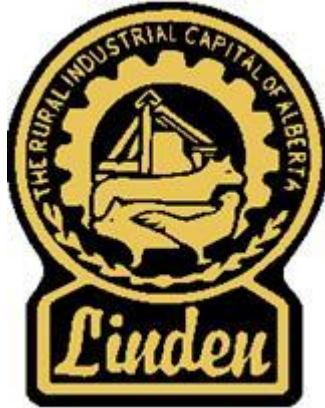


# Village of Linden



## Municipal Development Plan Bylaw No. 2012-05



**VILLAGE OF LINDEN**  
**MUNICIPAL DEVELOPMENT PLAN**  
**BY-LAW NO. 2012-05**

A BYLAW OF THE VILLAGE OF LINDEN, IN THE PROVINCE OF ALBERTA, TO  
ADOPT A MUNICIPAL DEVELOPMENT PLAN

**WHEREAS:** pursuant to the provisions of Section 632(2) of the Municipal Government Act, as amended, the Council of the Village of Linden, may, by Bylaw in accordance with Section 692 of the Municipal Government Act, adopt a plan to be known as:

"THE VILLAGE OF LINDEN MUNICIPAL DEVELOPMENT PLAN"

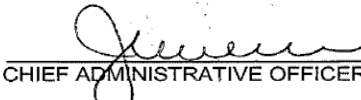
**AND WHEREAS:** a Public Hearing was held on **NOVEMBER 26<sup>TH</sup>, 2012** as required by Section 230 of the Municipal Government Act.

**NOW THEREFORE:** THE COUNCIL OF THE VILLAGE OF LINDEN IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as "The Village of Linden Municipal Development Plan".
2. Council adopts as the Municipal Development Plan for those lands contained within its civic boundaries, "The Village of Linden Municipal Development Plan."
3. This Bylaw takes effect on the date of the third and final reading.

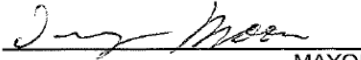
READ A FIRST TIME this 22<sup>ND</sup> day of OCTOBER, 2012.

  
MAYOR

  
CHIEF ADMINISTRATIVE OFFICER

READ A SECOND TIME this 10<sup>th</sup> day of DECEMBER, 2012.

READ A THIRD TIME AND FINALLY PASSED this 10<sup>TH</sup> day of DECEMBER, 2012

  
MAYOR

  
CHIEF ADMINISTRATIVE OFFICER



## Contents

<b>VOLUME 1: BACKGROUND REPORT</b>	<b>1</b>
<b>1.0 INTRODUCTION</b>	<b>2</b>
1.1 PURPOSE OF THE PLAN	2
1.2 STATUTORY REQUIREMENTS OF THE PLAN	2
1.3 PLAN IMPLEMENTATION AND AMENDMENT	2
1.4 PLAN PREPARATION APPROACH	2
<b>2.0 LINDEN: THE COMMUNITY</b>	<b>3</b>
2.1 PHYSICAL LANDSCAPE	3
2.2 HISTORY	6
2.3 POPULATION	6
2.4 LABOR FORCE	8
<b>3.0 DEVELOPMENT PATTERN</b>	<b>10</b>
3.1 RESIDENTIAL	10
3.2 COMMERCIAL / INDUSTRIAL	11
4.1 RECREATION	14
4.2 SCHOOLS	15
4.3 HEALTH CARE	15
4.4 POLICE	16
<b>5.0 UTILITIES</b>	<b>17</b>
5.1 WATER DISTRIBUTION SYSTEM	17
5.2 SANITARY AND STORM SEWER SYSTEMS	17
5.3 SOLID WASTE DISPOSAL	17
<b>6.0 TRANSPORTATION</b>	<b>20</b>
6.1 ROADS	21
6.2 AIR STRIP	21
7.0 AGRICULTURAL OPERATIONS	23
<b>VOLUME 2: GOALS AND POLICIES</b>	<b>25</b>
<b>1.0 INTRODUCTION</b>	<b>26</b>
1.1 SUMMARY OF TRENDS AND ISSUES	26
<b>2.0 PLAN GOALS</b>	<b>28</b>
<b>3.0 PLAN OBJECTIVES AND POLICIES</b>	<b>29</b>
3.1 LAND USE	29
3.2 RESIDENTIAL	30
3.3 COMMERCIAL	32
3.4 INDUSTRIAL	34
3.5 Community Services	36
3.6 UTILITIES	38
3.7 TRANSPORTATION	39
3.8 ENVIRONMENT	40
3.9 AGRICULTURAL OPERATIONS	42
3.10 URBAN FRINGE	43

<b>4.0</b>	<b>GROWTH STRATEGY</b>	<b>44</b>
1.1	THE NORTHWEST AREA	45
1.2	THE NORTHEAST AREA	46
1.3	THE SOUTHEAST AREA	47
1.4	THE SOUTHWEST AREA	48

## **List of Figures**

### **Volume 1 – Background Report**

- Figure 1. Location Map.
- Figure 2. Topographic Map.
- Figure 3. Historical Population Trends.
- Figure 4. Age Structure Comparisons.
- Figure 5. Labor Force Categorized by Occupation
- Figure 6. Labour Force Categorized by Industry
- Figure 7. Existing Land Use.
- Figure 8. Community Facilities.
- Figure 9. Water System.
- Figure 10. Sanitary Sewer System.
- Figure 11. Storm Sewer System.
- Figure 12. Transportation System.
- Figure 13. Confined Feeding Operations Map.

### **Volume 2 – Goals and Policies**

- Figure 14. Future Land Use Map.



## Volume 1: Background Report

## **1.0 INTRODUCTION**

### **1.1 PURPOSE OF THE PLAN**

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

### **1.2 STATUTORY REQUIREMENTS OF THE PLAN**

Section 632(2) of the Municipal Government Act (RSA 2002, Ch M-26) provides that a municipality having a population of less than 3500, may, by bylaw, adopt a Municipal Development Plan (MDP). The MDP must address:

- (a) the future land use within the municipality,
- (b) the manner of and the proposals for future development in the municipality,
- (c) the coordination of land use, future growth patterns and other infrastructure with adjacent municipalities,
- (d) the provision of required transportation systems,
- (e) the provision of municipal services and facilities,
- (f) the provision of municipal and/or school reserves, and
- (g) the protection of agricultural operations.

As well, the MDP may address any other matters relating to the physical, social or economic development of the municipality.

### **1.3 PLAN IMPLEMENTATION AND AMENDMENT**

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

The Council of the Village of Linden may amend this Municipal Development Plan as it considers necessary, pursuant to the Municipal Government Act.

### **1.4 PLAN PREPARATION APPROACH**

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

Volume 2 and 3 include the statutory Municipal Development Plan. It contains guiding policies to address land use issues and desired goals and should be considered as part of the overall framework for growth within the Village of Linden.

## **2.0 LINDEN: THE COMMUNITY**

### **2.1 PHYSICAL LANDSCAPE**

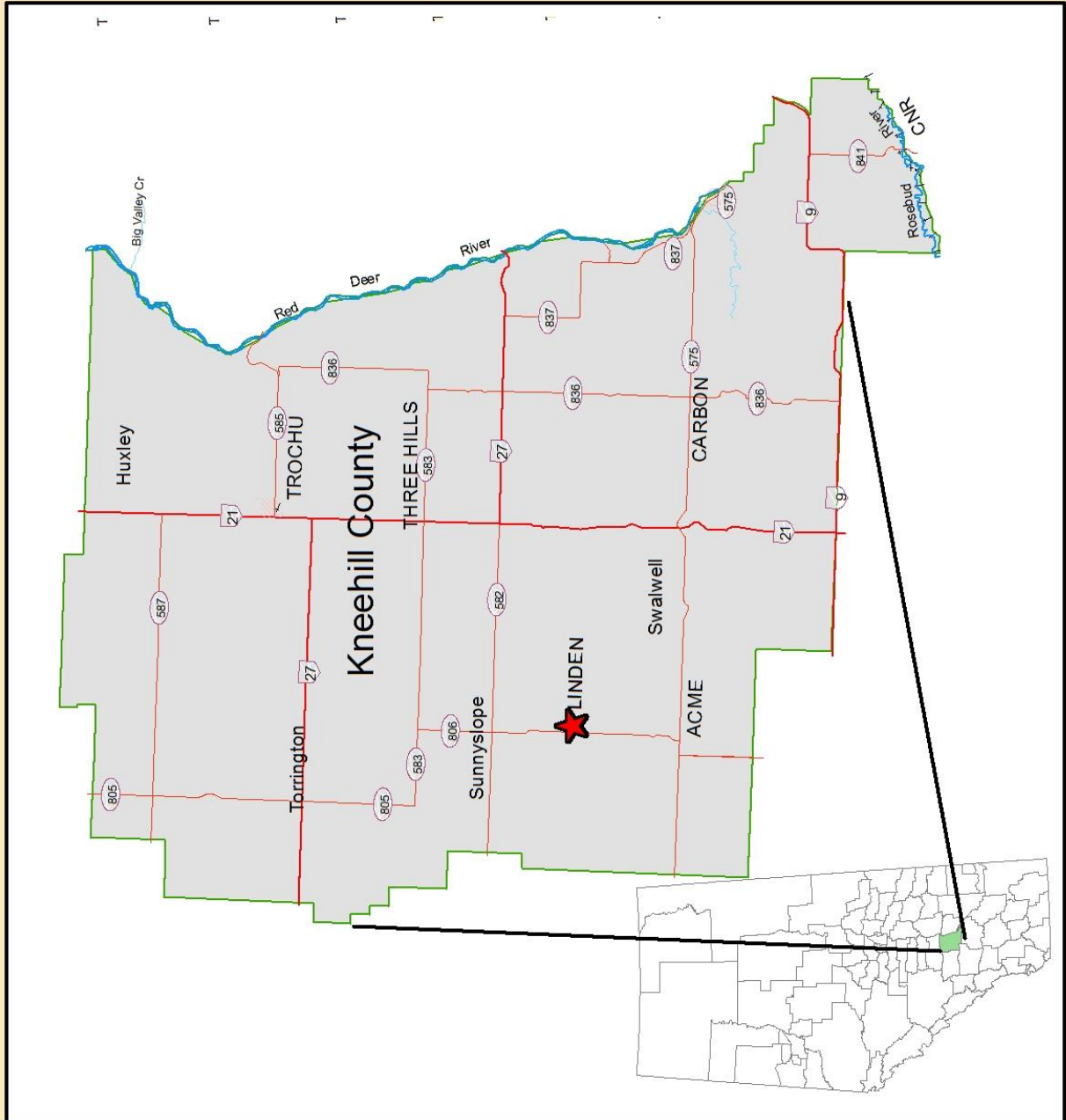
The Village of Linden is located in the central portion of Southern Alberta within Kneehill County. The Village site is located in the centre of a large agricultural area devoted mainly to mixed grain farming with an emphasis on intensive agricultural uses. Linden acts as a service centre for these industries in addition to meeting the general commercial and service needs of the surrounding rural population.

