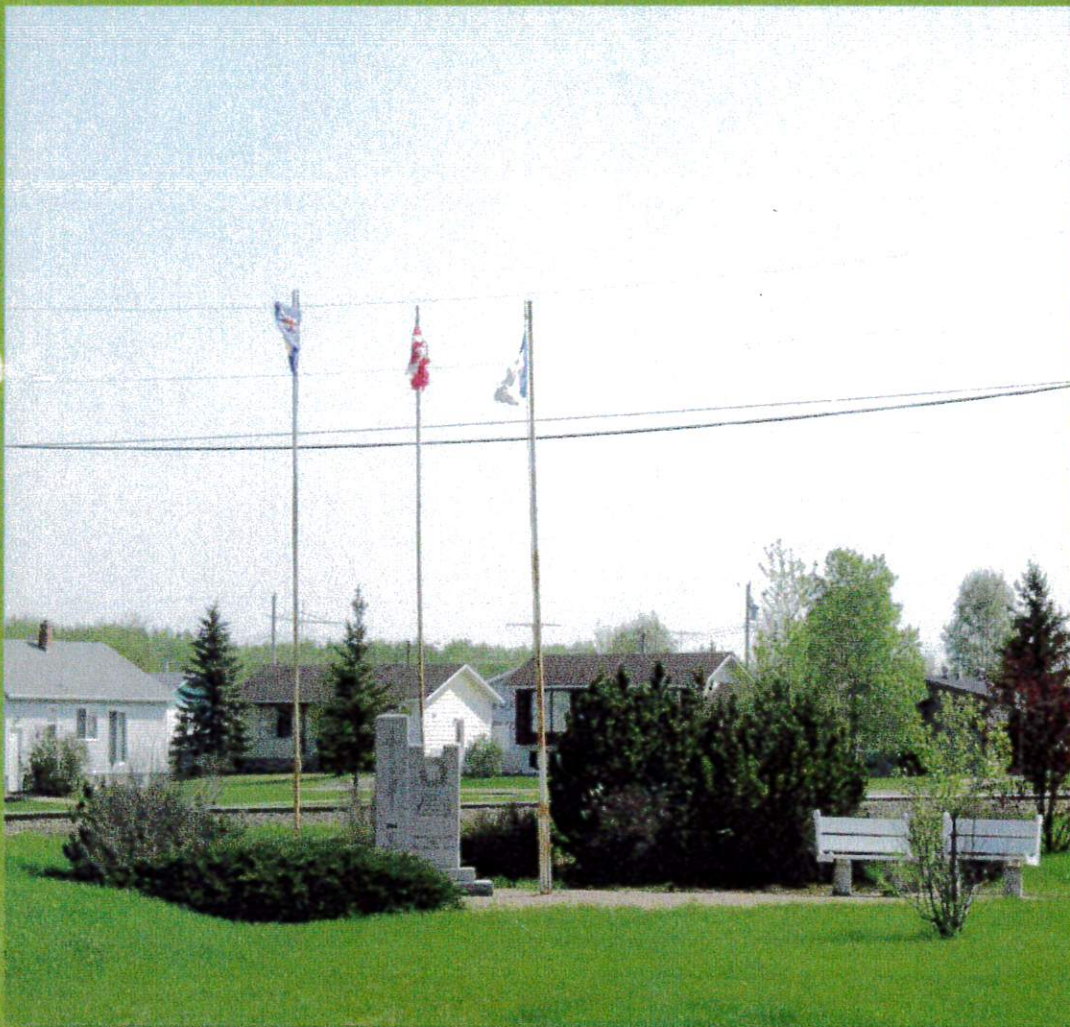


The Village of Nampa Municipal Development Plan

Bylaw No. 418

Adoption Date: June 18, 2012



*Planning
Today for a
Brighter
Tomorrow*



Prepared by: The Village of Nampa
and the Mackenzie Municipal Services Agency





Village of Nampa

Municipal Development Plan

Bylaw No. 418

Adopted: June 18, 2012

BYLAW NO. 418
BEING A BYLAW OF THE
VILLAGE OF NAMPA
IN THE PROVINCE OF ALBERTA

TO REPEAL MUNICIPAL DEVELOPMENT PLAN BYLAW NO. 350 AS AMENDED
AND ENACT MUNICIPAL DEVELOPMENT PLAN, BYLAW NO. 418

WHEREAS, Section 632 of the Municipal Government Act, Chapter M-26 empowers Council to adopt a Municipal Development Plan, providing direct regulations and guidelines for future land use, development, municipal services and facilities within the municipality; and

