

Village of Breton  
Municipal Development Plan

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# Village of Breton Municipal Development Plan

## 1. Purpose

- 1.1. The Municipal Government Act (MGA) RSA, 2000 Chapter M-26, requires that every council of a municipality adopt by bylaw a municipal development plan (MDP).
- 1.2. The Village of Breton Municipal Development Plan is intended to provide a framework to ensure future development and growth is undertaken in a manner that is sustainable, orderly, complementary and efficient, ensuring a high quality of life for residents and stakeholders.
- 1.3. The MDP must address future land use, future development, transportation, municipal services and facilities and policies respecting subdivision and development, reserves and the protection of agricultural operations.
- 1.4. The MDP is intended to be a reflection of community values and objectives which have been determined through input and consultation between council and residents.

## 2. Vision

The Municipal Development Plan is intended to represent community development for the coming decades. In 2015 the village adopted a strategic plan, this planning process led to a renewed vision for the Village of Breton.

“Breton, a high quality, sustainable forever home, with amenities for all.”

The MDP will support the ambitions of the Strategic Plan with policies supporting the goals identified:

- Goal 1** The Village of Breton is sustainable long into the future.
- Goal 2** The Village of Breton has adequate, reliable infrastructure and a maintenance plan to ensure continued operations.
- Goal 3** The Village of Breton is well planned, and is accountable to its residents.
- Goal 4** The Village of Breton promotes its strengths and opportunities.

## 3. Community

### 3.1. Brief History

Breton was incorporated in 1957 and is located along Highway 20 at the eastern end of Brazeau County, an area where the main economic activities are farming and the oil

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industry. The City of Edmonton is 100 km to the northeast and the Town of Drayton Valley is 45 km to the west.

Initially and with the encouragement of the Canadian government, settlement of the Breton area was influenced by the flow of black American settlers from Oklahoma. As time passed many of the settlers and their children moved away with some returning to the United States. Later the railway brought white settlers to the area and much of the black history faded away. During the late 1920's lumbering became a major industry for Breton, however the main industry today in the Breton area is farming and oil and gas production.



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## 3.2. Community Characteristics

The village population growth has been slow over the past thirty years, and there has been a minute decline over the past five years. Information on the change in population is based on statistics published by the Alberta Government. The 2018 population estimate by Alberta Municipal Affairs is 574.

## 4. Concept & Land Policies

### 4.1. General

#### *Goals*

- 4.1.1. To ensure orderly, complementary, contiguous and efficient development within the municipal boundaries.

#### *Policies*

- 4.1.2. Land development shall occur in general conformance with the Land Use Concept Map (Map 1).
- 4.1.3. Development proposals resulting in the creation of more than three parcels, or requiring the installation of municipal servicing or other infrastructure, or where development is proposed to be phased shall require the preparation and adoption of an Area Structure Plan (ASP) in accordance with the MGA prior to subdivision approval.
- 4.1.4. Development and subdivision proposals that do not comply with the goals and policies of this plan will be evaluated on their merits. The village may consider amending this plan to accommodate proposals it deems acceptable.

#### *Development Constraints*

- 4.1.5. AR 43/2002 the Subdivision and Development Regulation does not permit development and/or subdivision of a school, hospital, food establishment or residential use shall be approved within three hundred meters of the working area of a wastewater treatment facility or waste transfer station without written consent of the appropriate provincial department.
- 4.1.6. AR 43/2002 the Subdivision and Development Regulation does not permit development and/or subdivision resulting in the creation of a permanent dwelling within one hundred meters of an oil and gas well unless approved by the Alberta Energy Regulator.
- 4.1.7. The village supports the intent of the Agricultural Operations Practices Act, RSA2000, Chapter A-7 and similar “right to farm” legislation, which exempts agricultural operations from nuisance claims, provided the agricultural operations

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follow generally accepted best management practices and comply with both the village's land use bylaw and applicable provincial or federal regulations.

- 4.1.8. Upon the subdivision of land, the village will require that the provisions of Division 8, Reserve land, Land for Roads and Utilities of the Municipal Government Act be provided for.
- 4.1.9. New development must be served by municipal water and wastewater systems.
- 4.1.10. Development of new areas is more efficient and cost effective if it is higher than pre-existing development and wastewater can drain into the system by gravity. Otherwise effluent must be pumped into the system by way of a lift station.
- 4.1.11. Alberta Transportation
- 4.1.12. Breton does experience a highwater table in certain areas on the municipality, however draining these sites is possible, increasing the cost of development.

### 4.2. Residential Development

#### Goals

- 4.2.1. To facilitate a range of housing options that meet the needs of the community.
- 4.2.2. To encourage aesthetically pleasing residential development.
- 4.2.3. To minimize potential land use conflicts between residential and non-residential uses.