The total area of the Municipality in 2006 was 259 hectares. The area is characterized as rolling prairie with good quality soils. Linden is located on finely grained low permeable sandstone aquifers which have required the municipality to drill for water outside the urban area. A large proportion of the land outside of the urban area is cultivated and contains Canada Land Inventory Class 2 soils.

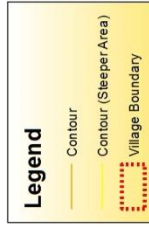
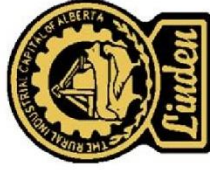
The Village of Linden is approximately 60 minutes from Calgary or Red Deer, 45 minutes from Strathmore, Drumheller or Olds, and 20 minutes from Three Hills.







Village of Linden  
Figure 2  
Topographic Map



Date: February, 2012



## **2.2 HISTORY**

The establishment of Linden can be traced back to 1902. The early settlers in the area were Mennonite farmers who during a series of resettlements were always seeking freedom to express their deeply held beliefs and for a place to carry out their agrarian traditions.

The success of these early settlers resulted in the establishment of the Hamlet of Linden. In 1936, farmers in the area, searching for a way to survive the depression, constructed a cheese factory through the establishment of the Linden Co-operative Dairy Association. The success of the co-operative association resulted in the formation of the Linden Trading Co-operative Association in 1938. This Association constructed a store which met the grocery and staple needs of the people in the area.

Linden is a unique prairie community in that it is not located on or along a railroad. Most prairie towns and villages skylines are characterized by grain elevators. However, in Linden the skyline is characterized by a feed mill constructed in 1984 and the water tower.

Due to the intensive agricultural uses that surround Linden, the community has developed an industrial base. An overview of the industrial and commercial uses currently operating in the Village indicates a combination of manufacturing and service related businesses.

The Hamlet of Linden received Village status on January 1<sup>st</sup>, 1964. The community had a population of approximately 198 at that time. Industrial expansion during the 1970's increased the population close to 400 while the surrounding area also continued to grow in population. In 2011, the Village had a population of 725.

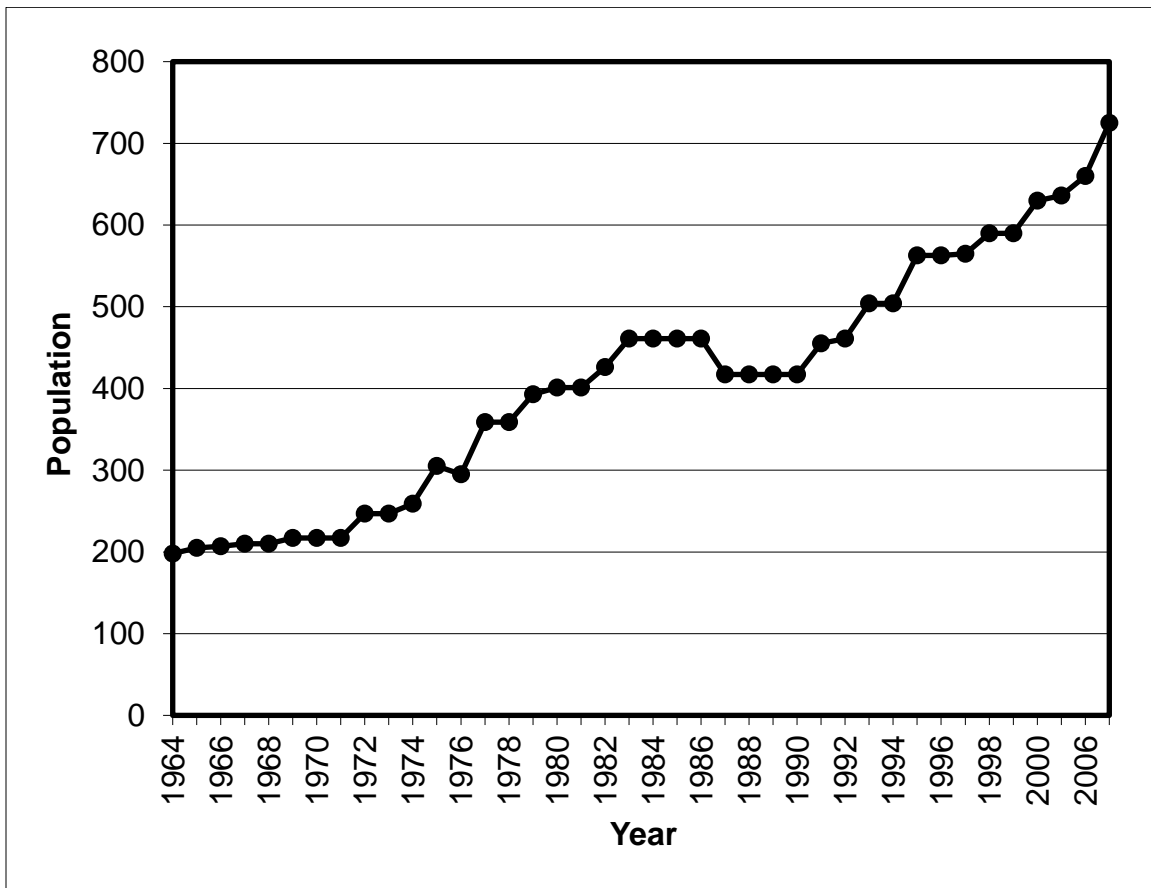
The Village of Linden is primarily a low-density residential community that functions as a trade and service centre for the surrounding rural population. The Village has a sound economic base, serving as a light industrial centre and a base for some large-scale agricultural related services. The benefits of having a diversified economic base has meant that the Village has been relatively unaffected by downturns in the economy.

## **2.3 POPULATION**

### **2.3.1 GROWTH TRENDS**

The Village of Linden has shown a steady increase in population since its incorporation as a Village in 1964. During this time the population of the Village has grown at a rate of 5.98% per year. The period from 1971 to 1981 experienced the most dramatic growth when the population increased by 8.5% per year. This growth may be attributed to the general economic boom that Alberta was experiencing at the time when oil and gas industries were prospering and agricultural commodities were relatively high. The decade from 1981 to 1991 saw minimal growth with only 1.3% increase in population per year. More recently, the Village experienced a 4.0% increase in population per year for the period of 1991 to 2001. In 2006, the census population was shown as 660, and in 2008 a municipal census resulted in an increase in the Village population by 12% to 741. According to Census Canada in 2011 the official population is 725.

Population growth is most likely caused by the trend of agricultural diversification and the emergence of confined feeding operations in this part of Alberta. Recent population growth can also be attributed to the in-migration of retirement age people as well as the emergence of Linden as a bedroom community for commuters working in Calgary or Airdrie. Future population growth pressure can be expected to continue as these two cities continue to grow.



**Figure 3. Historical Population Trends.**

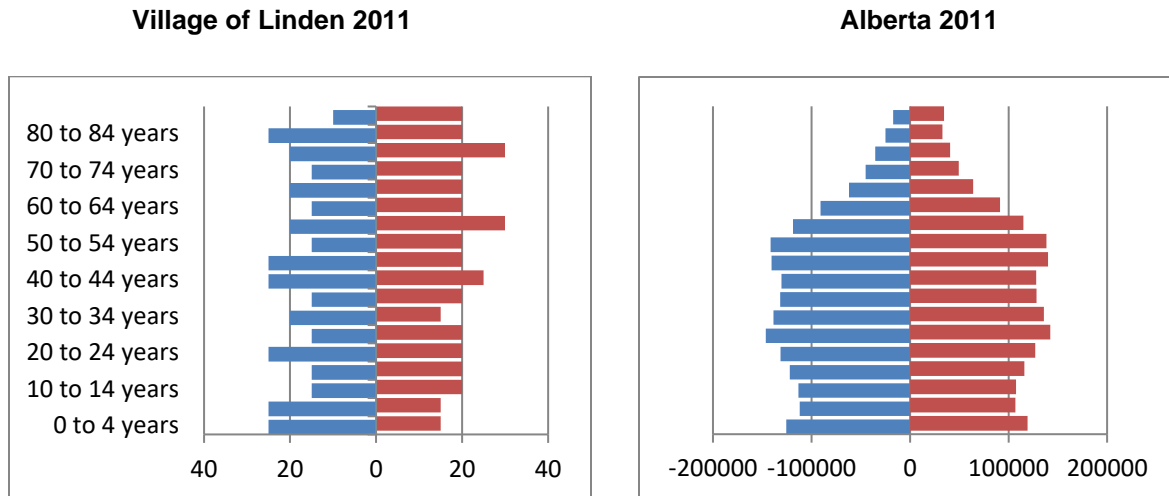
The township immediately surrounding Linden is the most densely populated area in Kneehill County. This area is extensively subdivided and contains a large number of intensive agricultural uses and country residential developments as well as a church and nursing home in close proximity to Linden's municipal boundaries. It is anticipated that there will continue to be development pressure for additional subdivisions in the Linden area over the next 25 years, particularly for additional intensive agricultural and country residential uses.

### 2.3.2 POPULATION STRUCTURE

**Figure 4** shows the age structure composition of the Village of Linden and the Province of Alberta in 2011. The most obvious difference is that the Village of Linden consists of a much greater percentage of people over the age of 60. Associated with this concentration of people over 60 years is that relatively fewer individuals are in the 0 to 39 age range and the 0 to 9 age range.

These observations clearly indicate that Linden is a growing but aging community, confirming the fact that Linden is a retirement community for the surrounding rural population. Often, those retiring from area farms and small communities prefer to move to local centers because of community familiarity, and convenient shopping and medical facilities.

The historical population trends and age structure evidence also indicates that Linden has been affected by migration in and out of the Village. Periods of high population growth and the large variability of the population within age categories are an indication of this. This variability does present a greater challenge for future planning purposes.



**Figure 4. Age Structure Comparisons. Census Canada, 2011**

### 2.3.3 POPULATION PROJECTIONS

It is important to provide estimates of population growth to project the amount of land and infrastructure necessary to accommodate future development. The observed historical growth trends indicate that Linden has grown by approximately 4% per year for the past decade. If this rate were to continue, Linden would reach 1000 people in approximately 10 years and 1500 people in approximately 20 years. However, since the Village has a population base of only 725 residents upon which to make these predictions, it is greatly susceptible to economic factors such as the level of economic activity, gas prices (commuting to Airdrie or Calgary), or competition with other small rural communities.

