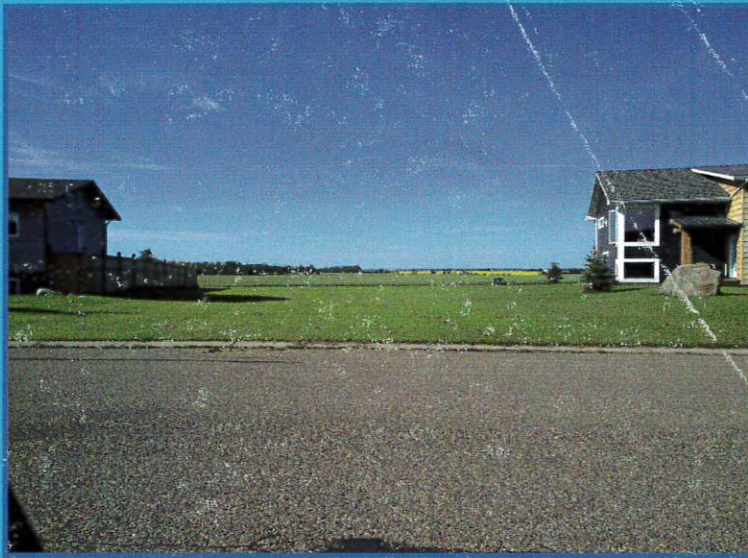
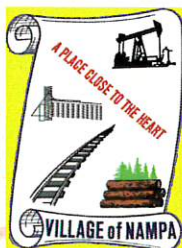


Village of Nampa Lot Availability Study



Prepared by:



October 2016



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Part 1: Introduction

1.1 Purpose

The purpose of this report is to prepare a Lot Availability Study for the Village of Nampa, updating the last comprehensive study done in 1991. This report provides a factual inventory of existing vacant land in the municipality, but does not include an economic development analysis.

1.2 Location and Current Economic Reality

The Village of Nampa is located approximately 28 kilometres south of the Town of Peace River, and 492 kilometres northwest of the City of Edmonton. The Village of Nampa is situated along Highway 2, which travels from Grande Prairie to the Canada-United States Border, making it one of the most heavily travelled highways in the province. Incorporated in 1958, the population declined from 372 in 2001¹ to 360 in 2006², and increased slightly to 362 by 2011³. According to the 2011 Census results, the largest employment sector in Nampa is retail employing 20% of the labour force, followed by the agriculture and forestry sectors employing 12% of the labour force⁴. Over the past three years, the population has nearly reached 2004 population levels, with Alberta Regional Dashboard estimating that Nampa included 382 residents in 2015⁵. As the price of spruce, pine, and fir increase⁶, this may lead to increased demand for vacant, serviced lots in the Village of Nampa in the near future.

1.3 Objectives

- (1) The objectives of the Vacant Lot Study are to:
 - (a) Identify the current number of vacant lots and land under planning consideration for the Village of Nampa;
 - (b) Identify serviced and unserviced vacant lots to determine potential future infrastructure upgrading requirements;
 - (c) Determine the number of municipal and privately owned vacant lots; and,
 - (d) Determine the current potential population carrying capacity within the municipality, to accommodate population increases.

¹ Statistics Canada. "Community Highlights for Nampa". 2001.

² Statistics Canada. "Community Profile, Nampa". 2006.

³ Statistics Canada. "Census Profile, Nampa". 2011.

⁴ Statistics Canada. "National Household Survey, Nampa". 2011.

⁵ Alberta Regional Dashboard. "Population, Nampa".

⁶ Lee, Jennifer. "Alberta forest industry rebounds on demand, prices and dollar". CBC News. May 18, 2016.



1.4 Procedure

The methodology used for the study is similar to the lot availability studies undertaken in the 1980's and 1990's by the Mackenzie Regional Planning Commission, the predecessor to the Mackenzie Municipal Services Agency. The study followed the following steps:

- (1) To begin, the number of lots within each land use district and the total lot coverage in hectares (acres) was determined. The data was then placed into three land use categories: residential, commercial, and industrial.
- (2) Assessment data provided by the Village of Nampa was used to determine how many lots are currently vacant as well as their total area in hectares (acres). The amount of residential land in planning stages was then determined, a distinction was made between land under an approved Area Structure plan and land under planning consideration. This data was used to determine the number of vacant lots in the Village of Nampa, and placed into the three land use categories.
- (3) The total numbers of vacant lots were further analyzed, confirming their servicing status to determine potential future infrastructure upgrading requirements.
- (4) Lots were further categorized as either municipally or privately owned.
- (5) The municipality's potential population carrying capacity was determined; this was based on the number of vacant lots, and persons per lot, derived from the 2011 Federal Census.
- (6) The data collected was compared to the three previous studies conducted in 1987, 1991, and 1995 respectively. The three reports were compared according to the three land use categories.

