forested areas.</p> <p>Ensure compliance with the Provincial Water Act for projects that involve disturbances to wetlands.</p>

Urban Forest and Habitat

Urban forests and natural habitats play a vital role in enhancing biodiversity, improving air quality, and enriching community life. These policies promote proactive stewardship through tree planting, habitat conservation, and thoughtful integration of forested areas into parks and green spaces.

	Promote healthy urban forest ecosystems and biodiversity through tree planting, habitat protection, and implementation of forestry policies.	<p>Develop and implement the Urban Forestry Policy.</p> <p>Encourage an annual and a memorial tree-planting program to increase tree cover and community engagement.</p> <p>Conduct studies to protect and maintain remnant forests.</p> <p>Integrate treed areas into green space and parks planning.</p>

Environmental Compliance

Ensuring environmental compliance and responsible land stewardship is critical to protecting public health, ecological systems, and long-term community sustainability. These policies establish clear expectations for development, risk management, and remediation while aligning local practices with evolving provincial and federal regulations.

	<p>Ensure all development and land use activities support environmental protection, comply with applicable regulations, and proactively address contamination, hazards, and ecological health risks.</p> <p>Regularly update local policies and</p>	<p>Require development applications to demonstrate compliance with federal and provincial environmental regulations, including air and water quality standards, floodplain management, and hazard mitigation measures.</p> <p>Mandate the submission of environmental reports or assessments from qualified professionals.</p>

	procedures to reflect changes in provincial and federal environmental standards.	
	Ensure all development and land use activities support environmental protection and comply with applicable regulations.	<p>Implement risk management, monitoring, and remediation strategies for contaminated sites on public lands to ensure environmental protection and compliance with regulations.</p> <p>Promote the reclamation, remediation, and redevelopment of contaminated and brownfield sites to protect public health and the environment.</p> <p>Collaborate with provincial agencies, institutions, and environmental organizations to identify, assess, clean up, and reclaim contaminated lands.</p>

Climate Adaptation and Resilience

Preparing for climate change and environmental hazards is essential to safeguard community health, infrastructure, and natural systems. These policies integrate adaptation strategies, risk reduction measures, and public education to strengthen Calmar's resilience to a changing climate.

	Policy	Policy Action
	Integrate climate adaptation and hazard mitigation measures into community planning and infrastructure to improve resilience to environmental change.	<p>Conduct climate risk assessments and identify vulnerable areas.</p> <p>Advocate for green infrastructure, such as bioswales, permeable paving, and tree canopies.</p> <p>Develop public programs for climate education and emergency preparedness.</p> <p>Invest in resilient infrastructure and explore external funding opportunities to support initiatives.</p> <p>Ensure development in flood-prone areas meets setback and geotechnical study requirements.</p>

Complete Communities

Mobility, Connectivity, and Public Spaces

Develop a connected and inclusive multimodal transportation system and network of parks and trails that support active transportation, enhance public spaces, and meet the community's recreational and mobility needs.

	Policy	Policy Action
	Ensure a well-connected, accessible, and sustainable network of parks and trails that meets community needs and enhances public spaces.	<p>Prepare a Transportation Master Plan to establish a hierarchy of travel modes and infrastructure priorities.</p> <p>Integrate Complete Streets principles into the design of roads, sidewalks, and trails to support walking, cycling, and public transit.</p> <p>Encourage bicycle parking in all non-residential and multi-family residential developments.</p> <p>Require multi-use pathways and/or sidewalks in new developments to support active transportation.</p>
	Require new Area Structure Plans to incorporate accessible, safe trail networks that connect key destinations and integrate with existing Reserve lands.	<p>Require new Area Structure Plans (ASPs) to include trail networks that connect key destinations (e.g., Downtown, Conjuring Creek, regional recreation areas).</p> <p>Ensure trail designs include rest areas, safety features, and accessibility standards.</p> <p>Require new developments to integrate trail connections with existing MR and ER lands.</p>
	Plan and provide accessible parks, trails, and recreational facilities through needs assessments, as well as neighborhood-scale green spaces that enhance livability and	<p>Conduct a Needs Assessment to identify required parks, trails, and recreational facilities.</p> <p>Encourage the development of accessible parks and open spaces as key components of neighbourhood design.</p> <p>Promote neighbourhood-scale green spaces and public gathering areas to improve livability and encourage active lifestyles.</p>