## 2.4 LABOR FORCE

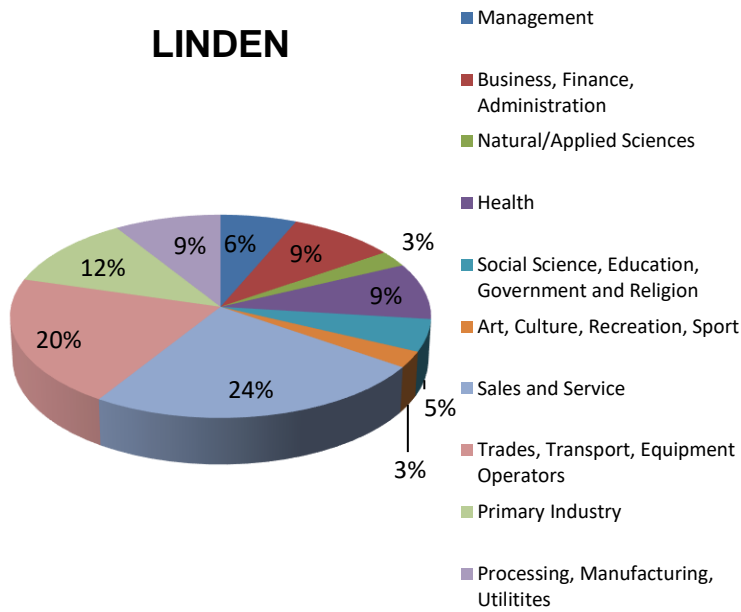
### Occupation

The Village of Linden's total experienced labour force 15 years and over is a total of 385 people. Within this total, the majority of occupations are in the sales and service category. This category makes up 24% of Linden's labour force. Trades, transport, and equipment operators make up 20% of Linden's labour force. Within Alberta, the total experienced labour force 15 years and over is 1,928,635 people. The majority of occupations consist of primary industries (18%) and processing, manufacturing and utilities (18%).

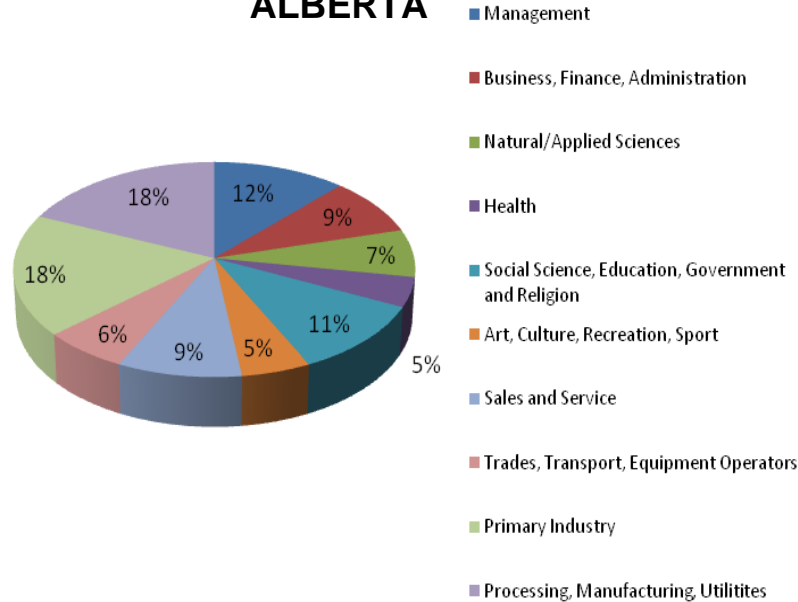


**Figure 5: Labor Force Categorized by Occupation.**

## LINDEN



## ALBERTA

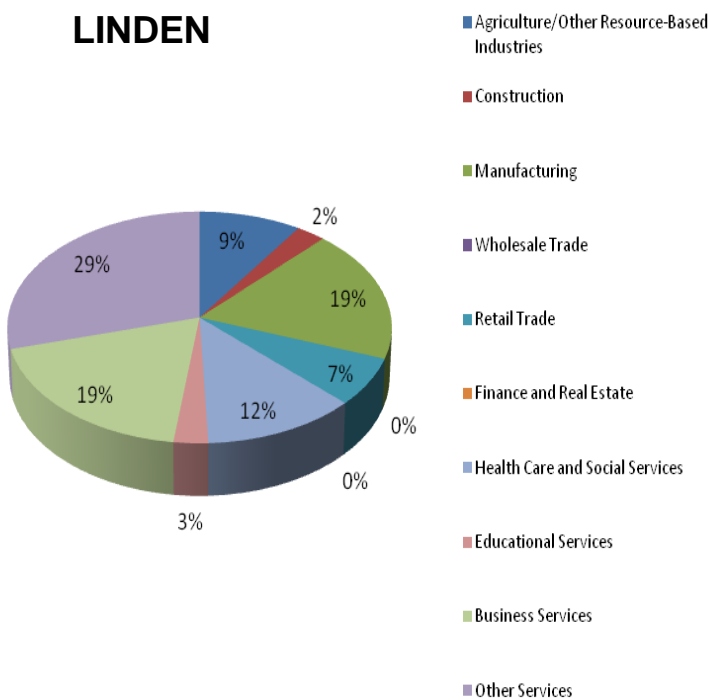


### Industry

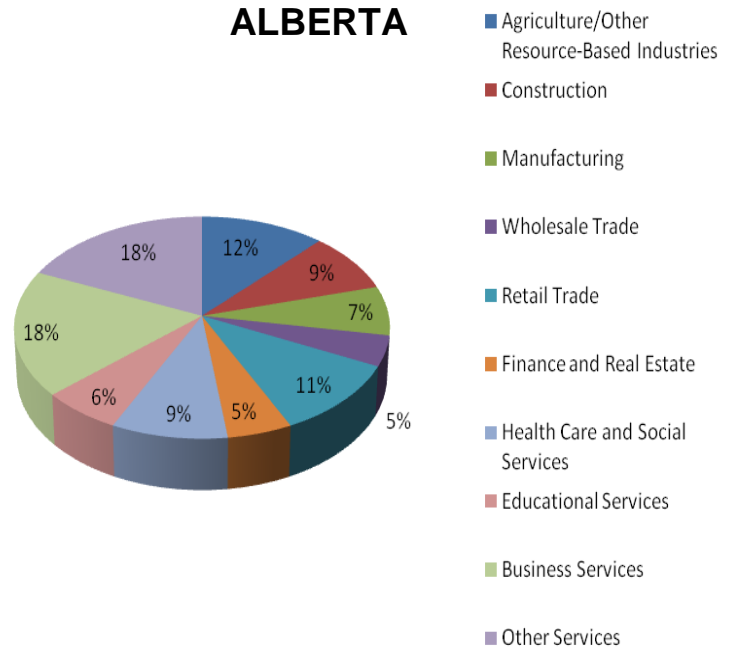
When categorized by Industry, the majority of Linden's labour force is located in the other services category (figure 6). This category makes up 29% where in Alberta it is also one the dominant industry and makes up 18% of Alberta's labour force.

**Figure 6: Labour Force Categorized by Industry**

## LINDEN



## ALBERTA



## 3.0 DEVELOPMENT PATTERN

### 3.1 RESIDENTIAL

Residential development in Linden has taken place both to the north and south of the established commercial areas. Residential subdivision in subsequent years has broken away from the traditional grid pattern of streets by incorporating cul-de-sacs.

A large coulee that runs north-south through the Village essentially divides the community in two, with residential

development on both sides. In order to take advantage of the scenic amenities offered by the coulee, developers have attempted to place residential development in close proximity to the coulee. The resulting residential development pattern has therefore taken place in a southerly and northerly direction along the coulee.



Whereas residential development east of the coulee is predominately single-detached dwellings, residential development on the west consists mostly of manufactured homes. The placements of manufactured homes west of the coulee and in a manufactured home park in the south end of the Village has largely eliminated the scattering of manufactured homes in the single-detached dwelling areas, which has been an identified concern in other urban municipalities.

The 2011 Statistics Canada Census reported a total of 315 total private dwellings occupied by usual residents. In 2006, out of the total, 53.1% of dwellings are single detached houses, 3.1 % are row houses, 17.2% are apartments in buildings with fewer than five storeys, and 25% other dwellings.

Residential density in the Village of Linden is approximately 283.3 persons per kilometer. This calculation was derived by dividing the population of the Village (725) by the total acreage of residential property in Linden (2.56 Km<sup>2</sup>). The average number of dwelling per km is 123 and the average household size is 2.3 people per dwelling unit.

### 3.2 COMMERCIAL / INDUSTRIAL



The Agricultural based community has a highly developed manufacturing base. Linden has a diverse network of businesses meeting the needs of the farming community. It is home to agriculturally based businesses such as the feed mill, dairy farm, truck and farm equipment supply and construction companies.

Commercial and industrial land use is concentrated around Central Avenue that runs from east to

west through the Village of Linden. Commercial and industrial uses are separated by the coulee, with commercial development primarily to the east and the industrial area to the west (**Figure 7**).

Linden's central business district is extremely compact and runs along both sides of Central Avenue between 1<sup>st</sup> Street West and 1<sup>st</sup> Street East, consisting of two blocks. This commercial core contains a number of retail and service commercial uses such as a bank, grocery store, bakery, service station, car wash, post office, restaurant, and motel.

In terms of the central commercial area, presently there is limited land available for development. There is a lack of vacant subdivided lots along Central Avenue to accommodate central commercial uses; however, parcels of land adjacent to the post office have significant potential to be subdivided in order to accommodate future central commercial uses.

Currently the Village has vacant land to accommodate future highway commercial development along Highway 806 through the infill of 11 vacant ½ acre lots. Large tracts of subdivided land that are currently kept in urban reserve could also be designated for future industrial or highway commercial uses in accordance with the





MDP future growth scenarios. The majority of industrial uses are located on large parcels with adequate space for expansion.

The concentrated nature of commercial and industrial land use to the west of the coulee, as well as the presence of a Municipal Reserve buffer strip, has minimized land use conflicts with residential areas of the Village. However, the potential for land use conflicts may exist if large industrial parcels are further subdivided and developed closer to residential land uses.