WHEREAS, Section 632 (1) and 2 of the Municipal Government Act, Chapter M-26 empowers Council to undertake a comprehensive review and update of the Village of Nampa Municipal Development Plan Bylaw No. 530. Council has deemed it necessary to repeal the said Plan and adopt a new Village of Nampa Land Municipal Development Plan; and

WHEARAS, the Council of the Village of Nampa has a held public hearing pursuant to Section 230 of the Municipal Government Act;

NOW THEREFORE, THE COUNCIL OF THE VILLAGE OF NAMPA, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, HERBY ENACT THE FOLLOWING:

1. That this Plan shall be known as the Village of Nampa Municipal Development Plan;
2. That the Village of Nampa Municipal Development Plan No. 350 and all amendments are hereby repealed;
3. That the attached "Appendix and Schedules" is hereby adopted as the Village of Nampa Municipal Development Plan;
4. That adoption of this Municipal Development Plan is effective upon the date of the passing of the third and final reading of this Bylaw No.418.

First reading given on 20 day of February, 2012.


Klaus Noruschat, Mayor


Ray Coad, Chief Administrative Officer

Second reading given on 18 day of June, 2012.


Klaus Noruschat, Mayor


Ray Coad, Chief Administrative Officer

Third reading given on 18 day of June, 2012.


Klaus Noruschat, Mayor



Ray Coad, Chief Administrative Officer



Table of Contents

1.0	INTRODUCTION	1
1.1	Purpose	1
1.2	Vision	1
1.3	Goals.....	2
1.4	Planning Area.....	3
1.5	Scope	3
1.6	Legislative Context	3
1.7	The Land Use Framework.....	5
1.8	Planning Process	5
1.9	Youth Walking Tour	6
2.0	ABBREVIATIONS and GLOSSARY	7
3.0	PLANNING CONTEXT	11
3.1	Location and Site Conditions	11
3.2	Community History.....	11
3.3	Social, Health and Recreational Services.....	14
3.4	Planning History.....	15
4.0	POPULATION TRENDS & GROWTH PROJECTIONS	16
4.1	Population Growth	16
4.2	Population Characteristics.....	17
4.3	Local Economic Indicators.....	18
4.4	Population and Projections.....	20
5.0	ECONOMIC DEVELOPMENT.....	22
6.0	RESIDENTIAL DEVELOPMENT	24
7.0	COMMERCIAL DEVELOPMENT	26



8.0	INDUSTRIAL DEVELOPMENT	29
9.0	TRANSPORTATION.....	32
10.0	INFRASTRUCTURE	34
11.0	RECREATION AND COMMUNITY	36
12.0	BEAUTIFICATION AND URBAN DESIGN.....	38
13.0	ENVIRONMENT	41
14.0	IMPLEMENTATION.....	43
15.0	BIBLIOGRAPHY	45
16.0	SCHEDULES	1
Appendix	A Youth Walking Tour Summary	47
Schedule	A: Regional Context Map.....	48
Schedule	B: Proposed Land Use Policy Areas.....	49
Schedule	C: Transportation.....	50

1.0 INTRODUCTION

1.1 Purpose

The purpose of this Municipal Development Plan (MDP) is to provide the Village of Nampa with a framework for future growth. It is also intended to be the fundamental tool that will help ensure the vision and goals for the Village are implemented in a coordinated manner. Specifically, the MDP is developed to:

- re-evaluate the Village's existing vision and goals,
- create policies that will comply with the new vision and goals,
- provide clarity and understanding regarding the preferred direction of future growth within the Village,
- affirm the Village's commitment to working with municipal neighbours to promote the Peace Region, and
- conform to provincial initiatives including the Land Use Framework.