Section 2 of this report includes definitions to explain the calculations and meaning of the data.



Part 2: Definitions

"APPROVED AREA STRUCTURE PLANS (ASP)" means the actual number of lots within an adopted Area Structure Plan and an approved Outline Plan that was approved prior to the Area Structure Plan process being formalized under the Municipal Government Act.

"CAPACITY OF RESIDENTIAL LAND" means a sum identifying the number of units permitted on vacant land or the number of lots being considered through development planning.

"DENSITY OF VACANT RESIDENTIAL LAND" means the density of vacant subdivided land to be developed, or being developed. Density is calculated by dividing the total number of existing vacant lots by the vacant hectares (acres).

"HECTARES (ACRES) UNDER PLANNING CONSIDERATION" means hectares (acres), calculated in gross hectares (acres) or net hectares (acres) provided in a development proposal.

"LAND IN PLANNING STAGES" means land that has undergone active land use planning in preparation for future development. This land has not reached the subdivision stage and is unserviced. The lands must be subdivided before development can occur.

"MUNICIPAL OWNERSHIP" means all vacant lots within the municipality, owned by the Village of Nampa. This includes both lands developed by the municipality and lands acquired through tax recovery.

"NOT TIED-IN" means a lot adjacent to existing water and sewer lines but not "tied-into" a water or sewer line. The lot(s) are technically "serviced lots" just not "tied-in".

"OCCUPIED HECTARES (ACRES)" means the net amount of land that is currently being used for a particular land use.

"PERSONS PER LOT/PERSONS PER UNIT" means the number of persons per dwelling unit in the municipality, calculated by dividing the population of the municipality by the number of occupied dwelling units (from the 2011 Federal Census) in the municipality.

"POPULATION" means the population from the Federal Census 2011.

"POPULATION CARRYING CAPACITY" means the potential estimated total population based on the residential land capacity. This is calculated by multiplying the number of lots under planning consideration by the number of persons/dwelling unit, currently 2.21 in accordance with the Federal Census 2011 for the Village of Nampa.

"PRIVATE OWNERSHIP" means all vacant lands not under municipal ownership; primarily private ownership or lots that may be owned by a financial institution from default options. Therefore, not all lots under this category are owned by private individuals; this definition is intended to distinguish private ownership from municipal owned property.



“SERVICED LOTS” means vacant lots where urban infrastructure services are provided, at least to the property line.

“UNDER PLANNING CONSIDERATION” means lands where planning work has been done, or is currently in progress, and may include draft proposals by developers or an Area Structure Plan not yet adopted by Council. The number of lots identified is as proposed by developers, but in some cases where this information is not available, an estimate of the number of lots was calculated using average development densities.

“UNSERVICED LOTS” means vacant lots lacking some or all urban infrastructure services as provided in the balance of the municipality. Some of these lots may have private servicing systems and will be equipped with water and sewer, but for the purposes of this report, these lots have been designated unserviced.

“VACANT HECTARES (ACRES)” means the net hectares (net acres) of vacant lots.

“VACANT LOTS” means lots under separate title that are currently not in use for any purpose.

This **does include:**

- (1) Utilized properties: lots that may be under separate title but are used by an adjoining property for yard or garden space and/or for an accessory building, making the lot appear part of the adjoining residential lot. Several of these lots may exist in the municipality; they are included as vacant lots in this study as they can be made available for future development.

This **does not include:**

- (1) Undeveloped vacant lots: any legally subdivided lots which, due to topography or similar constraints, cannot be developed for urban uses are excluded from the study.
- (2) Potential highest use for lots: In all cases, the lowest density was applied to a vacant lot. For example, a vacant lot within a Land Use District that permits the development of a variety of housing densities such as single-detached, semi-detached and row housing is counted as a single-detached low density residential unit.

“VACANT LOTS PER CAPITA” means the ratio of vacant lots related to the population of the municipality. This is derived by dividing the total number of vacant lots by the total municipal population.