# Village of Linden

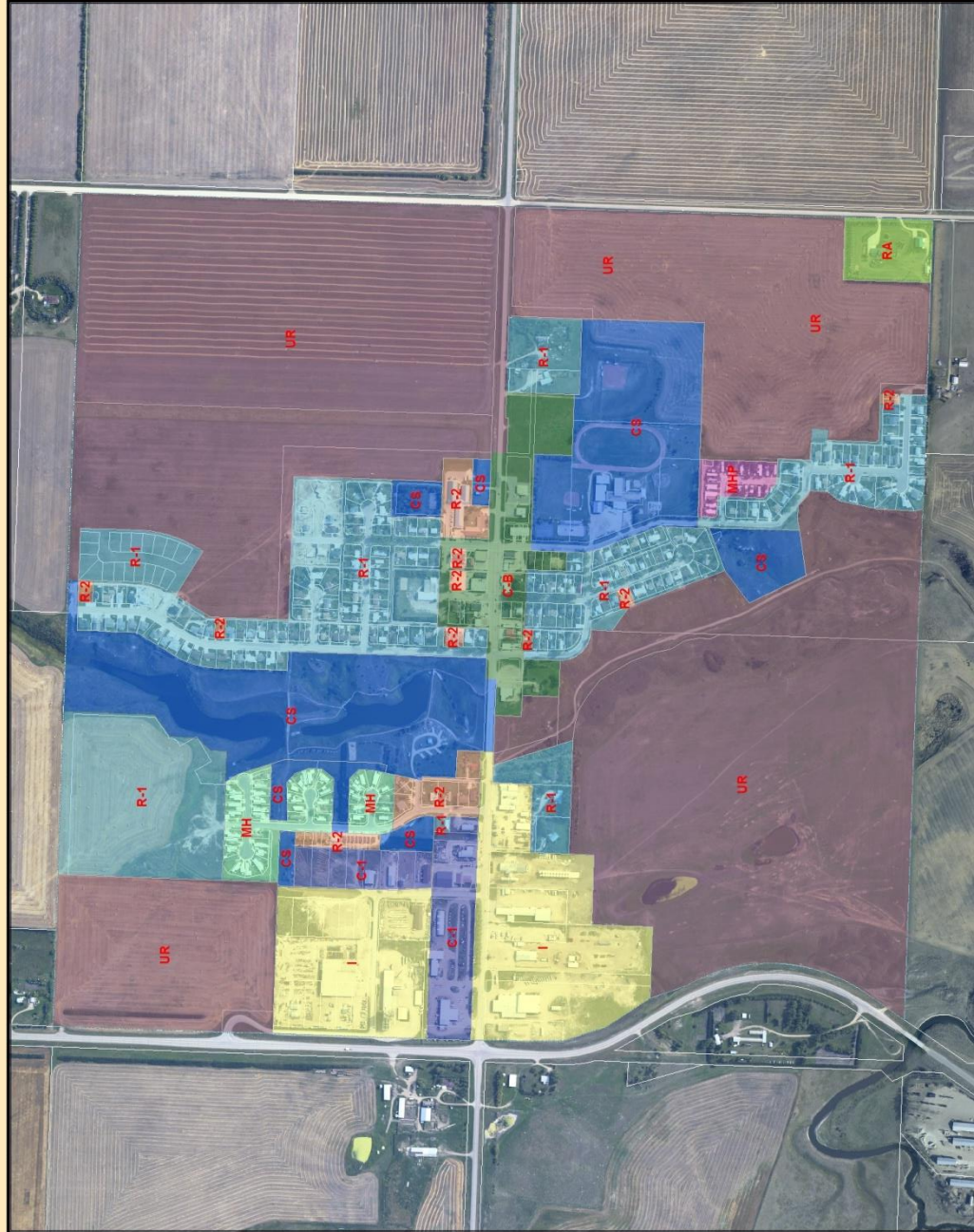
Figure 7  
LAND USE  
DISTRICT  
MAP



Land Use
LandUse
C-1
C-B
CS
I
MH
MHP
R-1
R-2
RA
UR
Village Boundary



Maple Drive 2022  
Not Responsible for Errors or Omissions  
Date: June 2022



## 4.0 COMMUNITY FACILITIES

### 4.1 RECREATION



**Figure 8** shows the location of parks within the Village of Linden. The coulee which bisects the municipality has received the most attention over the years as the major recreation area. This municipally owned area has been developed to incorporate a campground and the creek has been dammed to create two small reservoirs. In addition, a trail system has been developed and some tree planting has taken place.

The existing recreational facilities function primarily on a community basis, although, the regional importance is significant due to the large rural population residing in close proximity to Linden. **Figure 8** identifies the key community facilities in Linden, which include:

- Community Hall / Cultural Centre
- Dr. Elliot School and public library
- Fire / Ambulance Hall
- Senior Citizens Centre (Care & Share)
- Wellness Centre
- Linden Recreation Centre
- Outdoor Skating Rink
- Tennis Courts
- Ball Diamonds
- Campground
- Playground / Tot lots
- Soccer Field
- Running Track
- Beach
- Volleyball Pits





## 4.2 SCHOOLS

Linden is part of the Golden Hills Regional School Division. It has one school, the Dr. Elliott Community School, which serves grades K-9. Students in grades 10-12 attend school in Acme.

Current enrollment in the Dr. Elliott School is 165 students. Because of the bi-campus situation, enrollment levels are also impacted by changes in Acme as well as Linden. Population growth in Acme is also steady, so the Linden school is likely to encounter growth in enrollment over the next five years. The Golden Hills Regional School Division has indicated that the Linden school is presently at 55% capacity and new school sites are not anticipated.



## 4.3 HEALTH CARE

Within Linden, Alberta Health Services currently operates ambulance services. The ambulance service is operated by paramedics/ EMT's and has two vehicles available in Linden. Medical and dental services are located in Three Hills, with hospital facilities available in Three Hills, Red Deer, Didsbury, Drumheller, and Calgary. The Village also has a chiropractor, massage therapists, and



a Community Wellness Centre which provides foot care, maternity care, and may include a doctor/ nurse practitioner in the near future. In close proximity to the Village is the Linden Nursing Home operated by the Church of God in Christ Mennonite Church.

#### **4.4 POLICE**

Municipal police services are provided through a contractual arrangement with the R.C.M.P. The detachment covering Linden and the surrounding area is located in Beiseker, approximately 20 miles to the south-west.

## **5.0 UTILITIES**

### **5.1 WATER DISTRIBUTION SYSTEM**

The Village's water supply is currently from the Aqua 7 Regional Water Services Commission. **Figure 9** illustrates the existing water distribution system. The water mains length in 2006 was 9 kilometers up from 8 in 2003.

The Aqua 7 Regional Water Services Commission water is supplied from the Town of Drumheller through regional pipelines and storage reservoirs in locations in the participating region. The members of the commission include the Villages of Carbon, Acme, Linden, Beiseker, Town of Irricana and the Counties of Kneehill and Rockyview. The system is currently underutilized and allocations are available for additional users.

### **5.2 SANITARY AND STORM SEWER SYSTEMS**

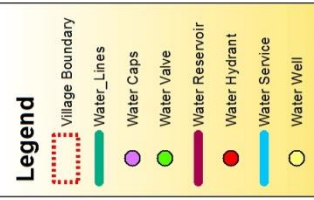
Sewage effluent is discharged to a lagoon located on the southern boundary of the Village. The lagoon consists of two anaerobic ponds, one facultative pond, and one storage pond, with the treated effluent being discharged into Kneehill Creek in the spring. When constructed in 2001, the lagoon had a life expectancy, depending on growth, of 15 years. This system (Figure 10) is designed to accommodate a population of 1500. The wastewater mains length in 2006 was 8 kilometers.

Storm water run-off is dealt with through a system of swales and ditches and an underground system (Figure 11). The storm drainage system in 2006 included 2 kilometers of pipe.

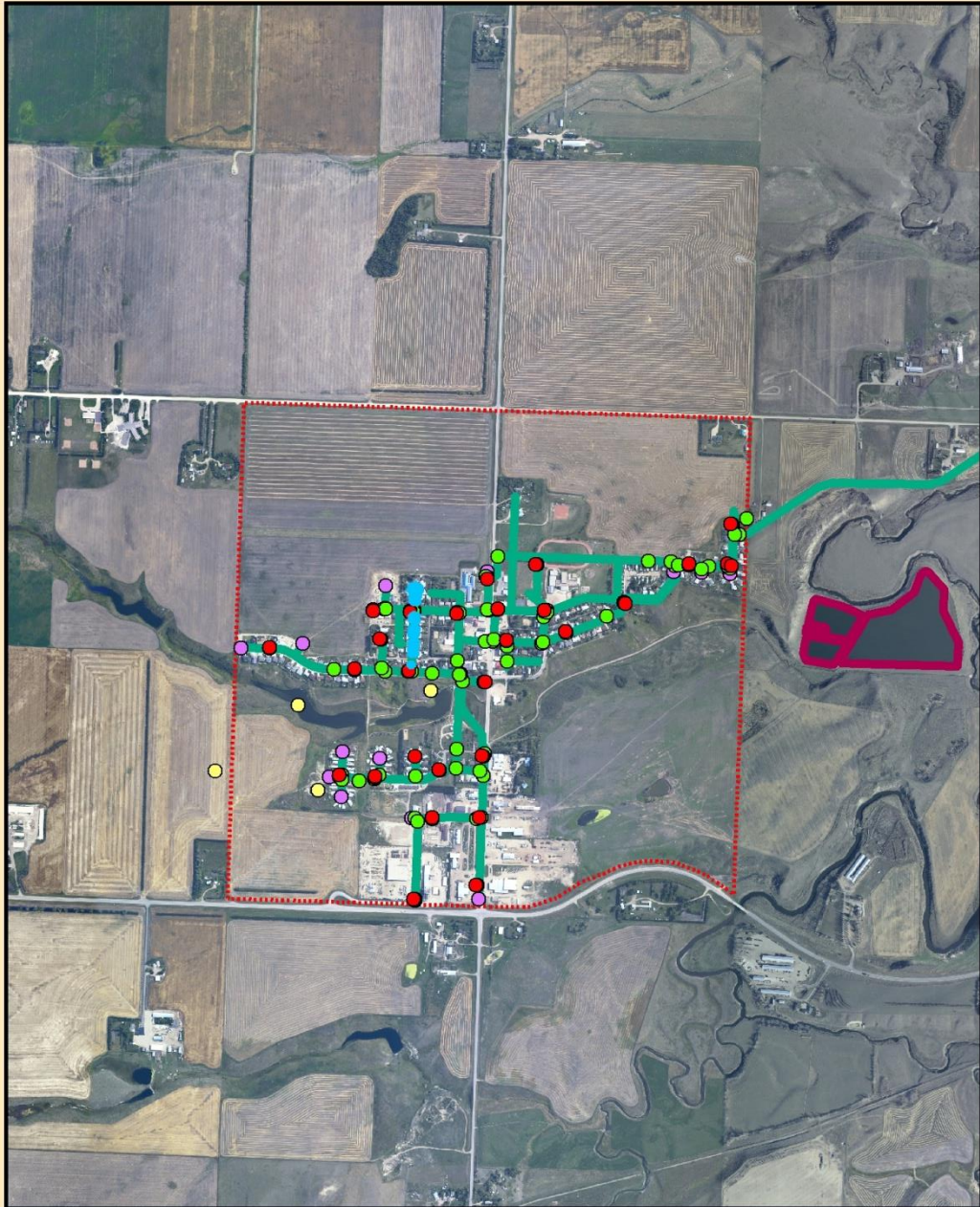
### **5.3 SOLID WASTE DISPOSAL**

Linden is a participating member of the Drumheller District Solid Waste. Solid waste is collected at a waste transfer site located one mile west of the Village and is then transported to the regional landfill in Drumheller.