1.2 Vision

The MDP was prepared with support from Council, the Chief Administrative Officer, and local residents. The plan is formulated with the following vision: *"Growth within Nampa shall occur in an orderly manner that is economically, socially and environmentally sustainable."*



Figure 1



1.3 Goals

Nampa's vision has been established as a tool to assist in redefining the goals outlined in the MDP. With approval from Council, they are as follows:

Economic Development

- To build a diverse economy that is adaptive to current and future economic cycles.

Residential Development

- To encourage the development of a variety of housing types that will create sustainable and effective land use patterns.

Commercial Development

- To ensure economic growth is generated in a strategic manner that promotes commercial development and improves the Village's vitality.

Industrial Development

- To enhance the Village's role as a service centre for industries in the Peace Region, primarily in agriculture, forestry, oil and gas.

Transportation

- To create a transportation network that will result in the efficient movement of people and goods, while ensuring major thoroughfares are kept in their existing alignment.

Infrastructure

- To maintain and develop a municipal infrastructure system that is effective, efficient and sustainable for the future needs of the Village.

Recreation and Community

- To enhance the quality of life of all Nampa residents by ensuring the maintenance of existing recreational facilities and the development of new recreational facilities.

Beautification and Urban Design

- To improve the aesthetic appeal of the municipality, particularly in the vicinity of 100th Street (Highway 2) and the Village's centre.

Environment

- To conserve Environmentally Sensitive Areas and encourage energy efficient practices within the community.

Implementation

- To implement the goals identified in the MDP by working with provincial agencies and neighbouring municipalities in developing regional plans and other statutory documents.



1.4 Planning Area

The Village of Nampa is located in Northern Sunrise County; however, it is an independent corporation and is therefore governed by a separate political body. The Village lies 27 km south of the Town of Peace River along Highway 2. Its total landmass is 1.86 km². For the purposes of the MDP, all lands lying within the corporate boundary of the Village of Nampa at the time of the enactment of the MDP are considered the “Planning Area”. The entire Planning Area is identified in Schedule “A”.

1.5 Scope

- 1.5.1 When the word “Plan” is used within this document it shall be interpreted as the MDP. In addition, this MDP is intended to be a long term plan that will provide a general policy direction for future planning in the Village of Nampa. The Plan is not intended to be static or inflexible in its implementation. The interpretation of the Plan’s policies will be subject to the approval of the Village’s Council.
- 1.5.2 Minor adjustments to the Plan will not require a formal amendment. However, changes to the “spirit and intent” of the Plan will require a bylaw amendment under the Municipal Government Act.

1.6 Legislative Context

The MDP has been prepared in accordance with Section 632 of the Municipal Government Act RSA 2000 (MGA), which states the following:

- 1) A council of a municipality with a population of 3500 or more must by bylaw adopt a MDP.
- 2) A council of a municipality with a population of less than 3500 may adopt a MDP.
- 3) A MDP
 - a) must address:
 - (i) the future land use within the municipality,
 - (ii) the manner of and the proposal for future development in the municipality,
 - (iii) the co-ordination of land use, future growth patterns and other infrastructure with adjacent municipalities if there is no intermunicipal development plan with respect to those matters in those municipalities,
 - (iv) the provision of the required transportation systems either generally or specifically within the municipality and in relation to adjacent municipalities, and



- (v) the provision of municipal services and facilities either generally or specifically,
- b) may address:
 - (i) proposals for the financing and programming of municipal infrastructure,
 - (ii) the co-ordination of municipal programs relating to the physical, social and economic development of the municipality,
 - (iii) environmental matters within the municipality,
 - (iv) the financial resources of the municipality,
 - (v) the economic development of the municipality, and
 - (vi) any other matter relating to the physical, social or economic development of the municipality,
- c) may contain statements regarding the municipality's development constraints, including the results of any development studies and impact analysis, and goals, objectives, targets, planning policies and corporate strategies,
- d) must contain polices compatible with the subdivision and development regulations to provide guidance on the type and location of land uses adjacent to sour gas facilities,
- e) must contain polices respecting the provision of municipal, school or municipal and school reserves, including but not limited to the need for, amount of and allocation of those reserves and the identification of school requirements in consultation with affected school boards, and
- f) must contain polices respecting the protection of agricultural operations.¹

¹ Province of Alberta, Municipal Government Act (RSA 2000 Chapter M-26, Alberta Queen's Printer November 2010, Section 632.