	support active lifestyles.	
	Collaborate regionally to enhance trail connectivity and pursue external funding for trails, parks, and transportation infrastructure development.	<p>Collaborate with regional partners to expand trail connectivity across municipal boundaries.</p> <p>Seek external funding to support the development of trails, parks, and transportation infrastructure.</p>

Urban Agriculture and Community Food Security

To enhance local food resilience and community well-being by supporting urban agriculture, promoting access to fresh, locally grown food, and integrating food-growing opportunities into public and private spaces.

	Policy	Policy Action
	Support urban agriculture initiatives to enhance local food production, sustainability, and community engagement.	<p>Assist the development of community gardens and urban agriculture pilot projects by identifying and securing suitable land for local food-growing initiatives.</p> <p>Explore the integration of urban agriculture in schools and senior housing to foster intergenerational learning.</p> <p>Promote food security and edible landscapes in public spaces by amending municipal standards to support local food-growing capacity.</p>

Placemaking, Identity, and Community Building

Celebrate Calmar's unique identity and foster a strong sense of place through public art, heritage conservation, beautification, and inclusive community engagement.

	Policy	Policy Action
	Preserve and celebrate Calmar's heritage and cultural identity by protecting historic sites, guiding sensitive redevelopment, supporting public art and beautification, and	<p>Identify, protect, and conserve heritage sites and structures to preserve Calmar's historical assets.</p> <p>Consider redevelopment guidelines or other mechanisms in Downtown and heritage areas that maintain architectural character and cultural significance.</p> <p>Support public art installations, streetscape beautification, and landscaping that celebrate Calmar's cultural identity.</p>

	fostering community engagement through dedicated programs and funding.	<p>Explore and secure dedicated funding streams for public art and heritage conservation initiatives.</p> <p>Promote community participation in cultural programs such to foster local pride and engagement.</p>
	Enhance streets, sidewalks, and trails in heritage and civic areas to improve walkability, connectivity, and public realm beautification.	<p>Consider designs for sidewalks and trails that are safe, accessible, and comfortable for all users, including seniors and people with disabilities.</p> <p>Incorporate street furniture, lighting, and landscaping that reflect and enhance the character of heritage and civic areas.</p> <p>Prioritize pedestrian and cycling connectivity between key destinations such as parks, schools, and community amenities.</p> <p>Endorse the use of wayfinding signage to improve navigation and highlight historical or cultural features.</p> <p>Encourage traffic calming measures to enhance safety and encourage slower vehicle speeds in pedestrian-priority zones.</p> <p>Regularly maintain and upgrade existing pathways to ensure quality and accessibility.</p>
	Foster an engaged, inclusive community by supporting diverse public participation, partnering with local organizations, and encouraging citizen-led events that strengthen social connection and promote active living.	<p>Develop a public engagement strategy that ensures representation from a diverse cross-section of the community.</p> <p>Support citizen-led events (e.g., festivals, block parties, local markets) that build social cohesion.</p> <p>Partner with local organizations to promote active living, arts, and social inclusion initiatives.</p>

Housing Diversity and Neighborhood Vitality

Support a diverse range of housing options and neighborhood types that promote affordability, efficient land use, revitalization, and long-term sustainability across all areas of Calmar.