Village of Linden  
Figure 9  
Water System  
Map



Date: June, 2012

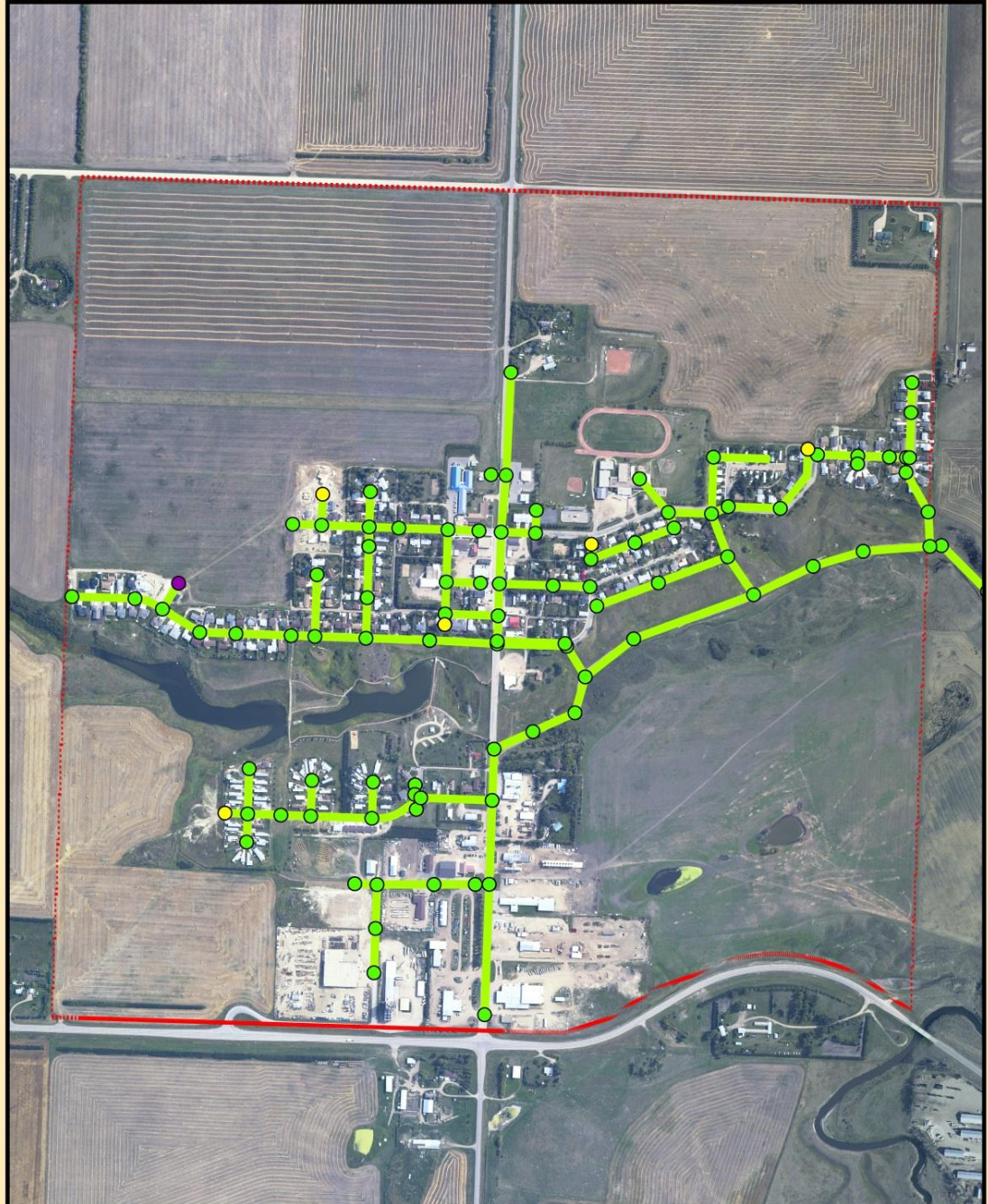




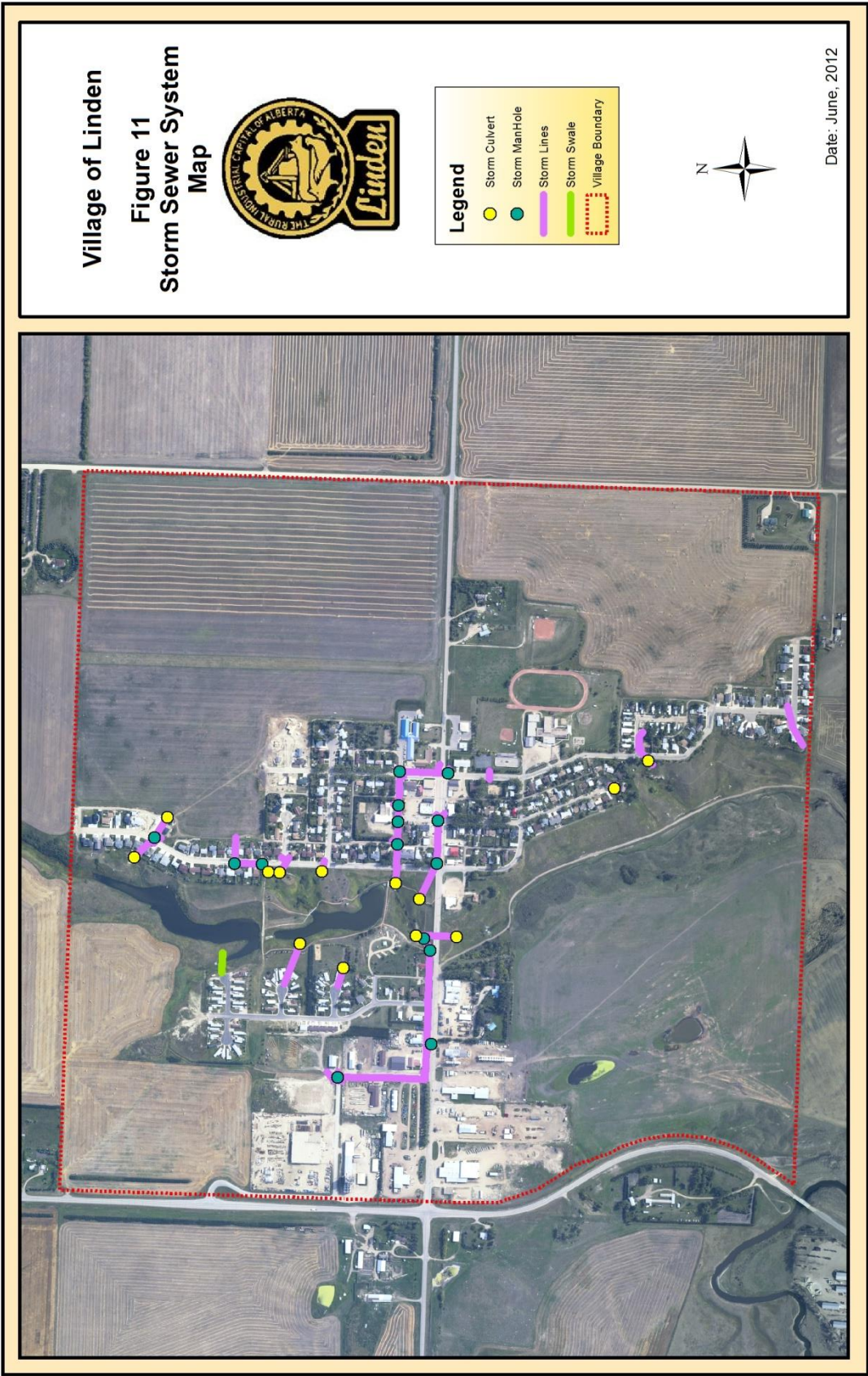
Village of Linden  
Figure 10  
Sanitary Sewer System  
Map



Date: June, 2012







## 6.0 TRANSPORTATION

### 6.1 ROADS

The Village is bounded on the west by Highway 806, the major regional transportation route connecting Torrington, Three Hills, Linden, Acme, and Beiseker. The Village has been developing and marketing light industrial and highway commercial parcels along Highway 806, and has a service road for parcels with frontage onto the provincial highway (Fig.12).

The original street layout of Linden (Fig. 12) is based on the traditional grid pattern. Newer developments, as have occurred to the north and south of the older parts of the Village, have utilized curvilinear streets and cul-de-sacs. The transportation network in Linden is largely influenced by the coulee that bisects the Village.

Central Avenue is the principal transportation route in Linden. This avenue serves as the major east-west thoroughfare for the Village as well as the major collector road serving the Village itself. The majority of commercial and industrial uses are located along Central Avenue. As the only through route, all residential streets and connections tie into this single multi-functional corridor.

A number of transportation concerns exist in the Village due to the existence of one thoroughfare crossing the coulee. These are:

1. Access and egress into industrial and highway commercial areas and the need for service roads
2. Speed control of through traffic
3. The need for an additional access road across the coulee for emergency purposes and to serve long-term future growth
4. The evidence of slumping along the coulee and associated impacts to land use and development
5. Parking in the downtown core
6. Beautification of Central Avenue

All Village roads are finished with either chip and seal or asphalt. The existing road network does have the potential to service the growth areas designated for the plan period, without major revisions. However, consideration may have to be given in the long term for the development of another east-west route crossing the coulee to the north of the Village if the Village experiences major population growth. In the short term, the road on top of the dam could be upgraded to serve as an additional crossing of the coulee for emergency purposes.

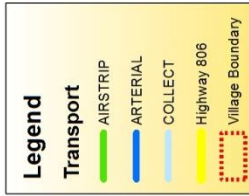
### 6.2 AIR STRIP

A dirt airstrip is aligned in a north-south direction and is located adjacent to Central Avenue, on the east side of the Village. This airstrip is most often used by ultra-light aircraft and the Prairie Bible Aviation School.

