TOWN OF
CALMAR

Municipal Development Plan

Bylaw 2025-09

OCTOBER 2025

ACKNOWLEDGEMENTS

Thank you to our community members.

The Town of Calmar gratefully acknowledges the contributions of residents, community organizations, businesses, and stakeholders who provided valuable insights, feedback, and support throughout the development of this Municipal Development Plan. Your engagement and collaboration have been essential in shaping a shared vision for the growth, sustainability, and prosperity of our community.

We also recognize the dedication of the Council and municipal staff for their commitment to thoughtful planning and ensuring that this document reflects the collective aspirations of the community.

We acknowledge that we are situated on the traditional lands of Indigenous Peoples, and we recognize their enduring connection to this land. We are committed to working in the spirit of respect, collaboration, and reconciliation as we plan for the future of our community.
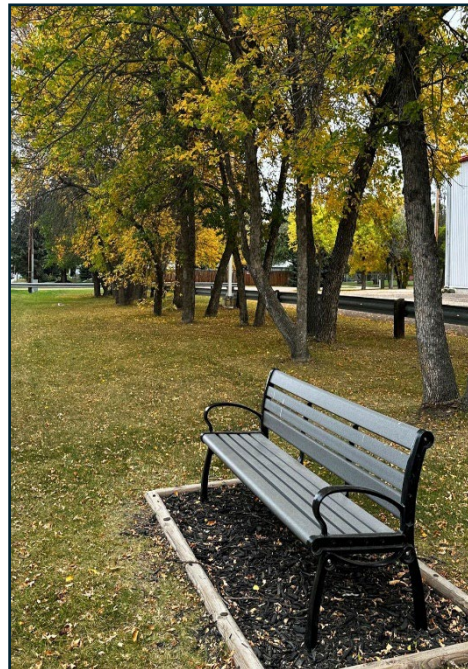
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1. INTRODUCTION

1.1. 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.

1.2. 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. A transparent and inclusive process, involving community education and consultations, informed the MDP update. This ensures the acknowledgment of community needs.

This update helps:
- **Prepare for Growth**: As more people and businesses call Calmar home, we need a plan to guide growth.
- **Support the Community**: The updated plan will reflect the residents' needs and ideas, ensuring that Calmar remains a suitable 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 essential to the community, celebrate history and the natural environment, and work towards building a strong, resilient future.
- **Aligning with Changing Times**: Updating the MDP enables us to respond to new challenges, opportunities, and trends, including sustainability, housing, recreation, and transportation.

1.3. HOW THE PLAN CAME TOGETHER

The previous MDP, Bylaw 2019-17, was adopted by Council in 2019. As the years have passed, the Town has undertaken a comprehensive review and update of the MDP to ensure its visions and goals align with the growth and community aspirations, while ensuring compliance with relevant legislation.

In 2024, the Town staff initiated the review process, engaging with residents, businesses, and key stakeholders to update the MDP through surveys and one-on-one meetings with Town staff, making it more accessible and reflective of the Town's vision.

Before the adoption of the updated MDP, a draft copy of the MDP was posted on the Town's website and in the Town office. Information pamphlets were distributed to residents, and social media advertisements were posted. A public hearing was held in accordance with the MGA, and a referral process was conducted to provide additional opportunity for feedback.

1.4. PLAN PURPOSE

The MDP is 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.

1.5. SCOPE OF THE MDP

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

1.6. HOW TO USE THIS PLAN

TOWN COUNCIL	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.
RESIDENTS	The plan outlines Calmar's long-term vision, helping residents and businesses understand how the town is expected to develop.
DEVELOPERS AND INVESTORS	This plan outlines the town's expectations for development and growth, including key goals and the approval process for new projects.
ADMINISTRATION	Staff should utilize the plan to inform the development of programs, projects, and strategies.

1.7. 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.

Municipal Government Act	Provincial Tool
Alberta Land Stewardship Act	Provincial Tool
Provincial Land Use Policies	Provincial Tool
Intermunicipal Development Plan Leduc County and Town of Calmar	Municipal Tool
Municipal Development Plan	Municipal Tool
Area Structure Plan	Municipal Tool
Land Use Bylaw	Municipal Tool
Subdivision and Development	Municipal Tool

1.8. HOW TO READ THE PLAN

This document is structured around a planning framework comprising **Goals**, **Policies**, and **Policy Actions**.

GOALS	POLICY	POLICY ACTION
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?"*	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 Actions identify the specific steps required to carry out each policy. They provide clear direction. *"How will the policies be put into practice?"*

1.9. 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.

1.10. POLICY COMMITMENT LEVELS

- **ENSURE**
  - Policies beginning with *ENSURE* reflect a remarkably important level of commitment. They indicate that the Town, through its decision-making, will require actions to ensure the desired result is achieved. These policies typically relate to matters within the Town's direct jurisdiction or priorities established by Council direction.
  - **Example verbs:** *ensure, require, mandate.*
- **PROMOTE**
  - Policies beginning with *PROMOTE* reflect strong alignment with the MDP's vision and desired outcomes but may involve actions that fall partly outside the Town's direct control. In these cases, the Town intends to encourage and advance the desired result by taking proactive steps to increase the likelihood of it occurring.
  - **Example verbs:** *promote, encourage, enable, allow, facilitate, support.*
- **SUPPORT**
  - Policies beginning with *SUPPORT* indicate the Town's intent to provide encouragement or conditional consideration, even if direct authority or control rests elsewhere. These policies often relate to issues identified as necessary by the community, where the Town's role is to assist, advocate, or collaborate with other partners.
  - **Example verbs:** *support, consider, collaborate, cooperate, explore, advocate*

2. 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.

2.1. 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.