Part 3: Municipal Summary

3.1 Residential

(1)	Population (Federal Census – May 10, 2011)			362
			Lots	Hectares (Acres)
(2)	Vacant Low Density Residential Land by ownership, located within the Village of Nampa and fully serviced (excluding Low Density Residential Land in Planning Stages)			
	(a) Municipal		1	0.04 (0.11)
	(b) Private		16	1.28 (3.17)
	TOTAL VACANT LOW DENSITY RESIDENTIAL LAND		17	1.32 (3.28)
(3)	Low Density Residential Land In Planning Stages			
	(a) Under Approved Area Structure Plan by servicing			
	(i) Not Tied-In		22	1.69 (4.17)
	(ii) Unserved		41	3.83 (9.47)
	TOTAL LAND UNDER APPROVED ASP		63	5.52 (13.64)
	(b) Low-Density Land Under Planning Consideration*		35	3.46 (8.56)
	(c) Medium-Density Land Under Planning Consideration*		17	1.72 (4.25)
	TOTAL LAND IN PLANNING STAGES		115	10.7 (26.45)
(4)	Vacant Low Density Residential Lots Per Capita		0.047	
			Lots	Hectares (Acres)
(5)	Overall Residential Land			
	(a) Occupied Residential**		232	17.39 (42.97)
	(b) Vacant Residential		17	1.32 (3.28)
	(c) Under Approved Area Structure Plan ***		63	5.52 (13.64)
	TOTAL		312	24.23 (59.89)
(6)	Estimated Density of Occupied Residential Land			13.34 (5.39)
(7)	Density of Vacant Residential Land			12.88 (5.18)
			Lots	Hectares (Acres)
(8)	Capacity of Low Density Residential Land			
	(a) Vacant Residential Land		17	1.28 (3.17)
	(b) Low Density Residential Land in Planning Stages		115	10.70 (26.45)
	TOTAL		132	11.98 (29.62)
(9)	Population Carrying Capacity – Vacant Land			
	(a) 2.21 persons/dwelling unit – 2011 Federal Census -not including land under planning consideration		176.80	
	TOTAL POPULATION CAPACITY OF LOW DENSITY RESIDENTIAL		176.80	

* Due to development constraints, the number of available lots from "lands under planning consideration" may vary.

**3 lots labelled as "Residential" included storage buildings with construction equipment; they are categorized as "Commercial"

*** Village of Nampa Northwest Sector Area Structure Plan, 1993. The layout of the area has since been changed.



3.2 Commercial

(1)	Population (Federal Census – May 10, 2011)			362
			Lots	Hectares (Acres)
(2)	Vacant Commercial Lots by ownership, located within the Village of Nampa and fully serviced (excluding Commercial Land in Planning Stages)			
(a)	Municipal		9	0.43 (1.06)
(b)	Private		4	0.15 (0.36)
	TOTAL VACANT COMMERCIAL		13	0.58 (1.42)
(3)	Commercial Land In Planning Stages			
(a)	Under Approved Area Structure Plan/Subdivision		0	0
(b)	Under Planning Consideration*		5	1.68 (4.16)
	TOTAL COMMERCIAL LAND IN PLANNING STAGES		5	1.68 (4.16)
(4)	Vacant Commercial Lots Per Capita		0.036	
			Lots	Hectares (Acres)
(5)	Overall Commercial Land			
(a)	Occupied Commercial		43	14.17 (35.01)
(b)	Vacant Commercial		13	0.58 (1.42)
	TOTAL		56	14.75 (36.43)
	EXISTING HECTARES (ACRES) OF COMMERCIAL PER 100 POPULATION			3.91 (9.67)

* Due to development constraints, the number of available lots from "lands under planning consideration" may vary.



3.3 Industrial

(1)	Population (Federal Census – May 10, 2011)			362
			Lots	Hectares (Acres)
(2)	Vacant Industrial Lots By Ownership, located within the Village of Nampa and fully serviced (excluding Industrial Land in Planning Stages)			
	(a) Municipal		0	0
	(b) Private		0	0
	TOTAL VACANT INDUSTRIAL		0	0
(3)	Industrial Land In Planning Stages			
	(a) Under Approved Area Structure Plan		1	0.21 (0.51)
	(b) Under Planning Consideration		0	0
	TOTAL INDUSTRIAL LAND IN PLANNING STAGES		1	0.21 (0.51)
(4)	Vacant Industrial Lots Per Capita		0.000	
			Lots	Hectare (Acres)
(5)	Overall Industrial Land			
	(a) Occupied Industrial*		19	28.98 (71.62)
	(c) Industrial Under Planning Consideration		1	0.21 (0.51)
	TOTAL		20	29.19 (72.13)
	EXISTING HECTARES (ACRES) OF INDUSTRIAL PER 100 POPULATION			8.01 (19.78)

* 3 lots labelled as Residential included Storage Buildings with construction equipment