	Policy	Policy Action
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	Promote a variety of housing choices that support affordability, accessibility, and community diversity.	<p>Encourage partnerships with non-profits, developers, and government agencies to expand affordable housing options.</p> <p>Utilize tools such as density bonusing and reduced parking requirements to facilitate the development of affordable housing.</p> <p>Integrate affordable housing within both new and existing neighborhoods, ensuring access to transportation, services, and amenities.</p>
	Ensure new neighbourhoods achieve appropriate residential densities to support efficient land use, infrastructure investment, and a diverse housing supply.	<p>Establish density categories to guide ASP preparation:</p> <ul style="list-style-type: none"> • Low Density (25 and under du/nrha) – Single-detached, semi-detached, duplex • Medium Density (26-65 du/nrha) – triplex, fourplex, row housing, and apartments up to 3 storeys • High Density (66 and above du/nrha) – 3 or more storeys apartment building, special housing (i.e. senior housing) <p>Direct medium- and high-density housing near arterial and collector roads and connected to the active transportation network.</p> <p>Orient multi-unit housing toward public streets to support pedestrian activity and enhance the streetscape.</p> <p>Regularly review and update the LUB to ensure alignment with density and housing diversity goals.</p>
	Support the revitalization of Downtown and mature neighbourhoods through well-designed infill and mixed-use development.	<p>Support infill and mixed-use redevelopment in Downtown and mature neighborhoods along collector or arterial roads.</p> <p>Support and investigate incentives for redevelopment projects aligned with community revitalization goals.</p> <p>Encourage densification to optimize existing infrastructure and maximize resource utilization.</p> <p>Ensure that new infill development is compatible with the existing neighborhood character and incorporates energy-efficient, contemporary design.</p> <p>Promote the reuse of structurally sound buildings to conserve resources and preserve their heritage value.</p>

Downtown Redevelopment and Infrastructure

Revitalizing Downtown is key to strengthening Calmar's role as a vibrant commercial, cultural, and residential center. These policies guide redevelopment, infrastructure investment, and public realm improvements to create a dynamic, pedestrian-friendly core that supports sustainable growth.

	Policy	Policy Action
	Enhance Downtown as Calmar's commercial, cultural, and residential hub while supporting sustainable infrastructure development.	<p>Encourage pedestrian-friendly streetscapes, public gathering spaces, and high-quality architectural design.</p> <p>Maintain an off-site levy program to fund infrastructure improvements and explore other funding mechanisms.</p> <p>Implement strategic parking management, including money-in-lieu programs for future parking development.</p>

Emergency Services and Community Safety

Reliable emergency services and proactive safety measures are essential to protect residents and enhance community well-being. These policies focus on strategic partnerships, safe design practices, and public education to support a secure and resilient Calmar.

	Policy	Policy Action
	Ensure high-quality emergency services and public safety through strategic planning and collaboration.	<p>Strengthen regional agreements for police, fire, rescue, and medical services.</p> <p>Apply Crime Prevention Through Environmental Design (CPTED) principles in civic facility planning.</p> <p>Promote public education on emergency preparedness and community safety initiatives.</p>

Inclusive and Sustainable Neighbourhood Design

Promote the development of inclusive, sustainable, and well-integrated neighborhoods that offer diverse housing options, foster community engagement, and enhance livability while considering environmental and social impacts.

	Policy	Policy Action
	Promote inclusive, diverse neighborhoods by requiring a mix of housing types, supporting aging in	Require a mix of housing types in all future ASP containing residential areas, including single-detached, semi-detached, row housing, apartments, and suites.