2.2. 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

2016
2228

2021
2183

2021
2,183

2025
2,395

2040
3,388

2035
3,018

2030
2,688

- 2021
- 2025
- 2035
- 2030
- 2040
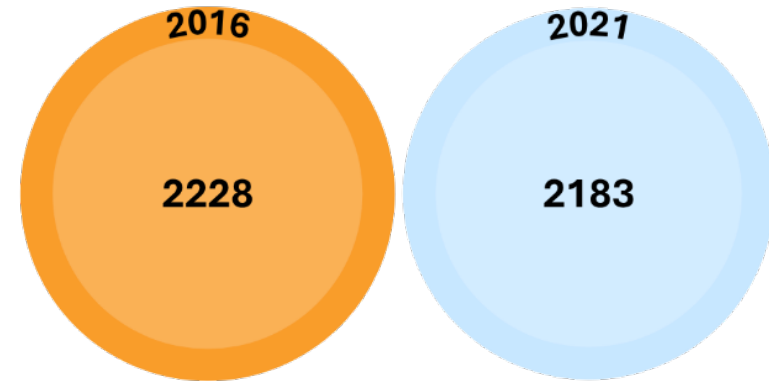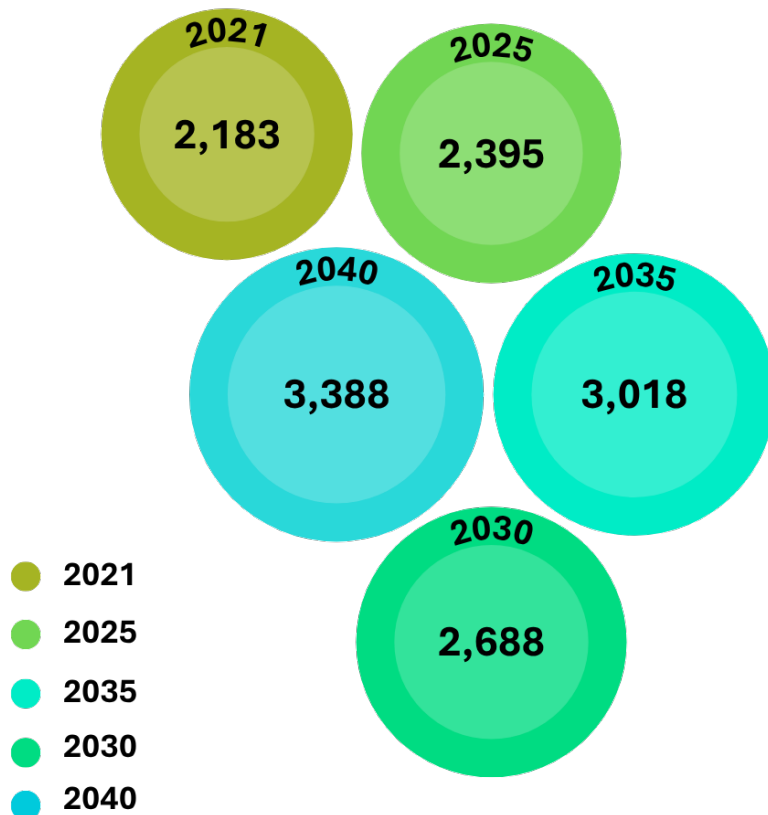
2.3. POPULATION PROJECTIONS

Projected at an annual growth rate of 2.34% (based on the high growth scenario for the Edmonton Metropolitan Region Growth Plan), 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.

- 0-14 years
- 15-64 years
- 65+ years

65+ years
13.5%

0-14 years
18.8%

15-64 years
67.7%
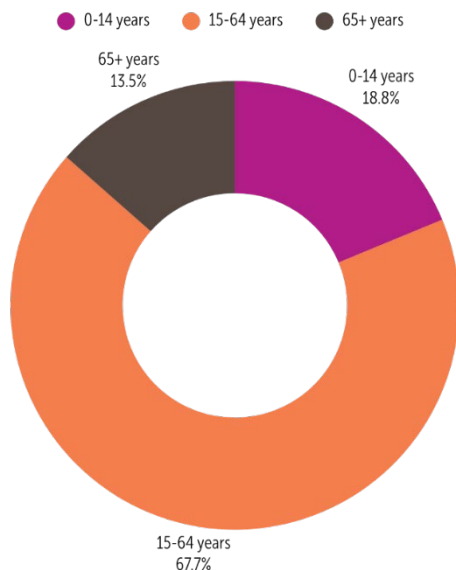
2.4.   AGE DISTRIBUTION

A considerable proportion of children, a substantial working-age population, and a moderate but growing senior age 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.

2.5.   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.
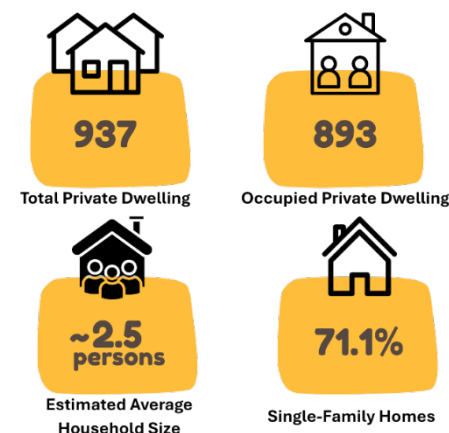
937
Total Private Dwelling

893
Occupied Private Dwelling

~2.5 persons
Estimated Average Household Size

71.1%
Single-Family Homes

2.6. LAND-BASED DENSITY

Land Area	4.67 km²
Population Density	467.6 persons/km²

Calmar's 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 growth. 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.

3. VISION, MISSION, AND GOALS

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.

4. PLANNING POLICIES

4.1. GENERAL POLICIES

Purpose:
Establish consistent guidance for 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
4.1.1	Ensure that planning and development decisions comply with provincial legislation and municipal objectives to promote sustainable and efficient land use.	a. Align planning documents and amendments with: - Provincial Land Use Framework - Alberta Land Stewardship Act - Leduc County/Town of Calmar Intermunicipal Development Plan (IDP) b. Require Area Structure Plans (ASPs) for: - Urban expansion - Unplanned areas to assess feasibility, servicing, and contamination. An ASP submitted to the Town should, at a minimum, address the following: **Land Use Concept**: (Proposed land uses (residential, commercial, industrial, parks, etc.), General layout of lots, blocks, and open spaces, Integration with surrounding developments). **Servicing and Infrastructure:** (Water, wastewater, stormwater management, Roads and transportation network, Utility requirements (power, gas, telecommunications), Phasing of infrastructure development). **Environmental Considerations:** (Identification of contaminated sites and mitigation measures, Environmental assessments, and sensitive area mapping, as well as considerations for flooding, erosion, and other natural hazards). **Feasibility and Staging**: (Development timing and phases, financial feasibility and cost implications, Coordination with adjacent lands and infrastructure). **Community and Policy Alignment**:(Consistency with the Town's Municipal Development Plan and other planning policies, public engagement or consultation undertaken). c. Mandate technical studies for statutory plans under the Municipal Government Act (MGA), including: - Biophysical Assessment - Environmental Site Assessment - Geotechnical Assessment - Public Engagement Brief - Servicing Design Brief - Traffic Impact Assessment d. Ensure statutory plans align with IDP, Municipal Development Plan (MDP), and Servicing Master Plans. e. Use development agreements and/or development permits to outline infrastructure standards, financial obligations, and construction responsibilities.

		f. 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. g. Implement MDP policies through the Land Use Bylaw (LUB).