3.4 Summary of Vacant Lots

	1987*		1991**		1995***		2016	
	Number of lots or persons	Hectares (Acres)	Number of lots	Hectares (Acres)	Number of lots	Hectares (Acres)	Number of lots or persons	Hectares (Acres)
RESIDENTIAL								
Low-Density Vacant Lots (Number of lots)	46	3.85 (9.52)	35	-	36	-	17	1.32 (3.28)
Medium-Density Vacant Lots (Number of lots)	-	-	-	-	2	-	-	-
Population Capacity of Vacant Lots (Number of persons)	115	-	88	-	-	-	37.57	-
Vacant Low-Density Residential Land in Planning Stages (Number of lots)	280	20.32 (50.20)	280	20.32 (50.20)	166	-	63~+35~~ =98	5.52~+ 3.46~~~ = 8.98 (22.20)
Vacant Medium-Density Residential Land in Planning Stages (Number of lots)	2	0.53 (1.30)	2	0.53 (1.30)	107	-	17~~	1.72 (4.25)~~
Population Capacity of Vacant Residential Land in Planning Stages (Number of persons)	762	20.85 (51.50)	762	20.85 (51.50)	-	-	139.23~+ 114.92~~~ = 254.15	5.52~+ 5.18~~~ = 10.70 (26.45)
COMMERCIAL								
Vacant Lots (Number of lots)	12	5.49 (13.56)	9	4.57 (11.30)	11	-	13	0.58 (1.42)
Vacant Land in Planning Stages (Number of lots)	4	5.34 (13.20)	4	5.34 (13.20)	4	5.34 (13.20)	5	1.68 (4.16)
INDUSTRIAL								
Vacant Lots (Number of lots)	-	-	-	-	1	-	-	-
Vacant Land in Planning Stages (Number of lots)~	18	12.30 (30.40)	18	12.30 (30.40)	18	12.30 (30.40)	1	0.21 (0.51)

*Regional Lot Availability Study, October 1987

**Village of Nampa Lot Availability Study, January 1, 1991

***Village of Nampa Community Profile

~1993 Northwest Sector Area Structure Plan

~~These lots are under planning consideration and, due to development constraints, is subject to change.



Part 4: References

Alberta Regional Dashboard. (Unknown). "Population, Nampa". Retrieved on July 12, 2016.

Lee, Jennifer. (May 18, 2016). "Alberta forest Industry rebounds on demand, prices and dollar". CBC News. Retrieved July 20, 2016.

Statistics Canada. (2011). "Census Profile, Nampa". Retrieved on July 12, 2016.

Statistics Canada. (2001). "Community Highlights for Nampa". Retrieved on July 12, 2016.

Statistics Canada. (2006). "Community Profile, Nampa". Retrieved on July 12, 2016.

Statistics Canada. (2011). "National Household Survey, Nampa". Retrieved on July 12, 2016.