	place, ensuring universal accessibility, and encouraging communal spaces that foster social connection.	<p>Support aging in place by promoting housing, services, and amenities that cater to the needs of seniors.</p> <p>Promote universal accessibility in residential developments, parks, transportation systems, and public spaces.</p> <p>Encourage developments to incorporate communal gathering spaces in multi-unit buildings to foster interaction.</p>
	Ensure new development is compatible with adjacent neighborhoods by integrating complementary design, appropriate scale, and setbacks.	<p>Ensure compatibility with adjacent neighborhoods in terms of height, massing, design, and setbacks.</p> <p>Ensure that new developments complement existing neighborhoods, while also addressing concerns regarding privacy, parking, functionality, and environmental impacts.</p> <p>Address nuisances such as on-street parking congestion, visual intrusion, and noise, especially near commercial zones or highways.</p> <p>Use landscaping, fencing, and thoughtful design to ensure smooth transitions between developments.</p>
	Promote sustainable, walkable neighborhoods with connected green spaces, low-carbon design, and resilient local materials.	<p>Promote active transportation through pedestrian-oriented design, green spaces, and trail networks.</p> <p>Ensure new neighborhoods incorporate and connect ER and MR lands, stormwater ponds, and natural areas.</p> <p>Encourage neighborhood design that reduces its carbon footprint, utilizes local materials and labor, and enhances environmental resilience.</p>

Glossary of Abbreviations and Terms

Area Redevelopment Plan (ARP): A statutory plan, adopted by bylaw, that outlines proposed redevelopment and sets forth municipal policies for a specified area.

Area Structure Plan (ASP): A statutory plan, adopted by bylaw, that provides a policy framework for the evaluation of proposals for outline plans, land use redistricting, subdivision and development of a specified area of land in the municipality.

Council: Town of Calmar Council

Development: Any excavation or stockpile and the creation of either of them; a building or an addition to it; the replacement, repair, or construction of a building; the placement of a building in, on, over, or under land; a change of use of land or a building; a change in the intensity of use of land or a building.

Development Agreement (DA): Contract between a property owner or developer and the city, often including terms not otherwise required through existing regulations.

Development Permit (DP): Document that includes approved site and building development plans illustrating land use, landscaping, built form, intensity of use, and appearance of the site and buildings, as well as conditions of development approval.

Environmental Reserve (ER): A designated area of land, often established during subdivision, that is intended to protect environmentally sensitive features or areas prone to hazards. These areas may include swamps, ravines, floodplains, or land near water bodies, such as lakes and rivers.

Environmental Site Assessments (ESA): A process used to evaluate the potential for, or the presence of, environmental contamination on a property.

Infill Development: Development or redevelopment that occurs within a previously developed area.

Infrastructure: Services and facilities for which the municipality has capital investment and maintenance responsibilities, including roadways, sidewalks, streetlights and traffic signals, solid waste management systems, water distribution systems, storm sewers, wastewater sewers, sports fields, playgrounds, arenas, and vehicles and equipment, civic buildings, parks, boulevard trees.

Intermunicipal Development Plan (IDP): A long-term strategic plan between two or more municipalities that share a boundary.

Land Use Bylaw (LUB): A legal document that regulates how land and buildings can be used and developed within a municipality.

Low Impact Development (LID): Land use planning and engineering design approach to managing stormwater runoff, which emphasizes conservation and use of on-site natural features to protect water quality through infiltrating, filtering, storing, evaporating, and detaining runoff close to its source.

Mixed Use Development (MUD): Development that includes a mixture of different but compatible land uses, such as residential, commercial, industrial, institutional, recreational, and public spaces, on the same parcel or in proximity, to increase density, reduce development footprint, and improve public accessibility to amenities.

Municipal Development Plan (MDP): A comprehensive, long-term policy document that guides the future growth and development of a municipality.

Municipal Government Act (MGA): The Municipal Government Act, Statutes of Alberta 2000 Chapter M-26, as amended from time to time.

Municipal Reserve (MR): Land that is dedicated by a developer during the subdivision process for public use, typically for parks, recreation, or school purposes, as outlined in the Municipal Government Act.

Off-Site Levy (OSL): Development levy that the council may impose by bylaw under the MGA for infrastructure required to support growth.

Statutory Plan (SP): Plans required or enabled by the Municipal Government Act that are adopted by municipal councils through public hearings, which include municipal development plans, intermunicipal development plans, area structure plans, and area redevelopment plans.

Subdivision: Creation or separation of new titled parcels of land from an existing parcel of land.