4.2. MUNICIPAL SERVICING AND INFRASTRUCTURE

Purpose

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

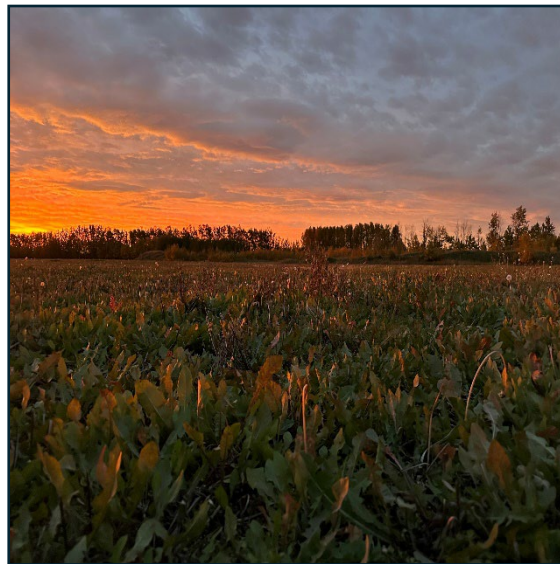|	Policy	Policy Action
4.2.1	Ensure that infrastructure complies with Town standards, maintains proper access, mandates municipal service connections, and permits alternatives only if they are safe and sustainable.	a. Require all infrastructure servicing proposals (water, sanitary, and stormwater) to comply with the Town's Water, Sanitary, and Stormwater Master Plans, and Design and Construction Standards. b. All new developments must adhere to minimum right-of-way widths for municipal servicing corridors. c. Implement a minimum 3-meter width and 3-meter setback for utility easements to ensure access for maintenance and future upgrades. d. Require all new developments to connect to municipal water and sewer services unless an approved ASP outlines compliant alternatives.

4.2.2	Ensure infrastructure and servicing capacity support projected growth while distributing costs fairly.	a. Expand and maintain water, wastewater, and transportation systems and their capacity in line with growth needs and projections.
		b. Require developers to finance:
		   - Service connections and the cost of the infrastructure to support their development.
		   - Oversizing costs
		c. Monitor and report on the Off-site Levy annually.
		d. Update the Off-Site Levy Bylaw when needed for equitable cost sharing.
		e. Implement stormwater management solutions utilizing naturalized ponds and pipe systems as outlined in the Stormwater Master Plan.
		f. Assign stormwater infrastructure costs to developers, with cost recovery options for future developments.
		g. Upgrade drainage in older neighborhoods by incorporating Low Impact Development (LID) methods (e.g., rain gardens, bioswales, permeable surfaces), where feasible.

		h. Update the Servicing Master Plans (water, sanitary, and storm) and the Transportation Master Plan as needed.
4.2.3	Require capacity assessments and regular reviews to ensure sustainable water and wastewater services, allowing alternative systems only if safe and compliant.	**a.** Require developers to submit hydraulic capacity assessments that demonstrate the proposed developments will not exceed system limits. **b.** Conduct regular infrastructure capacity reviews to inform long-term planning and investment decisions in the system. **c.** Require servicing capacity assessments for large-scale developments and future neighbourhoods. **d.** Ensure water and wastewater expansion aligns with long-term municipal infrastructure goals. **e.** Collaborate with regional partners and utility providers to facilitate efficient service delivery within and across municipal boundaries.

4.2.4	Prioritize infrastructure upgrades and expansions that are financially sustainable, minimize ecological impact, align with long-term growth strategies, and capitalize on available funding opportunities.	a. Evaluate infrastructure proposals using:
		   - Life-cycle cost analysis
		   - Environmental sustainability criteria
		   - Alignment with approved ASPs and MDP goals
		b. Encourage low-impact development (LID) practices for stormwater management, such as rain gardens, bioswales, retention ponds, and permeable surfaces.
		c. Establish regular monitoring for water and wastewater infrastructure performance and flow detection.
		d. Focus water infrastructure investment on Downtown, Established, and Planned Neighbourhoods to support infill and redevelopment.
		e. Ensure water service extensions are phased and contiguous to optimize cost-effectiveness and minimize disruptions.
		f. Seek infrastructure funding from external sources (federal, provincial, and private) and develop partnerships for cost-sharing and long-term resilience.

4.2.5	Require developers to fund necessary infrastructure, extend services for continuity, and protect key wetlands for flood mitigation and ecological value.	a. Require developers to fund on-site and off-site municipal infrastructure using:
		   - Off-site levies
		   - Bylaws
		   - Development agreements and permits.
		b. Require developers to extend utilities and roads' rights-of-way to ensure logical service continuity.
		c. Require developments to identify and protect key wetlands for flood mitigation and ecological benefits.