Part 5: Schedules

Schedule A – Lot Availability Study Overview

Schedule B – Low Density Residential

Schedule C – Commercial

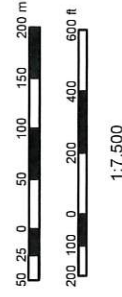
Schedule D – Industrial

Schedule E – Servicing

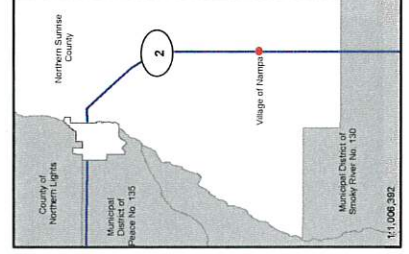
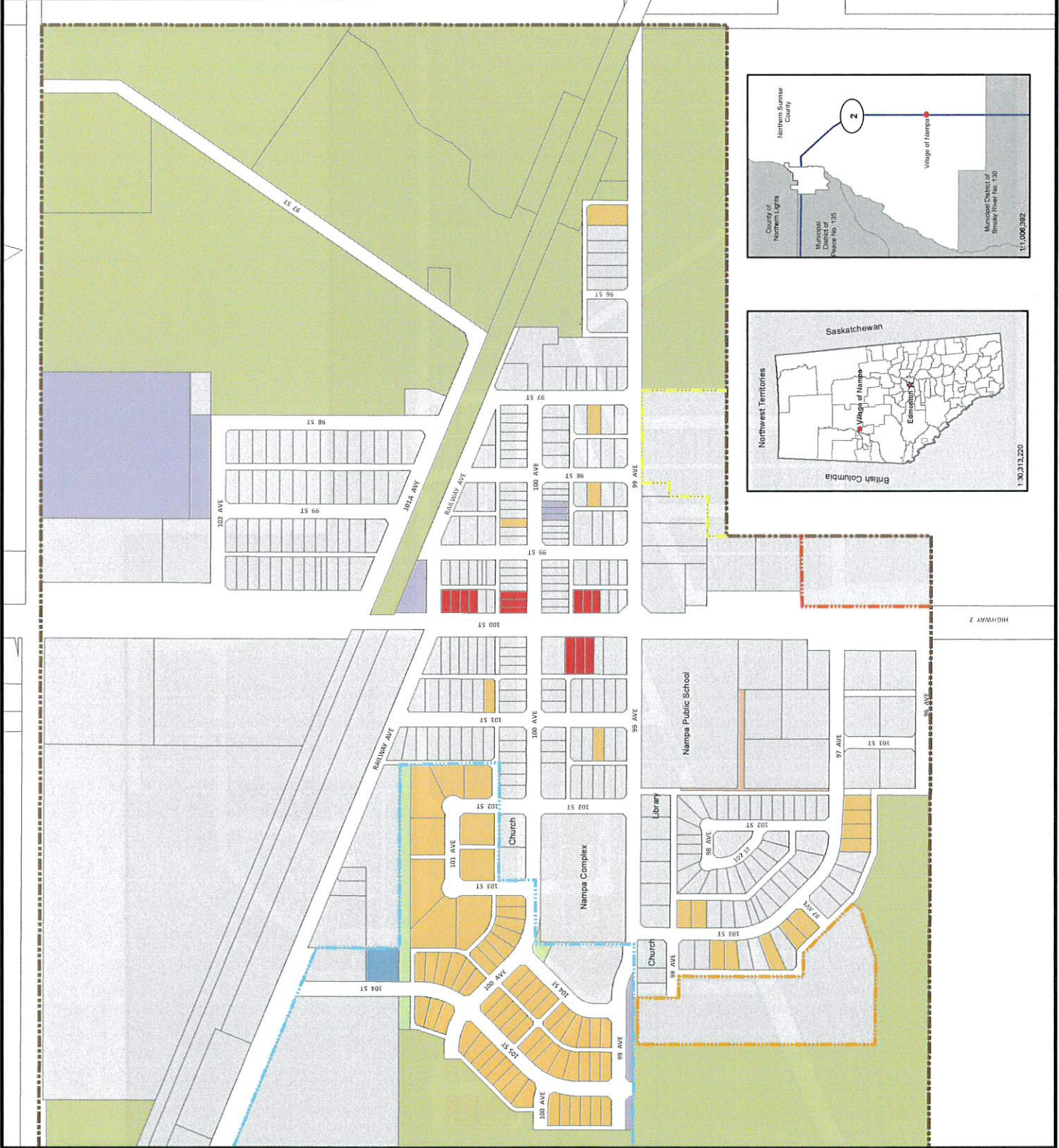


Village of Nampa Lot Availability Study Schedule A Overview

- Bareland Residential
 - Vacant Commercial
 - Vacant Industrial
 - Municipal Reserve
 - Municipal School Reserve
 - Public Utility Lot
 - Urban Reserve
 - Northwest Sector ASP Boundary
 - Village of Nampa Boundary
- Under Planning Consideration**
- Low-Density Residential
 - Medium-Density Residential
 - Commercial



Projection: UTM Zone 11N - NAD 83
Data source: Atlas & Village of Nampa
Created: October 2016
Printed: October 2016



**Schedule B
Low Density
Residential**

Total Vacant Subdivided Lots: 17
Total Vacant Area:
1.32 hectares (3.28 acres)

Municipal Ownership: 1
Private Ownership: 16

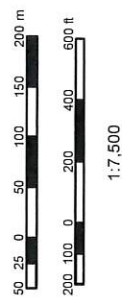
 Bareland Residential - Municipally Owned
 Bareland Residential - Privately Owned