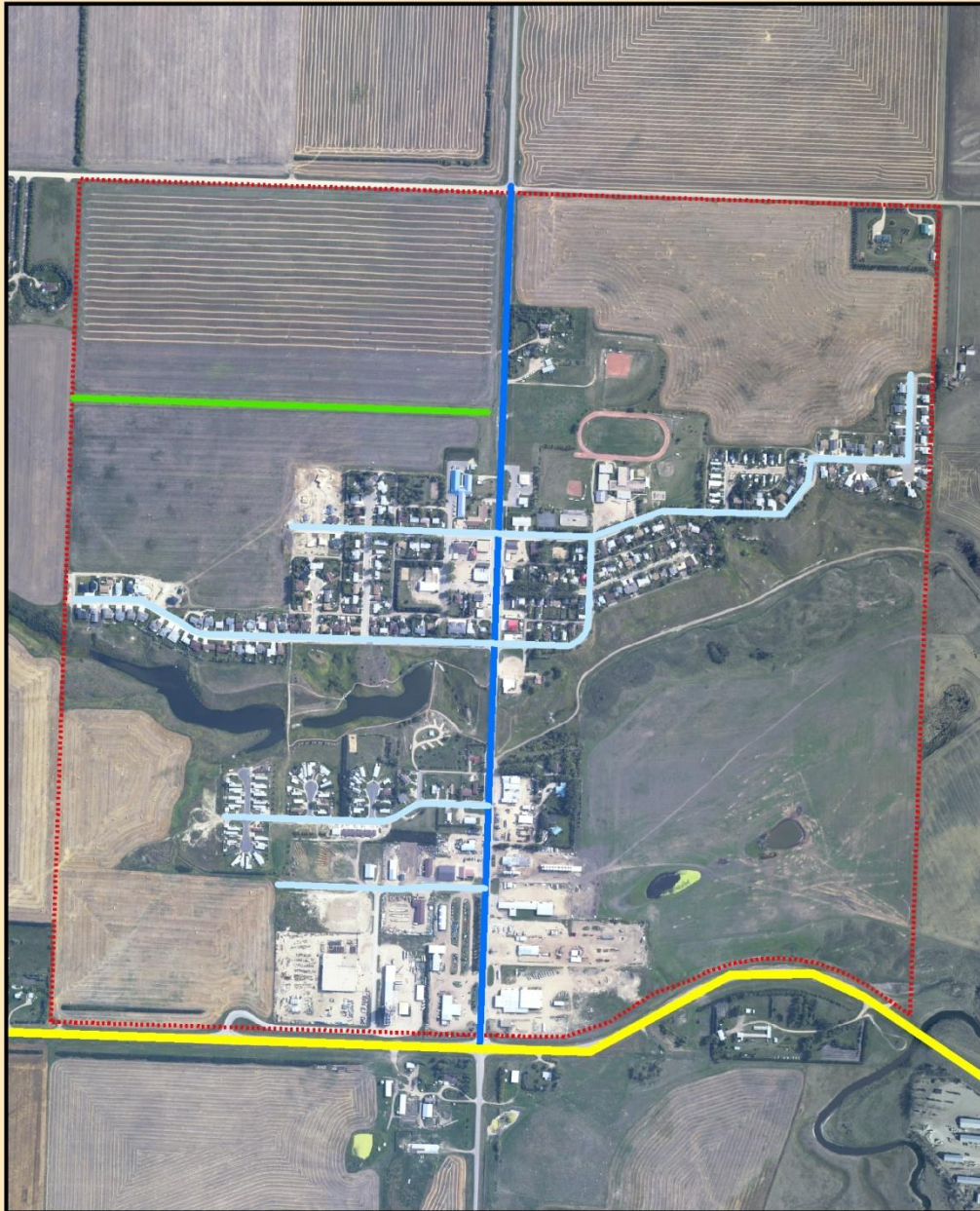




Village of Linden  
Figure 12  
Transportation System  
Map



Date: June, 2012



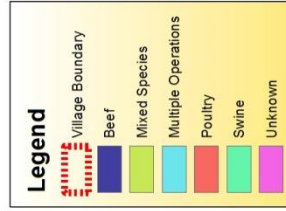
## 7.0 AGRICULTURAL OPERATIONS

Within the Village of Linden, agricultural operations are currently limited to cultivation of grain crops and grazing of livestock. However, several confined feeding operations are located within close proximity to the Village. Figure 13 provides a current perspective of the NRCB registrations and permits in the surrounding area. The Village contains a number of businesses that support agricultural operations such as Feed Rite, Kneehill Soil Services, Wallbern's (feeding systems), Agri-Centre (farm equipment), and Agri-fab.





Village of Linden  
Figure 13  
Confined Feeding  
Operations  
Map



Date: June, 2012





## Volume 2: Goals and Policies

## 1.0 INTRODUCTION

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

### 1.1 SUMMARY OF TRENDS AND ISSUES

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

- a) **Role of the Community:** Linden is a residential community, serving as a retirement centre for the surrounding rural population. The Village serves an important role as an agricultural service centre to the surrounding region.
- b) **Physical constraints:** A large coulee running north-south divides the Village in half, and the land use pattern is affected by the location of crossings and the demand for residential lots with a view of the coulee. Other physical constraints include the location of the provincial highway to the west, the location of a feedlot and the sewage lagoon to the south, and the topography of the southern portion of the Village.
- c) **Demographics:** The population of the Village of Linden is gradually aging and increasing numbers of people are moving into the village for retirement. Young families have also been relocating to the Village from the nearby cities of Airdrie and Calgary for the small community atmosphere. These residents commute to the cities for employment. This has implications for the availability of suitable housing, as well as institutional, and recreational needs.
- d) **Residential Development – Low Density:** There is a high demand for serviced single family residential lots; however, the availability of such lots is very limited. As well, there is a historical lack of housing in the low- to mid-cost range. Additional affordable housing options have been developed in recent years and this trend appears to be continuing. As residential development expands on the west side of the coulee, there is an increasing potential for conflict as houses are constructed adjacent to industrial developments.
- e) **Residential Development – Multi-family Units:** Although the potential for higher density residential development exists in Linden, there are few multi-unit dwellings and retirement dwellings. The demand for both of these high density residential units is expected to rise in association with population growth. There is potential for additional seniors housing in the vicinity of the downtown area.
- f) **Commercial Development:** The existing commercial core is concentrated along Central Avenue, between 1<sup>st</sup> Street W and 1<sup>st</sup> Street E. There is potential for the commercial core to expand to the east along Central Avenue. There is some additional commercial development along 6<sup>th</sup> Street NW.
- g) **Industrial Development:** Industrial developments, or highway commercial developments, are located on the western edge of the Village, near Highway 806. There is potential to develop industrial/highway commercial uses to the north and to the south of this.
- h) **Community and Recreational Facilities:** There is a wide range of community and recreational facilities which currently exist in the Village, however, additional facilities may be developed. New facilities may include a new school site if the need is determined, a regional arena facility, more playgrounds (especially in

new residential areas), and the expansion of trail systems. Green spaces, such as the coulee and neighbourhood parks are highly valued community assets that provide a unique and appealing community.

- i) Condition of Roads: Most of the roads in the Village are currently paved; however, some are in need of repairs, especially where Central Avenue crosses the coulee. Central Avenue is a very busy road because of the concentration of commercial developments and it is the only road crossing the coulee.
- j) Utilities: A gas line that bisects the north-east portion of the Village is a major constraint as future development in this area will necessitate the relocation of this line or designing around its current location. Any new developments in the Village should install underground power services.
- k) Fringe Area in Village: The northwest, northeast, southwest, and southeast corners of the Village are currently undeveloped; however, there is the possibility of developing in any or all of these areas without the need for major infrastructure requirements (sanitary lift stations, etc.).
- l) Agriculture: The Village and the community is agriculture based. Agricultural operations in the nearby area include both extensive (grazing livestock and cultivation of crops) and intensive operations (beef feedlots, dairy farms, etc.). Agricultural operations which are located within the Village include cultivation of crops and limited grazing of cattle.
- m) Region: Cooperation with neighboring towns and villages and the surrounding county are seen as beneficial and new regional initiatives continue to be explored.



## **2.0 PLAN GOALS**

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

- 1. To develop and maintain a general growth strategy for the Village of Linden.**
- 2. To develop an efficient land use pattern within the Village of Linden.**
- 3. To improve and promote existing developed areas within the Village of Linden.**
- 4. To develop, preserve and enhance the physical environment within the Village of Linden.**
- 5. To encourage developments which promote a clean, safe, and sustainable community.**

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

## **3.0 PLAN OBJECTIVES AND POLICIES**

### **3.1 LAND USE**

#### **3.1.1 OBJECTIVES**

1. To develop a general growth strategy for the Village of Linden.
2. To develop an efficient land use pattern within the Village of Linden for the benefit of the entire community.
3. To identify areas of future development within the Village of Linden to accommodate urban activities.

#### **3.1.2 POLICIES**

1. The Future Land Use Map, Figure 14, shall guide future development and subdivision in the Village.
2. The Village of Linden Land Use Bylaw shall be amended to conform to the Municipal Development Plan (MDP), and land use amendments should conform to the land uses identified in Figure 14 and all provisions of the MDP.
3. The subdivision approving authority shall not approve the subdivision of land within the Village of Linden unless the proposed land use conforms to the MDP.
4. Prior to the development of any new area, the Village of Linden may require the preparation of an Area Structure Plan or concept plans necessary to detail development.
5. Future development should be contiguous with existing developed areas, and shall have regard for the adequacy of existing services and the feasibility of extending them.
6. Population and economic growth shall be encouraged through:
  - a) the publication of opportunities for commercial, industrial and residential development;
  - b) the adoption of a capital works plan, which supports and compliments the Municipal Development Plan;
  - c) the adoption of policies aimed at retaining existing business and promoting the establishment of all economically productive businesses;
  - e) the maintenance of good working relationships with municipal neighbours and external agencies; and
  - f) the pursuit of the highest quality of development within the municipality.
7. Council and/or the Development Officer shall consider the environmental impact of any proposed development or subdivision in the Village.
8. All subdivision applications which require an amendment of the Land Use Bylaw shall obtain such an amendment prior to approval of the subdivision.

## 3.2 RESIDENTIAL

### 3.2.1 OBJECTIVES

1. To maintain an adequate supply of residential land in order to retain local populations as well as attract outside interests.
2. To minimize the cost of services associated with new residential development, such as utility lines, garbage collection, police and fire protection, street cleaning and snow removal.
3. To ensure that changes in residential demand and housing type preference can be accommodated, recognizing the various age groups, life-styles, income groups and family sizes within the Village.
4. To maintain the low density character of the community, while recognizing that higher density residential development may be appropriate in specific areas of the community.
5. To prevent the intrusion of land uses which would adversely affect the safety and amenity of residential districts.
6. To encourage the development of senior citizen housing.
7. To encourage the separation of manufactured housing from conventional single-detached dwellings.



### 3.2.2 POLICIES

1. The development of new residential areas shall proceed in accordance with the Future Land Use Map, as shown in **Figure 14**.
2. The Village should encourage the development of vacant lots where services are available within existing residential neighbourhoods prior to expansion onto undeveloped land.
3. The Village should ensure that new residential development areas are reasonably contiguous to existing developed areas to allow for the prompt and cost-effective provision of municipal services and facilities. Residential developments shall be sequenced to utilize those areas with excess servicing capacity first, followed by those areas where roads and services can be extended economically.
4. Council shall encourage the development of multi-unit dwellings. Higher density residential development shall be encouraged to locate around major activity centers such as the commercial core, recreation facilities or school sites.

5. Future manufactured housing development in the Village shall be kept separate from conventional single-detached homes. Manufactured homes shall be confined to manufactured home subdivisions and manufactured home parks in accordance with the relevant land use district and development standards as set out in the Village of Linden Land Use Bylaw.
6. The possible increase in the demand for adequate senior citizen housing and services in the Village shall be considered and locations planned for as required.
7. In order to improve the quality of residential areas, consideration should be given to maximizing open space, achieving a pleasant architectural appearance and siting for the best use of light, air access, openness and privacy.
8. The Village may require Area Structure Plans or other conceptual schemes for new residential development areas, providing detailed policies for the proposed development and subdivision design in undeveloped areas.
9. The Village shall prevent residential development on or near unstable slopes.
10. Opportunities for limited small acreage development should be supported within the Village boundaries, preferably along the Village's eastern boundary in accordance with the growth plans as part of this MDP.