4.3. ENVIRONMENTAL PROTECTION AND SUSTAINABILITY POLICIES

Purpose:

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

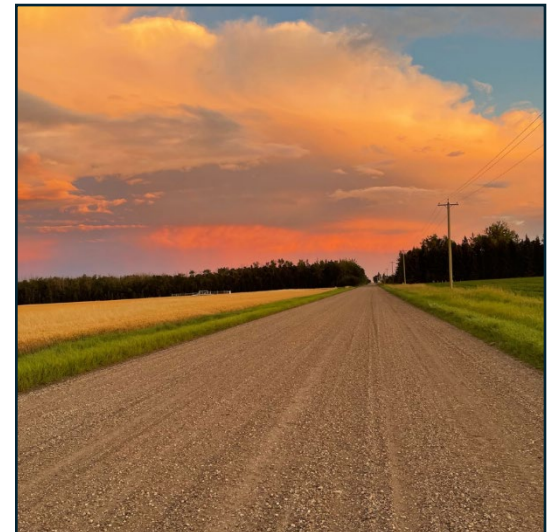|	Policy	Policy Action
4.3.1	Preserve natural areas and ensure development complies with federal and provincial environmental standards and regulations.	a. Comply with all relevant environmental legislation governing air quality, water quality, floodplains, and hazards. b. Require Phase I Environmental Site Assessments for lands within ASPs. Additionally, LUB amendments and subdivisions may be necessary. c. Ensure environmental studies are: - Less than one year old at submission, or - Updated with letters and/or reports if between one and four years old. d. Environmental studies that are older than four years will not be accepted. e. Dedicate Environmental Reserve (ER) lands or Environmental Reserve Easements (EREs) during subdivision. f. Engage the Province early regarding Crown water body interests. g. Contemplate designating Conservation Reserves (CR) or Conservation Easements (CE) for environmentally significant lands that do not qualify as ER, with MGA-compliant compensation.

4.4. 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.

	Policy	Policy Action
4.4.1	Ensure public access to quality parks and open spaces.	a. Require 10% of developable land as Municipal Reserve (MR) through: 　- Land for parks, schools, or recreation 　- Cash-in-lieu contributions (at market value) 　- Deferred dedication for future site assembly b. Ensure MR lands: 　- Are comparable in quality to developable land. 　- Avoid areas with greater than 15% grade or with flood susceptibility. c. Connect MR dedications to ER, Crown lands, and other MR parcels to form continuous recreational corridors. d. Provide trails and access points around stormwater facilities, with trail corridors located above high-water marks. e. Retain Town ownership of MR sites, with future use determined based on community needs, including parks, schools, or other municipal purposes. f. Require Council review, in accordance with the MGA, before disposing of any MR land, considering surrounding uses and community recreation needs.

4.5. PLANNING AND ECONOMIC DEVELOPMENT COORDINATION POLICIES

Purpose:

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

	Policy	Policy Action

4.5.1	Foster economic development and orderly growth through updated planning frameworks and infrastructure alignment.	a. Update the Water, Wastewater, and Stormwater Master Plans to reflect growth forecasts and support the desired land uses.
		
		b. Maintain the current LUB with the necessary amendments.
		
		c. Develop and implement:
		  - Economic Development Framework
		  - Wayfinding Strategy
		  - Servicing Master Plans to support growth.
		
		d. Apply a phased development approach that prioritizes infill and contiguous development before outward expansion.
		
		e. Support economic growth through streamlined development approvals, effective infrastructure coordination, and regulatory processes.
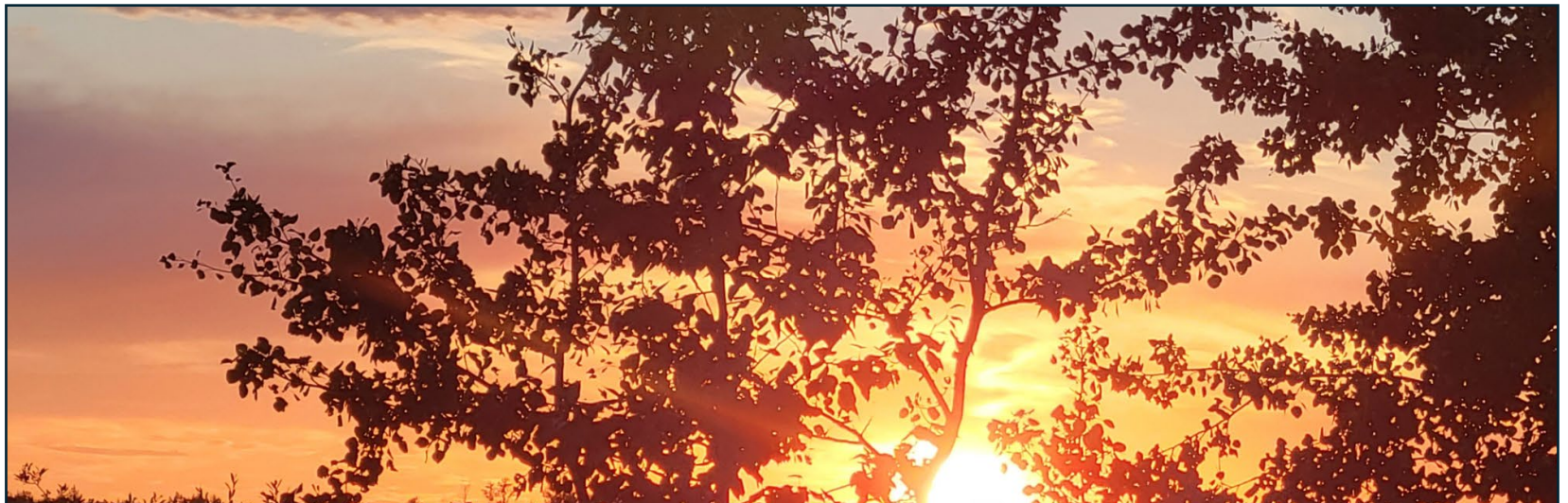
5.1. SUPPORT LOCAL ECONOMY AND BUSINESS

Purpose:

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
5.1.1	Promote the downtown area by supporting a vibrant mix of residential, cultural, and commercial uses.	a. Encourage mixed-use developments that integrate housing with commercial and cultural spaces. b. Explore sponsorship incentives for façade improvements and the adaptive reuse of underutilized buildings. c. Establish and enforce property maintenance standards for vacant lots and buildings to ensure their upkeep and preservation. d. Encourage artists, craftspeople, and small businesses to establish themselves in the downtown area.
5.1.2	Promote well-designed, accessible commercial areas that prioritize pedestrian comfort and integrate active transportation infrastructure.	a. Encourage shared off-street parking to improve accessibility and reduce congestion. b. Require site designs that include sidewalks, trails, and other active transportation amenities. c. Explore street-oriented development with rear-lot parking. d. Promote the inclusion of landscaped public spaces and design elements that soften the appearance of large parking areas.
5.1.3	Support economic growth through strategic partnerships with regional stakeholders to attract businesses, strengthen workforce development, and expand local employment opportunities.	a. Collaborate with nearby municipalities, Leduc Nisku Wetaskiwin Regional Chambers of Commerce, Edmonton International Airport (EIA) and industry partners to identify and pursue regional economic opportunities. b. Explore initiatives that help attract and retain skilled labor in Calmar.