Northwest Sector ASP
Boundary

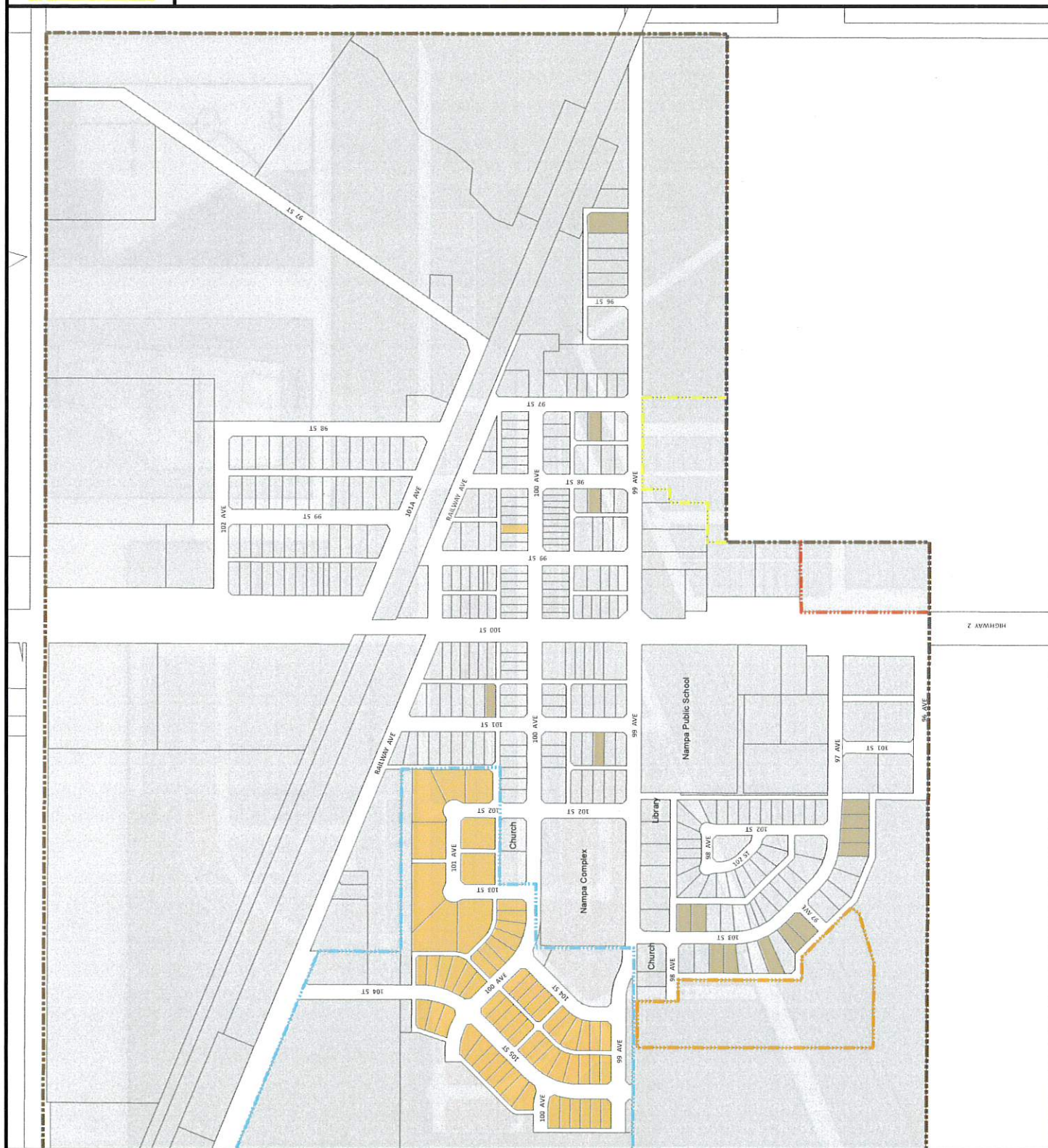
— Village of Nampa Boundary

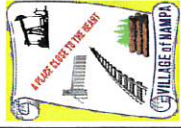
Under Planning Consideration

 Low-Density Residential
 Medium-Density Residential
 Commercial



Projection: UTM Zone 11N - NAD 83
Data source: AtLAS & Village of Nampa
Created: October 2016
Printed: October 2016





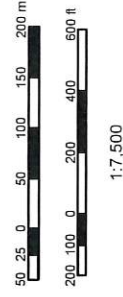
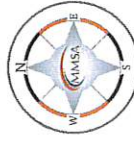
**Village of Nampa
Lot Availability Study
Schedule C
Commercial**

Total Vacant Subdivided Lots: 13
Total Vacant Area:
0.58 hectares (1.42 acres)