### 3.3 COMMERCIAL

#### 3.3.1 OBJECTIVES

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



#### 3.3.2 POLICIES

1. The existing "downtown" shall be preserved as the primary core for retail commercial activity in Linden.
2. New retail commercial development shall be directed to the downtown area and shall be accommodated through the infill of vacant lots and redevelopment of older properties where possible.
3. Development proposals in the downtown area shall be evaluated according to:



- a) maintaining a compact commercial core;
  - b) minimizing negative impact on traffic and parking patterns; and
  - c) ensuring compatibility of scale, design and building materials with existing and proposed surrounding land uses.
4. Commercial expansion in the commercial core shall be directed essentially along Central Avenue with limited development north and south, as shown in Figure 14.
5. In order to improve the appearance of the commercial core, efforts should be made to improve the aesthetics through tree planting along Central Avenue and the screening and eventual relocation of open storage of materials, wrecked autos, etc..
6. Expansions to the commercial core along Central Avenue should include increased landscaping (trees, boulevards) and sidewalk improvements for increased street appeal and pedestrian accessibility along this major transportation corridor.
7. Any service activities that require fairly large areas of land such as warehousing, wholesaling and automotive related used that are not suitable to a “downtown” location, should be encouraged to locate in appropriately designated areas.
8. The Village shall encourage the expansion of future highway commercial development along Highway 806, as shown in Figure 14
9. A high standard of appearance should be promoted for highway commercial sites.
10. The Village should ensure that commercial sites adjacent to residential areas provide appropriate screening and landscaping to provide a buffer, and that commercial uses are compatible with residential development.



## 3.4 INDUSTRIAL

### 3.4.1 OBJECTIVES

1. To ensure that there are adequate land reserves for all industrial land use requirements.
2. To promote a diversified industrial mix which will provide a variety of employment opportunities.
3. To promote the development of safe, aesthetically pleasing industrial areas.
4. To ensure an efficient circulation system between industrial areas and the highway network.
5. To minimize the potential for conflict where industrial developments are situated adjacent to residential areas.



### 3.4.2 POLICIES

1. Industrial development shall be located in accordance with the future land use map, as shown in **Figure 14**.
2. New industrial development shall be directed to the west side of the Village and shall be accommodated through the infill of vacant lots and redevelopment of older properties where possible.
3. Industrial developments shall be encouraged to maintain a high standard of design, landscaping and screening of outdoor areas.

4. An efficient circulation system should be developed between industrial areas and the highway network by:
  - a) restricting traffic through residential areas;
  - b) ensuring that roadways within the industrial area are designed to handle heavy traffic; and
  - c) providing adequate access to, and easy circulation within, the industrial area.
5. The appropriateness of an industrial use or location will be evaluated with full consideration to its potential environmental impact and/or nuisances it may generate in relation to existing and future residential areas. New industrial uses that may cause air pollution, water contamination, odour or excessive noise should not be permitted adjacent to residential areas.
6. Subdivision for industrial land should provide a variety of lot sizes and levels of servicing to accommodate a wide range of industrial activity.
7. The Village should ensure that industrial sites adjacent to residential areas provide appropriate screening, landscaping, and buffering where located adjacent to residential areas.



## **3.5 COMMUNITY SERVICES**

### **3.5.1 OBJECTIVES**

1. To preserve and enhance the community facilities in the Village of Linden.
2. To increase the effectiveness and to ensure the adequacy of open spaces, recreation facilities and community services in relation to population growth.
3. To provide safe and easy access to recreational areas.
4. To provide the joint development of parks and school facilities for more efficient utilization of land and facilities.
5. To encourage the expansion of trail networks within the Village of Linden when new development areas are proposed.



### **3.5.2 POLICIES**

1. The Coulee Park shall be maintained as an open space corridor providing pedestrian access to the downtown and from residential sites. The Coulee Park shall be maintained as a mixture of the coulee's natural state with mowed grass, trees, and shrubs.
2. The Village should consider preparing an overall plan for the Coulee Park to review and make recommendations with regards to preservation, further pedestrian trail development, and vegetation improvements.
3. When lands adjacent to the Coulee Park are subdivided, Municipal Reserve owing as a result should be sited such that it would be easily linked with the Coulee Park via public access, such as pathways, trails or roads.

4. As part of the subdivision process, reserves shall be provided where required. The preference is for money to be required in place of the reserve land, unless detailed concept plans indicate a need for reserve land.
5. When a portion of a parcel is to be provided for reserves, the evaluation of proposed reserve will be based on the size and shape of the reserve, accessibility to users, site characteristics, and development potential.
6. Future subdivision designs should incorporate pedestrian linkages between residential, recreational and institutional uses.
7. Council shall work with the Golden Hills Regional School Division to determine the School Division's need for school reserves and, if necessary, to determine how these needs can best be met. If required, a future school should be sited in accordance with **Figure 14**.
8. Council should research the possibility of establishing an arena, with consideration to the timing and need of such a facility.



## **3.6 UTILITIES**

### **3.6.1 OBJECTIVES**

1. To provide municipal services in an efficient, economic and coordinated manner which will accommodate long-term growth projections.
2. To maintain current utility servicing standards.
3. To make the necessary infrastructure improvements where the present infrastructure is inadequate to develop a specific area fully.

### **3.6.2 POLICIES**

1. Proposed new or intensified developments shall be staged in accordance with statutory plans and proper engineering to provide logical and orderly extensions to existing infrastructure. Details regarding the staging of infrastructure developments may be identified through the preparation of Area Structure Plans or other concept plans.
2. Develop a strategy to maintain the municipal water and sewer systems to accommodate anticipated demands in 20 to 25 years.
3. Council should annually review the capacity of existing services to ensure that they are capable of meeting the demand during their designed operating life.
4. The Village should develop adequate monitoring systems for all utilities in order that future decisions can be based on current and accurate information regarding servicing capacities and needs.
5. Development permitted using private services shall be sited in accordance with the appropriate land use district and development standards of the Village's Land Use Bylaw.
6. The Village's development agreement, development standards, and utility standards shall be reviewed on a regular basis to remain current with changing costs and infrastructure improvements.
7. Wherever feasible, utility upgrades should be considered at the time of repairs.
8. The Village should complete a storm water feasibility study and, if required, develop a storm water drainage master plan.

## **3.7 TRANSPORTATION**

### **3.7.1 OBJECTIVES**

1. To develop an effective, efficient, economical and safe transportation system within the Village of Linden.
2. To provide the appropriate level of separation between local residential traffic and inter-area traffic movements.
3. To ensure a sufficient supply of parking along or near the commercial core.
4. To discourage industrial traffic from moving through residential areas.

### **3.7.2 POLICIES**

1. A hierarchy of roads should be developed on existing roads and continued logically through on future roads. The hierarchy will differentiate between arterial streets that provide for general circulation and local roads that facilitate access to local areas.
2. All land developers will be required to enter into a servicing agreement with the Village for the provision of public roadways, walkways, and the installation of utility services.
3. Central Avenue will be considered and maintained as the major east-west collector serving the Village.
4. The existing right-of-way registered to access the proposed industrial area south of Central Avenue, as shown in Figure 14, shall be maintained for this purpose.
5. Efforts to upgrade and re-designate the roadway connecting Linden with Highway 21 to the east to the status of a Provincial Highway should continue to be pursued.
6. A second coulee crossing may be established, as shown in **Figure 14**, when the growth of the Village warrants it. This coulee crossing area should be protected from infringing development
7. When the opportunity arises, the Village shall consider purchasing a lot for use as a public parking lot in or near the core commercial area, primarily for use by large transport trucks.
8. The Village shall install signs at appropriate locations and incorporate other methods that discourage industrial traffic from entering residential areas.



## **3.8 ENVIRONMENT**



### **3.8.1 OBJECTIVES**

1. To ensure that a healthy environment be maintained in all aspects of future planning and development.
2. To encourage any development in the Village to minimize its impact on the air, water and soil resources of the area.
3. To encourage the recycling of waste materials in the Village of Linden, by individuals, businesses, and service organizations.
4. To conserve and protect water resources.
5. To encourage the reclamation of contaminated sites.

### **3.8.2 POLICIES**

1. Council will discourage any development that has significant environmental impacts on the Village.
2. The conservation of resources (i.e. water, energy) should be encouraged in all existing, new and renovated developments.
3. Council or the Development Officer may request an Environmental Audit or Assessment be performed on any site proposed for development, but particularly on all past commercial or industrial sites proposed for new development.
4. Council shall require satisfactory reclamation of environmentally contaminated sites prior to development.

5. Address the impact of sour gas facilities on the type and location of future land uses in local planning processes. Development setbacks on lands impacted by sour gas extraction may be established which are greater than the minimum setbacks required in the provincial Subdivision and Development Regulations to address nuisance factors such as noise, odour and flaring.
6. Ensure resource operations take place in a manner that maintains environmental quality of adjacent areas and prevents permanent damage to the landscape or loss of other environmental features.
7. Development shall takes steps to prevent any waste or waste products from contaminating ground water and/or surface water.
8. The Village may require developments to install water conservation devices or to recycle water used in the development.
9. Council shall pursue waste recycling programs for households and commercial / industrial developments.

## 3.9 AGRICULTURAL OPERATIONS

### 3.9.1 OBJECTIVES

1. To support the agricultural community.
2. To minimize conflict between agricultural operations and non-agricultural uses.
3. To allow for specific agricultural operations within the Village.

### 3.9.2 POLICIES

1. Areas designated as “I” Industrial District in the Land Use Bylaw may include processing, manufacturing, equipment, sales, and/or services related to the agriculture industry. Such developments shall be sited and developed with consideration of adjacent and neighbouring land uses, in an attempt to minimize conflict.
2. Areas designated as “UR” – Urban Reserve District in the Land Use Bylaw may include market gardens, greenhouses, horticultural nurseries, and extensive agriculture. Such developments shall be sited and developed with consideration of adjacent and neighbouring land uses, in an attempt to minimize conflict.
3. Applications for subdivisions adjacent to the Village’s boundary shall be circulated to Kneehill County for their comments and concerns.
4. Confined feeding operations shall not be located within the Village of Linden and appropriate setbacks shall be considered with regard to wind/ weather patterns and appropriate distances from urban areas for applications within the County and near the Village boundaries.
5. When deciding on the direction of future growth and development the agricultural soils assessment should be considered to reduce the impact on quality agricultural lands surrounding the Village.



### **3.10 URBAN FRINGE**

#### **3.10.1 OBJECTIVES**

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

#### **3.10.2 POLICIES**

1. To ensure the provision of sufficient land to act as a buffer between rural uses which may not be compatible with urban development.
2. Council may enter into an Intermunicipal Development Plan or Intermunicipal Agreement with Kneehill County to address mutual concerns regarding the subdivision of land within 3.2 kilometers of the Village boundary. In particular, country residential development in proximity to the Village, servicing considerations and access off Highway 806 should be addressed.



## 4.0 GROWTH STRATEGY

Volume 1 of this Municipal Development Plan examined the existing land uses, available land, and location of infrastructure. Volume 2 identified long range goals and policies for guiding future land use and development. In this Volume, all of this information is brought together to determine a growth strategy for the Village.

The Future Land Use Map provides general future land use concepts for the undeveloped lands within the Village boundaries with associated growth strategies. In the subdivision and/or development of these areas, the growth strategies shall determine the design and character of the development.