	Policy	Policy Action
5.1.4	Promote home-based businesses and low- to medium-impact mixed-use developments as means of fostering entrepreneurship and local employment, while ensuring compatibility with residential neighborhoods.	a. Permit a range of home occupations that do not negatively impact surrounding properties. b. Establish clear guidelines for signage, parking, and customer traffic. c. Assist transitions from successful home businesses to commercial storefronts over time. d. Enable mixed-use development that does not negatively impact surrounding properties, along arterial or collector roads in residential districts.

5.2. COMMERCIAL AND INDUSTRIAL DEVELOPMENT

Purpose:

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

5.2.1	Ensure commercial and industrial developments are strategically located and minimize conflicts with residential areas.	a. Require commercial developments adjacent to residential areas to reduce noise and traffic impacts by:
		  - 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.
		b. Promote economic development strategies that expand employment opportunities and enhance Calmar's regional competitiveness.

5.2.2	Support and promote economic development opportunities that capitalize on Calmar's strategic location along Highway 39 and Highway 795	a. Encourage the establishment of commercial development along Highway 39 and Highway 795. b. Ensure that new highway commercial developments are located outside of the downtown core. c. Require all proposed developments along provincial highways to obtain necessary access approvals from Alberta Transportation and Economic Corridors. d. Promote site planning and design that facilitates safe and efficient freight movement while minimizing impacts on adjacent land uses.

5.2.3	Support the strategic development and expansion of designated business parks and light industrial areas.	a. Encourage business and light industrial development in the Highway 39 Industrial Park and South Industrial Park. b. 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. c. Require new industrial subdivisions to be designed with appropriate infrastructure to accommodate heavy vehicle movement. d. Request a risk assessment (at the developer's expense) for any industrial proposal that may pose safety hazards or environmental risks. e. Promote development incentives for businesses in designated industrial areas.

5.3. STRATEGIC ECONOMIC GROWTH

Purpose:

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
5.3.1	Capitalize on transportation corridors, including Highway 39 and the railroad, to attract coordination and industrial activities.	a. Collaborate with Alberta Transportation and Economic Corridors, as well as regional partners, to enhance access, safety, and transportation infrastructure. b. Promote non-residential uses and activities that require rail access in the areas of town that are adjacent to the railroad.
5.3.2	Support economic development initiatives that expand employment opportunities and promote economic growth.	a. Encourage investment in high-value industries, business parks, and regional economic hubs. b. Promote regional collaborations that enhance connectivity and business expansion. c. Encourage working with business communities and EIA to attract economic development opportunities.

6. ENVIRONMENT AND ENVIRONMENTAL STEWARDSHIP

6.1. ENVIRONMENTAL EDUCATION AND COMMUNITY ENGAGEMENT

Purpose:

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.

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

6.2. ENVIRONMENTAL PROTECTION AND CONSERVATION

Purpose:

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.

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

6.3. URBAN FOREST AND HABITAT

Purpose:

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.

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

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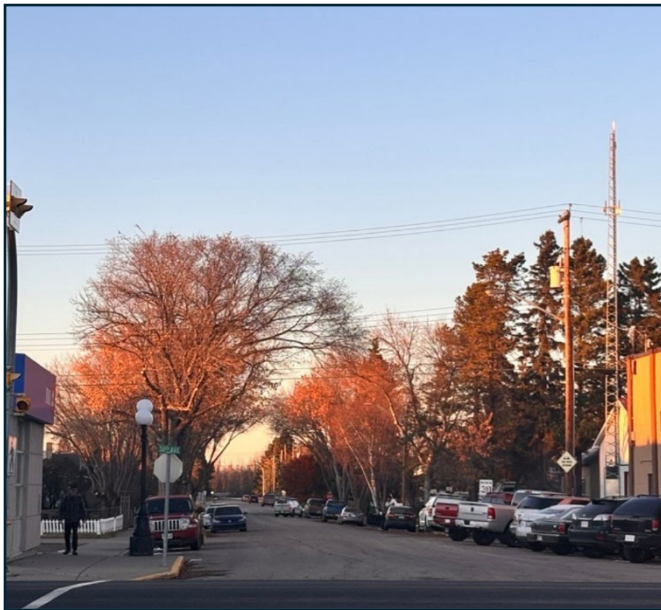
6.4. ENVIRONMENTAL COMPLIANCE

Purpose:

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.

	Policy	Policy Action
6.4.1	Ensure all development and land use activities support environmental protection, comply with applicable regulations, and proactively address contamination, hazards, and ecological health risks.	a. Require development applications to demonstrate compliance with federal and provincial environmental regulations, including air and water quality standards, floodplain management, and hazard mitigation measures. b. Mandate the submission of environmental reports or assessments from qualified professionals. c. Regularly update local policies and procedures to reflect changes in provincial and federal environmental standards.
6.4.2	Ensure all development and land use activities support environmental protection and comply with applicable regulations.	a. Implement risk management, monitoring, and remediation strategies for contaminated sites on public lands to ensure environmental protection and compliance with regulations. b. Promote the reclamation, remediation, and redevelopment of contaminated and brownfield sites to protect public health and the environment. c. Collaborate with provincial agencies, institutions, environmental organizations and private sectors to identify, assess, clean up, and reclaim contaminated lands.

6.5. CLIMATE ADAPTATION AND RESILIENCE

Purpose:

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
6.5.1	Integrate climate adaptation and hazard mitigation measures into community planning and infrastructure to improve resilience to environmental change.	a. Conduct climate risk assessments and identify vulnerable areas. b. Advocate for green infrastructure, such as bioswales, permeable paving, and tree canopies. c. Develop public programs for climate education and emergency preparedness. d. Invest in resilient infrastructure and explore external funding opportunities to support initiatives. e. Ensure development in flood-prone areas meets setback and geotechnical study requirements. f. Develop stormwater planning to account for periods of extreme weather/climate changes.