#### Policies

- 4.2.4. Land Use Concept Map 1 identifies current and future residential areas.
- 4.2.5. The village currently has space for residential redevelopment and expansion. It is estimated that the development of currently vacant residential parcels and the development of residential expansion areas will provide an adequate inventory of residential lots.
- 4.2.6. The village should promote compact community development utilizing existing services and the support of residential infill and redevelopment. Allowing for an increase in population without the need for the installation of new servicing and their long-term maintenance.
- 4.2.7. Consideration of alternate housing forms should be encouraged to provide a range of housing options. This may be reached through the consideration of alternate lot configurations or the re-subdivision of existing parcels.
- 4.2.8. Home occupations should be encouraged as a means of supporting the development of local business. Specific standards and requirements will be governed by the Land Use Bylaw.
- 4.2.9. The external design and finish of residential buildings should complement the area and be equal to or exceed the quality in the surrounding area.

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## 4.3. Commercial Development

### *Goals*

- 4.3.1. To promote a range of retail and service activities that meet the needs of the community.
- 4.3.2. To encourage aesthetically pleasing and functional commercial development.
- 4.3.3. To minimize potential conflicts between commercial and non-commercial uses.
- 4.3.4. To increase and diversify the commercial tax base of the village.

### *Policies*

- 4.3.5. Land Use Concept Map 1 identifies current and potential future commercial areas.
- 4.3.6. The existing commercial core should be maintained as the service and retail center of the village. Appropriate businesses are encouraged to locate in this area through the redevelopment of existing, underutilized and vacant property.
- 4.3.7. Development in this area shall be in accordance with the Land Use Bylaw and generally consist of service and retail businesses requiring minimal outdoor space or storage for their operations.
- 4.3.8. The external design and finish of all commercial buildings should complement the area and be equal to or exceed the quality in the surrounding area.

## 4.4. Industrial Development

### *Goals*

- 4.4.1. To accommodate a broad range of industrial development and activities.
- 4.4.2. To minimize potential conflicts between industrial and non-industrial land uses.

### *Policies*

- 4.4.3. The village will seek to minimize potential negative impacts associated with industrial activity. Any use considered a nuisance or an incompatible use shall not be permitted in the village.
- 4.4.4. The village may require an independent environmental impact assessment to be completed before permitting an industrial use that may potentially cause environmental or health issues.

## 4.5. Transportation Systems

### *Goals*

- 4.5.1. To identify short and long term transportation needs of both the village and surrounding region ensuring that these needs are met in conjunction with existing and future development.

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## *Policies*

- 4.5.2. Highways and arterial roads are shown on Existing Transportation System Map 2. a general indication of future local road development is indicated. Configuration of local road patterns shall be developed in the Area Structure Plan and/or subdivision stage of development.
- 4.5.3. Development in proximity to Highway 20 and Highway 616 will be planned in consultation with Alberta Transportation to protect the highways from uses and development that may be detrimental to flow and safety.
- 4.5.4. When subdivision occurs lands required for future transportation and utility corridors shall be protected. Additional development setbacks and dedications for future roads may be established in the Land Use Bylaw.
- 4.5.5. The village may establish bylaws concerning off-site levies in accordance with the provisions of the Municipal Government Act to finance the provision of adequate transportation services.

## 4.6. Municipal Services and Facilities

### *Goals*

- 4.6.1. To support the adequate, safe and efficient provision of municipal utilities.
- 4.6.2. To ensure municipal services are provided in a safe, timely and efficient manner.
- 4.6.3. To ensure that utility infrastructure and capacity is available to accommodate growth.
- 4.6.4. That water, wastewater and solid waste management systems should be facilitated so they do not negatively impact the natural environment or pose a hazard to the village and its residents.

### *Policies*

- 4.6.5. The village shall manage municipal utilities in a manner that emphasizes energy conservation, environmental sustainability and fiscal responsibility.
- 4.6.6. The village shall investigate opportunities and technologies that provide cost effective improvements in the efficiency and/or environmental impacts of the provision of utility services.
- 4.6.7. The village shall encourage and promote water conservation to all residents.
- 4.6.8. The village will continue to use the existing natural drainage pattern as the primary storm drainage system.
- 4.6.9. Development in new area should be preceded by the provision of utilities and services, or satisfactory arrangements made for their provision.
- 4.6.10. The village may establish bylaws concerning off-site levies in accordance with the provisions of the Municipal Government Act to finance the provision of off-site municipal infrastructure.



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## 6. Existing Transportation System Map 2