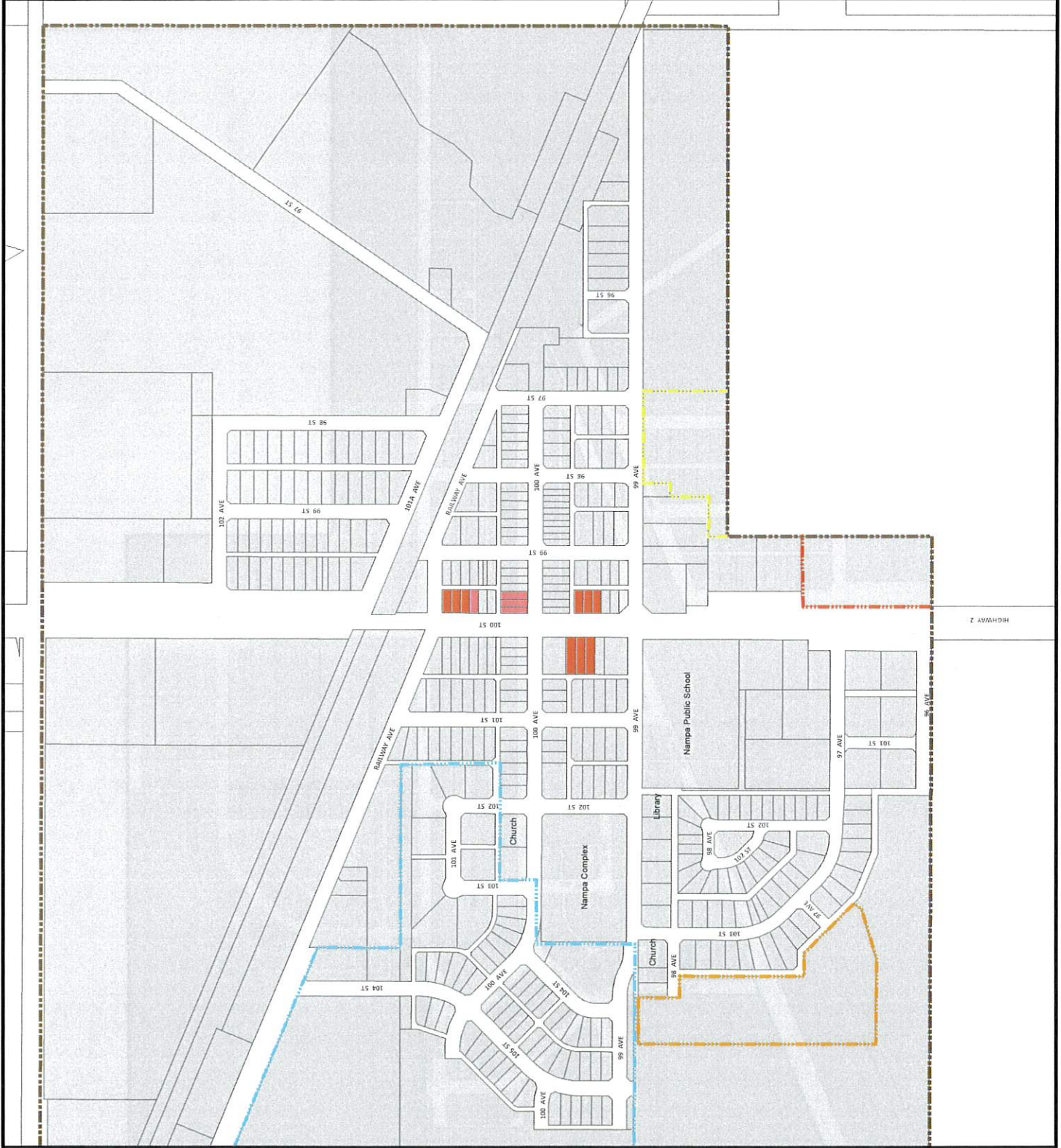
Municipal Ownership: 9
Private Ownership: 4

- Commercial - Municipally Owned
- Commercial - Privately Owned
- Northwest Sector ASP Boundary
- Village of Nampa Boundary

- Under Planning Consideration**
- Low-Density Residential
 - Medium-Density Residential
 - Commercial



Projection: UTM Zone 11N - NAD 83
Data source: Atlas & Village of Nampa
Created: October 2016
Printed: October 2016





Village of Nampa Lot Availability Study

Schedule D
Industrial

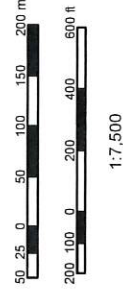
Total Vacant Subdivided Lots: 1
Total Vacant Area:
0.21 hectares (0.51 acres)