7. COMPLETE COMMUNITIES

7.1. MOBILITY, CONNECTIVITY, AND PUBLIC SPACES

Purpose

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

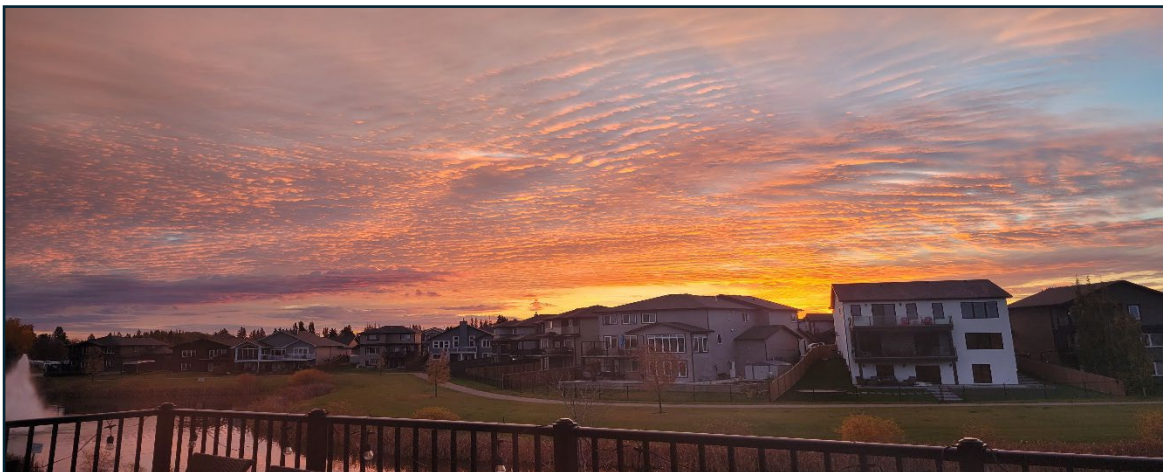|	Policy	Policy Action
7.1.1	Ensure a well-connected, accessible, and sustainable network of parks and trails that meets community needs and enhances public spaces.	a. Review a Transportation Master Plan to establish a hierarchy of travel modes. b. Integrate Complete Streets principles into the design of roads, sidewalks, and trails to support walking, cycling, and public transit. c. Encourage bicycle parking in all non-residential and multi-family residential developments. d. Require multi-use pathways and/or sidewalks in new developments to support active transportation.
7.1.2	Encourage new ASPs to provide accessible and safe trail networks that connect key destinations and integrate with existing MR and ER lands.	a. Ensure trail designs include rest areas, safety features, and accessibility standards. b. Require new developments to integrate trail connections with existing MR and ER lands.
7.1.3	Plan and provide accessible parks, trails, and recreational facilities through needs assessments, as well as neighborhood-scale green spaces that enhance livability and support active lifestyles.	a. Conduct a Needs Assessment to identify required parks, trails, and recreational facilities. b. Encourage the development of accessible parks and open spaces as key components of neighbourhood design. c. Promote neighbourhood-scale green spaces and public gathering areas to improve livability and encourage active lifestyles.

7.1.4	Collaborate regionally to enhance trail connectivity and pursue external funding for trails, parks, and transportation infrastructure development.	a. Collaborate with regional partners to expand trail connectivity across municipal boundaries. b. Seek external funding to support the development of trails, parks, and transportation infrastructure.

7.2. URBAN AGRICULTURE AND COMMUNITY FOOD SECURITY

Purpose:

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

7.3. PLACEMAKING, IDENTITY, AND COMMUNITY BUILDING

Purpose:

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
7.3.1	Preserve and celebrate Calmar's heritage and cultural identity by protecting historic sites, guiding sensitive redevelopment, supporting public art and beautification, and fostering community engagement through dedicated programs and funding.	a. Consider identifying and raising awareness of heritage sites and structures to promote community understanding of Calmar's historical assets. b. Consider redevelopment guidelines or other mechanisms in Downtown and heritage areas that maintain architectural character and cultural significance. c. Support public art installations, streetscape beautification, and landscaping that celebrate Calmar's cultural identity. d. Explore and secure dedicated funding streams for public art and heritage conservation initiatives. e. Promote community participation in cultural programs to foster local pride and engagement.
7.3.2	Enhance streets, sidewalks, and trails in heritage and civic areas to improve walkability, connectivity, and public realm beautification.	a. Consider designs for sidewalks and trails that are safe, accessible, and comfortable for all users, including seniors and people with disabilities. b. Incorporate street furniture, lighting, and landscaping that reflect and enhance the character of heritage and civic areas. c. Prioritize pedestrian and cycling connectivity between key destinations such as parks, schools, and community amenities. d. Endorse the use of wayfinding signage to improve navigation and highlight historical or cultural features. e. Encourage traffic calming measures to enhance safety and encourage slower vehicle speeds in pedestrian-priority zones. f. Regularly maintain and upgrade existing pathways to ensure quality and accessibility.

7.3.3	Foster an engaged, inclusive community by supporting diverse public participation, partnering with local organizations, and encouraging citizen-led events that strengthen social connections and promote active living.	a. Develop a public engagement strategy that ensures representation from a diverse cross-section of the community. b. Support citizen-led events (e.g., festivals, block parties, local markets) that build social cohesion. c. Partner with local organizations to promote active living, arts, and social inclusion initiatives.

7.4. HOUSING DIVERSITY AND NEIGHBORHOOD VITALITY

Purpose

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
7.4.1	Promote a variety of housing choices that support affordability, accessibility, and community diversity.	a. Encourage partnerships with non-profits, developers, and government agencies to expand affordable housing options. b. Utilize tools such as density bonuses and reduced parking requirements to facilitate the development of affordable housing. c. Integrate affordable housing within both new and existing neighborhoods, ensuring access to transportation, services, and amenities.

7.4.2	Ensure new neighbourhoods achieve appropriate residential densities to support efficient land use, infrastructure investment, and a diverse housing supply.	**a.** Establish density categories to guide ASP preparation:
		  - 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 three stories.
		  - High Density (66 and above du/NRHA) – 3 or more story apartment building, special housing (i.e., senior housing).
		b. Direct medium- and high-density housing near arterial and collector roads and connected to the active transportation network.
		c. Orient multi-unit housing toward public streets to support pedestrian activity and enhance the streetscape.
		d. Regularly review and update the LUB to ensure alignment with density and housing diversity goals.