The installation of the regional water pipeline and reservoir expansions provide for the ability of a population of 2000 people (Table 1). ~~The well water is high in sodium which means that treated sewage effluent cannot be irrigated.~~ The existing sewage lagoon cannot be expanded in its current location due to the proximity to Kneehill Creek. The Village's only options are to install a treatment plant or to install lift stations and establish a new lagoon to the north or east when future growth requires or the Village may be able to irrigate the treated sewage effluent. Irrigation of the wastewater would greatly extend the life expectancy of the existing lagoon.

Table 1. Amount of residential development that could be accommodated in the Village.

	Residential Area	Possible # of Dwelling Units	Possible # of People	Accumulated Village Population (base pop. 636)
Northwest Area	10 ha (25 ac)	100	220	856
Northeast Area	45 ha (111 ac)	376	828	1684
Southeast Area	18 ha (44 ac)	142	313	1997
Southwest Area	7 ha (19 ac)	10	22	2019

In an attempt to coordinate all development in the Village, all interested developers are encouraged to contact the Village to discuss the timing, requirements, and application process. Further, developments which require an amendment of the Land Use Bylaw shall require the final approval of such amendments prior to subdivision approval.

## 1.1 THE NORTHWEST AREA

The northwest area includes that portion of the SW ¼ 29-30-25-W4M north of the existing Picci Courts and west of the coulee. This area contains 20 ha (50 acres), of which approximately half is designated for industrial use and the other half is designated for residential use (**Fig. 14**). The 10 ha (25 acres) designated for residential use could accommodate 100 dwelling units (based on 4 dwelling units per acre) and 220 people (based on 2.2 people per dwelling unit). To the east of the residential area, the coulee would remain as a natural recreation area. The subdivision and development of this area shall be according to the following design guidelines:

1. The area shall include industrial development, manufactured homes, single-detached dwellings, and green space, in accordance with **Figure 14**.
2. 6<sup>th</sup> Street NW shall be extended to the north and may connect with the proposed Village Boundary Road. 6<sup>th</sup> Street NW may provide access to the industrial area and the residential area.
3. There shall be a buffer on one or both sides of 6<sup>th</sup> Street NW where it extends north of the existing Picci Courts.
4. The proposed Village Boundary Road may extend into the intended industrial area and may connect directly with Highway 806.
5. The service road adjacent to Highway 806 should be extended to the north through the industrial area.
6. Access to industrial developments shall be via the service road connecting to Highway 806, 6<sup>th</sup> Street NW, or the proposed Village Boundary Road.
7. The road system in the residential area shall not connect directly with the proposed Village Boundary Road, but may connect with 6<sup>th</sup> Street NW.
8. The road system in the residential area should avoid long, straight streets and should avoid narrow cul-de-sacs (wide-mouth cul-de-sacs, or bays, are acceptable). The road system should encourage safety and a pleasant residential environment.
9. Due to the close proximity of the Coulee Park and the proposed buffer area, there is not expected to be a need for additional park space. Municipal and/or School Reserves should be required as cash-in-lieu.
10. Due to the topography of the coulee, residential development shall be setback from the brink of the slope a safe distance. An Environmental Reserve may be dedicated to protect the coulee. Setbacks shall be established as outlined in the Land Use Bylaw or according to a geotechnical report.
11. An Area Structure Plan or Concept Plan may be required prior to approving any subdivisions.

## 1.2 THE NORTHEAST AREA

The northeast area consists of that undeveloped portion of the SE ¼ 29-30-25-W4M east of 1<sup>st</sup> Street NW and north of Central Avenue. This area contains 52 ha (129 acres), of which approximately 7 ha (18 acres) is designated for commercial use and the remaining 45 ha (111 acres) is designated for residential use (and an expansion of the water reservoir). The 45 ha (111 acres) designated for residential use includes approximately 14 ha (34 acres) for small acreage developments. This area for small acreages could accommodate 68 dwelling units (based on 2 dwelling units per acre) and 150 people (based on 2.2 people per dwelling unit). The remaining 31 ha (77 acres) designated for residential development could accommodate 308 dwelling units (based on 4 dwelling units per acre) and 678 people (based on 2.2 people per dwelling units).

A high-pressure gas line dissects this area at an angle, and the development of this area will require either the relocation of the line or a creative design around its current location. If the pipeline was to be relocated, the following design criteria may have to be modified. Assuming the pipeline is not relocated, the subdivision and development of this area shall be according to the following design guidelines:

1. The area shall include commercial development, multi-unit dwellings, manufactured homes, single-detached dwellings, acreage development, and green space in accordance with Figure 14.
2. The proposed Village Boundary Road may extend along the north boundary of this area and may connect with the Kneehill County Road (Range Road 25-4) to the east.
3. As access onto the Kneehill County road to the east is limited, accesses to this area must be to the south (connecting to Central Avenue), to the west, and to the proposed Village Boundary Road. Any approaches onto Range Road 25-4 must be approved by Kneehill County.
4. The road system in the residential area should avoid long, straight streets and should avoid narrow cul-de-sacs (wide-mouth cul-de-sacs, or bays, are acceptable). The road system should encourage safety and a pleasant residential environment.
5. Developments shall be setback from the high-pressure gas line a safe distance. The right-of-way and associated buffer spaces shall be developed for roads, recreation areas, and pathways.
6. The residential development of this area shall be a mixture of low density (example, small acreages), medium density (example, duplexes) and high density (example, apartment buildings).
7. Different types of housing (examples: acreages, single-detached dwellings, manufactured homes) should be grouped together.
8. Manufactured home development may occur as a manufactured home park, preferably adjacent to the commercial area, or as manufactured home subdivision which is grouped together.
9. As commercial lots are subdivided along Central Avenue, a service road shall be dedicated to address approach visibility concerns.
10. As this is a very large area and there are no existing recreational facilities in the area apart from the Coulee Park to the west, Municipal Reserves may be required as cash-in-lieu or as land.
11. An Area Structure Plan or Concept Plan may be required prior to approving any subdivisions.

The following road concept shall be used to determine the approximate location of future roads in this area, in the absence of an approved Area Structure Plan or Concept Plan. If such a plan were adopted by Council, details regarding the road and lot layouts would override this concept

### 1.3 THE SOUTHEAST AREA

The southeast area consists of that portion of the NE ¼ 20-30-25-W4M east of Linview Drive and the school, and south of Central Avenue, but does not include the 5 acre parcel in the extreme southeast corner of the Village. The subject area consists of 26 ha (63 acres), of which approximately 18 ha (44 acres) is designated for residential development, 3 ha (7 acres) are designated for commercial development, and 5 ha (12 acres) are designated for community / recreational use. The 18 ha (44 acres) designated for residential use includes 7 ha (17 acres) for small acreage developments. This area could accommodate 34 dwelling units (based on 2 dwelling units per acre) and 75 people (based on 2.2 people per dwelling unit). The remaining 11 ha (27 acres) designated for residential development could accommodate 108 dwelling units (based on 4 dwelling units per acre) and 238 people (based on 2.2 people per dwelling unit).

Included in this design is an additional school site, however, if it becomes evident that the Golden Hills Regional Division has no intention of building a new school in Linden in the foreseeable future, this area may be used for additional recreational facilities and other types of development as determined through a conceptual scheme or Area Structure Plan. The existing school site contains 4.1 ha (10 acres) and the recreational parcel to the east contains 4.6 ha (11 acres). According to **Figure 14**, an additional 5 ha (12 acres) has been designated for community and/or recreational use. It is intended that, should a second school be built, that it may be located on part or the entire recreational parcel to the east of the existing school. Any recreational facilities which are affected by the location of the school may be relocated to the area designated on Figure 14.

The subdivision and development of this area shall be according to the following design guidelines:

1. The area shall include commercial development, manufactured homes, single-detached dwellings, acreage development, and community / recreation uses in accordance with Figure 14.
2. Access to this area shall be via Linview Road, 1<sup>st</sup> Street SE, and the Roadway to the north.
3. The road system in the residential area should avoid long, straight streets and should avoid narrow cul-de-sacs (wide-mouthed cul-de-sacs, or bays, are acceptable). The road system should encourage safety and a pleasant residential environment.
4. Road system should extend Linview Road to provide access to the existing 5 acre parcel in the southeast corner of the Village.
5. Due to the limited access, the residential development of this area should be predominately low-density, however, a limited number of multi-unit dwellings may be considered.
6. Development of single-detached dwellings shall be contiguous with the existing residential developments on Linview Road and Linview Drive. This development may include small acreage developments on the hill to the east of the existing residential developments.
7. As commercial lots are subdivided along Central Avenue, a service road shall be dedicated to address approach visibility concerns.
8. When this area of the Village is subdivided, land may be required for Municipal and/or School Reserves.
9. Funds collected for Municipal and/or School Reserves may be used to purchase land in this area for a future school site and/or recreation areas.
10. An Area Structure Plan or Concept Plan may be required prior to approving any subdivisions.



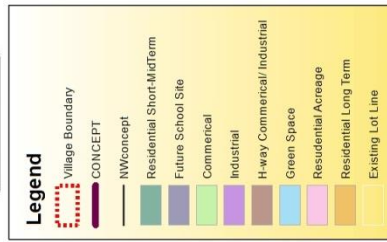
The following road concept shall be used to determine the approximate location of future roads in this area, in the absence of an approved Area Structure Plan or Concept Plan. If such a plan were adopted by Council, details regarding the road and lot layouts would override this concept.

## **1.4 THE SOUTHWEST AREA**

The southwest area consists of that undeveloped portion of NW ¼ 20-30-25-W4M which is west of the coulee and south of Central Avenue. The subject area consists of 43 ha (107 acres), of which approximately 7 ha (19 acres) is designated for residential development, 20 ha (49 acres) are designated for industrial / highway commercial development, and 16 ha (39 acres) are designated for green space. The 7 ha (19 acres) designated for residential use could accommodate 10 dwelling units (based on 0.5 dwelling units per acre) and 22 people (based on 2.2 people per dwelling unit). The subdivision and development of this area shall be according to the following design guidelines:

1. An Area Structure Plan or Concept Plan shall be required prior to approving any subdivisions in this area.
2. The area shall include industrial / highway commercial development, acreage development, and green space in accordance with Figure 14, unless otherwise approved in the plan referred to in #1.
3. Due to the limited access, the plan referred to in #1 must include details regarding roads to access this area, preferable from Central Avenue.
4. Due to the limited access, the residential development of this area shall be low-density.
5. There shall be a buffer between residential development and industrial / highway commercial development.
6. Due to the topography of the coulee and the hill adjacent to Highway 806, all development shall be setback from the brink of the slope a safe distance. An Environmental Reserve may be dedicated to protect these slopes. Setbacks shall be established as outlined in the Land Use Bylaw or according to a geotechnical report.
7. Due to the close proximity of the coulee and the low density of the residential area, there is not expected to be a need for additional park space. Municipal and/or School Reserves should be required as cash-in-lieu.

Village of Linden  
Figure 14  
Future Land Use  
Map



Date: June, 2012