Municipal Ownership: 1
Private Ownership: 0

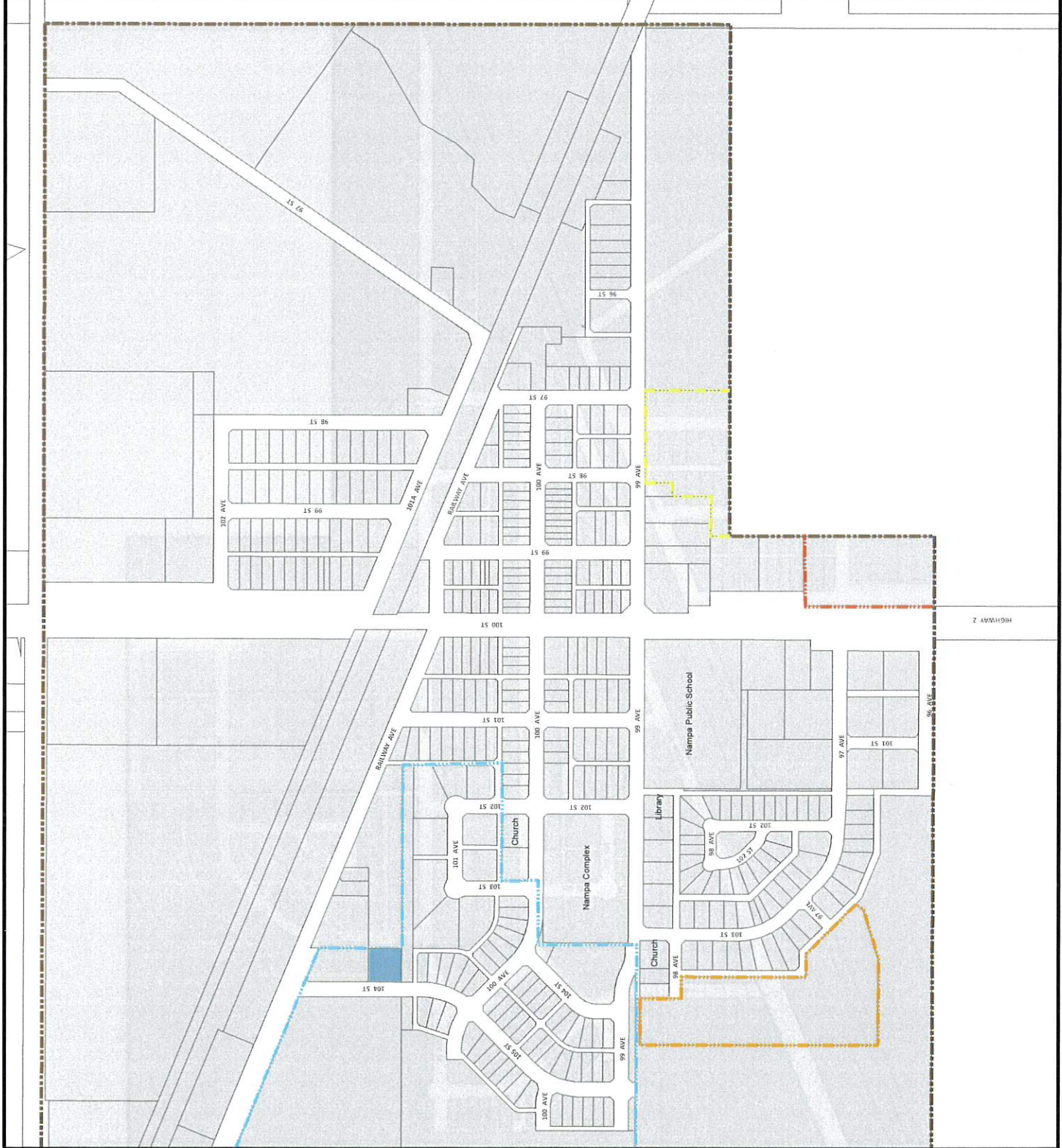
- Industrial - Municipally Owned
- Northwest Sector ASP
- Boundary
- Village of Nampa Boundary

Under Planning Consideration

- Low-Density Residential
- Medium-Density Residential
- Commercial



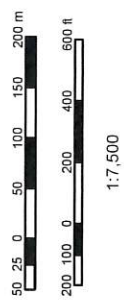
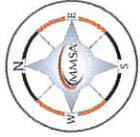
Projection: UTM Zone 11N - NAD 83
Data source: Atlas & Village of Nampa
Created: October 2016
Printed: October 2016





Village of Nampa Lot Availability Study Schedule E Servicing

- Total Unserved Lots: 65
- Not Tied-In: 22
Unserved (Water): 1
Unserved (Water & Sewer): 42
- Municipally Owned: 64
Privately Owned: 1
- Served
 - Not Tied-In
 - Water Unserved
 - Water and Sewer Unserved
 - Sewage Line
 - Water Line
 - Northwest Sector ASP
 - Boundary
 - Village of Nampa Boundary
- Under Planning Consideration
- Low-Density Residential
 - Medium-Density Residential
 - Commercial



Projection: UTM Zone 11N - NAD 83
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