7.4.3	Support the revitalization of Downtown and mature neighbourhoods through well-designed infill and mixed-use development.	a. Support infill and mixed-use redevelopment in Downtown and mature neighborhoods along collector or arterial roads. b. Support and investigate incentives for redevelopment projects aligned with community revitalization goals. c. Encourage densification to optimize existing infrastructure and maximize resource utilization. d. Encourage developers to design new infill development in a way that incorporates contemporary, energy-efficient features that may help set positive design trends for future development. e. Promote the reuse of structurally sound buildings to conserve resources and preserve their heritage value

7.5. DOWNTOWN REDEVELOPMENT AND INFRASTRUCTURE

Purpose:

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 and development.

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

7.6. EMERGENCY SERVICES AND COMMUNITY SAFETY

Purpose:

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
7.6.1	Ensure high-quality emergency services and public safety through strategic planning and collaboration.	a. Strengthen regional agreements for police, fire, rescue, and medical services. b. Apply Crime Prevention Through Environmental Design (CPTED) principles in civic facility planning. c. Promote public education on emergency preparedness and community safety initiatives. d. Update and maintain the Emergency Master Plan.

7.7. INCLUSIVE AND SUSTAINABLE NEIGHBOURHOOD DESIGN

Purpose:

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
7.7.1	Promote inclusive, diverse neighborhoods by requiring a mix of housing types, supporting aging in place, ensuring universal accessibility, and encouraging communal spaces that foster social connection.	a. Require a mix of housing types in all future ASP containing residential areas, including single-detached, semi-detached, row housing, apartments, and suites. b. Support aging in place by promoting housing, services, and amenities that cater to the needs of seniors. c. Promote universal accessibility in residential developments, parks, transportation systems, and public spaces. d. Encourage developments to incorporate communal gathering spaces in multi-unit buildings to foster interaction.
7.7.2	Ensure new development is compatible with adjacent neighborhoods by integrating complementary design, appropriate scale, and setbacks.	a. Ensure compatibility with adjacent neighborhoods in terms of height, massing, design, setbacks and supporting infrastructure, including transportation, utilities, and servicing. b. Ensure that new developments consider existing neighborhoods, while also addressing concerns regarding privacy, parking, functionality, environmental impacts and capacity of existing infrastructure. c. Address nuisances such as on-street parking congestion, visual intrusion, and noise, especially near commercial zones or highways. d. Use landscaping, fencing, infrastructure enhancement where needed and thoughtful design to ensure smooth transitions between developments.
7.7.3	Promote sustainable, walkable neighborhoods with connected green spaces, low-carbon design, and resilient local materials.	a. Promote active transportation through pedestrian-oriented design, green spaces, and trail networks. b. Ensure new neighborhoods incorporate and connect ER and MR lands, stormwater ponds, and natural areas. c. Encourage neighborhood design that reduces its carbon footprint, utilizes local materials and labor, and enhances environmental resilience.

8. IMPLEMENTATION, MONITORING AND REVIEW
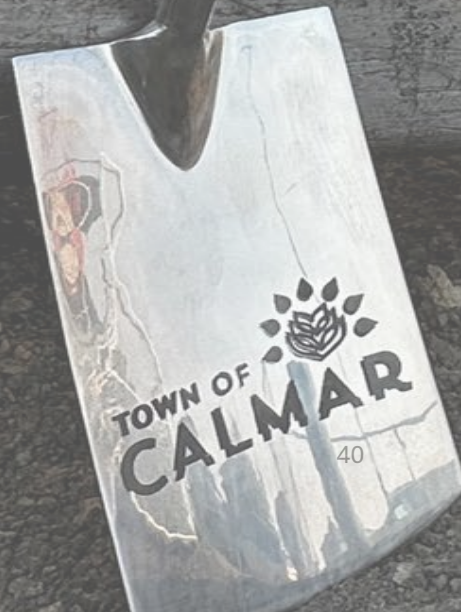
Following the adoption of this MDP, the Administration will work with the Council and relevant departments to ensure that the policies are implemented through programs, statutory plans, and the Land Use Bylaw.

The Administration will also create an implementation and monitoring tool to track progress on policy directions and provide updates to the Council as necessary.

8.1. REGULAR REVIEW

The MDP will be reviewed every **five years**, or more frequently, if necessary, due to changing conditions, new legislation, or major development proposals. Reviews will consider best practices, land use changes, and feedback from residents and stakeholders.

8.2. MONITORING

Consistently, the Administration will monitor and report on:
- Population growth and housing needs, through development permits and growth reports,
- Subdivision activity (lots and land area created),
- Building activity (residential, commercial, industrial), and
- Dedication of parks, open space, and environmental reserves.

8.3. AMENDMENTS

Amendments to the MDP may be initiated by the Town or by applicants. All amendments must comply with the MGA and include a public consultation process. If another statutory plan or Land Use Bylaw amendment requires a change to the MDP, the MDP must be amended first.

8.4. PLAN CONSISTENCY

The Municipal Development Plan must be consistent with the Intermunicipal Development Plan (IDP), as required under the Municipal Government Act. Other statutory plans and the Land Use Bylaw should generally align with the MDP to ensure coordinated growth and development. Where inconsistencies are identified, the affected plan or bylaw will be amended as appropriate.

This process will ensure the MDP remains a living document that reflects community needs and guides growth in Calmar over time.

9. MAPS

MAP 1- LOCATION

MAP 2- EXISTING LAND USE

MAP 3- FUTURE LAND USE

MAP 4- NATURAL AREAS

Wabamun

Spruce Grove

Stony Plain

Spring Lake

Edmonton

Sherwood Park

STRATHCONA COUNTY

I.D. NO. 13

PARKLAND COUNTY

Devon

Beaumont

LEDUC COUNTY

Calmar

Leduc

Thorsby

Hay Lakes

Warburg

Breton

Millet

Wetaskiwin

Bittern Lake

COUNTY OF WETASKIWIN NO. 10

TOWN OF CALMAR

0   4,125   8,250   16,500

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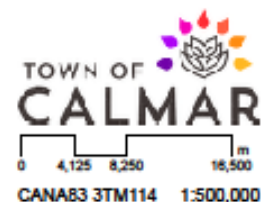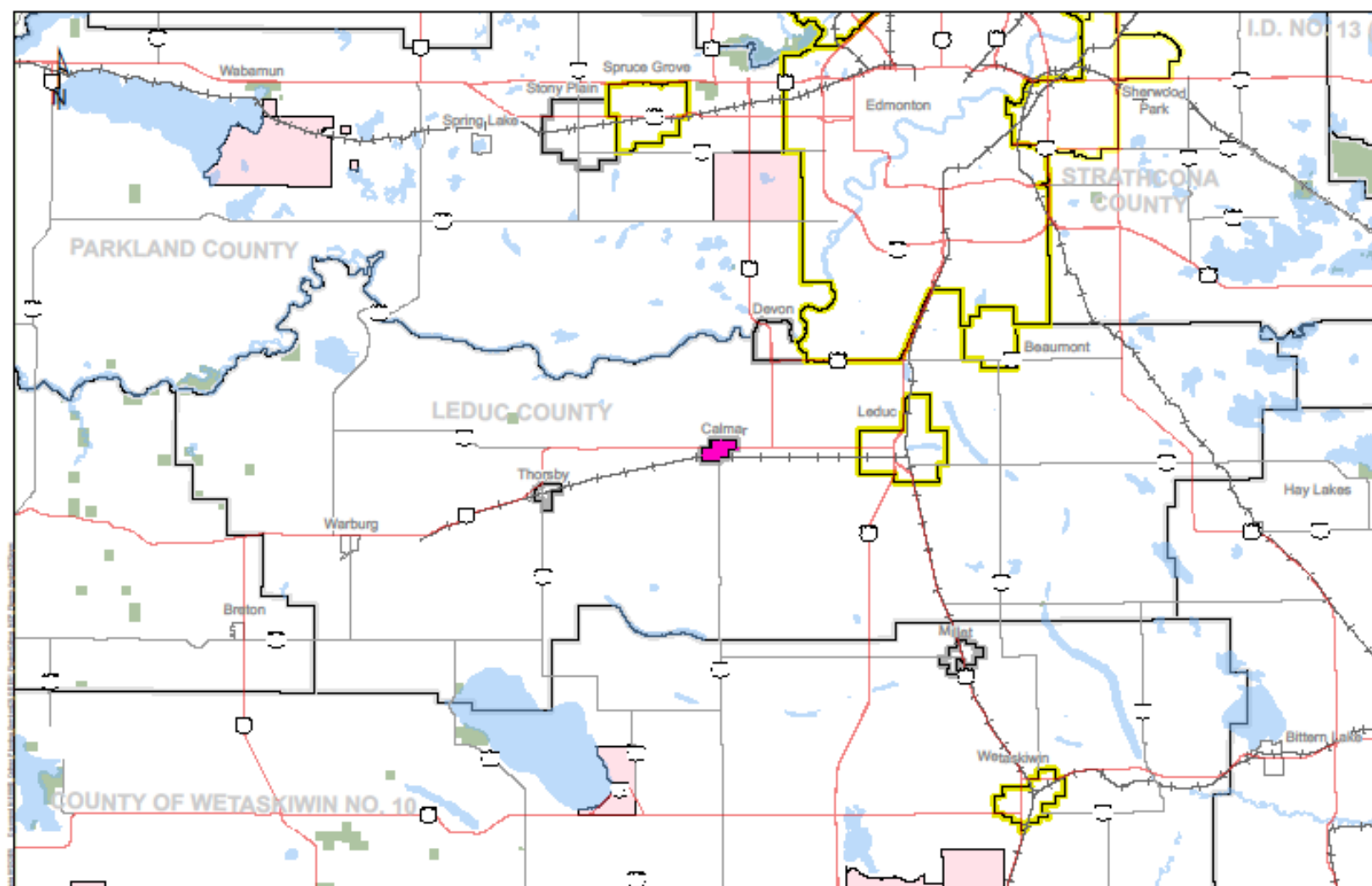
Town of Calmar	First Nation Reserve
City	Rural Municipality
Urban Service Area	Lake/Major River
Town	Provincial Protected Area
Village	Provincial Green Area

Highway, 1-216 Series
Highway, 500-986 Series
Railway

TOWN OF CALMAR MUNICIPAL DEVELOPMENT PLAN

MAP 1: LOCATION

TOWN OF CALMAR

Legend:
- Town Boundary
- Residential
- Commercial
- Industrial
- Institutional
- Parks and Open Space
- Public Utility
- Circulation

CANA83 3TM114   1:15,000

Maxar

TOWN OF CALMAR MUNICIPAL DEVELOPMENT PLAN

MAP 2: EXISTING LAND USE

0 50 100 200 300 400 500 m

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

TOWN OF
CALMAR

0 60 120 240 360 480 600 m

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Legend	
Town Boundary	Parks and Open Space
Residential	Public Utility
Commercial	Circulation
Industrial	
Institutional	

Future Residential
Future Commercial
Future Industrial
Special Study Area

Future Park
Future Environmental
Future Buffer

MUNICIPAL DEVELOPMENT PLAN UPDATE

POTENTIAL FUTURE LAND USES IN CALMAR

TOWN OF CALMAR MUNICIPAL DEVELOPMENT PLAN

MAP 4: NATURAL AREAS

TOWN OF CALMAR

Legend:
- Town Boundary
- Parcel
- Watercourse
- Water Body
- Natural Area
- Fen
- Marsh
- Open Water

CANA83 3TM114   1:15,000

0   125   250   500 m

Conjuring Creek

SW 36
SW 31
SE 36
SE 31
NW 25
NE 25
NW 30
NE 30
SW 25
SE 25
SW 30
SE 30

Westview Dr
Westview Crescent
Parkview Crescent
Southgate CR
54 Ave
53 Ave
52 Ave
51 Ave
50a Ave
50 Ave
49 Ave
48a Ave
48 Ave
47 Ave
46 Ave
45 Ave
44 Ave
43 Ave
42 Ave

10. GLOSSARY OF ABBREVIATIONS AND TERMS

Area Structure Plan (ASP): A statutory plan, adopted by bylaw, which 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 town, 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, vehicles and equipment, civic buildings, parks, and 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): A land use planning and engineering design approach to managing stormwater runoff, emphasizing the conservation and use of on-site natural features to protect water quality through infiltration, filtration, storage, evaporation, and detention of 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.