1.7 The Land Use Framework

The Alberta Land Use Framework was approved in 2008. The purpose of the Framework is to manage growth more effectively in the province. The Land Use Framework identifies seven watershed based regional areas. Each regional area is intended to manage growth, sustain economic prosperity, maintain a healthy ecosystem, and provide livable communities for all Albertans. This MDP is obliged to align with the Regional Plans developed under this framework for the foreseeable future.

1.8 Planning Process

The planning process is a strategic model that is used in the development of policies and land use initiatives. The process can be further defined as a template that ensures the best outcomes are chosen, by recognizing the importance of comprehensive planning. Currently, public participation helps determine the most feasible options in reaching desired goals. The updated MDP for the Village of Nampa has adopted this process, which can be described as follows:

- Stage 1 March-June 2011, Organization and Background Review:** The MDP process began with a Gantt chart, which was developed to organize the planning process and to ensure the deliverables were delivered in a timely and orderly manner. This stage also involved the gathering of background information. This included the village's history, demographic information, and planning context.
- Stage 2 July-September, Research and Analysis:** This stage involved extensive research. A best practices approach was adopted and applied throughout the process to assist in ensuring relevant land use policies were incorporated into the Plan.
- Stage 3 October-November Public Engagement & Plan Development:** This involved two public engagement sessions, a youth walking tour with students from Nampa Public School and a public open house. During this time the first draft of the MDP was prepared.
- Stage 4 January 2012:** First Draft of the MDP was completed and brought to Council for First Reading.
- Stage 5 January 2012 - May 2012 Completion phase:** 1st reading of Bylaw No. 418 held on February 20th 2012. Plan reviewed by outside agencies for a period of one month. The Village held a Public Hearing prior to 2nd reading. Council also moved forward on 3rd reading of Bylaw No. 418. Adopted on June 18th, 2012.



1.9 Youth Walking Tour

- 1.9.3 It is important that the findings identified in the youth walking tour are incorporated into the policies developed for this MDP. Youth engagement is often neglected in the planning process; because a holistic approach was taken in the development of this MDP; it was therefore important to obtain youth input, to ensure that the Plan represented a broad demographic.
- 1.9.1 On October 12th, 2011 a youth walking tour was held with Grade 5 and 6 students from Nampa Public School. The purpose of the exercise was to gain an understanding of how young people view the Village, and their thoughts on how it could improve over the next several years.
- 1.9.2 Students were given a map of Nampa illustrating the route of the walking tour. With guidance from Mackenzie Municipal Services Agency planners and their teacher, students were asked to identify areas of concern, interest, opportunities and constraints throughout the tour using the map provided to them. The information was then collected and analysed for input into the MDP. The full summary can be viewed in appendix “A”.



2.0 ABBREVIATIONS and GLOSSARY

2.1 Abbreviations

ARP	Area Redevelopment Plan
ASP	Area Structure Plan
BRZ	Business Revitalization Zone
LEED	Leadership in Energy and Environmental Design
LUB	Land Use Bylaw
MDP	Municipal Development Plan
MGA	Municipal Government Act
MMSA	Mackenzie Municipal Services Agency
MR	Municipal Reserve

2.2 Glossary

ADOPTION shall mean to vote to accept the passing of a Municipal Bylaw.

AESTHETICS shall mean artistic or relating to good taste.

AFFORDABLE HOUSING shall mean the cost of adequate shelter should not exceed 30% of household income. Housing which costs less than this is considered affordable.

AREA REDEVELOPMENT PLAN shall mean a plan adopted by a Council in accordance with Section 634 of the Municipal Government Act, RSA 2000, for the purpose of developing and improving a designated area within a Municipality. An ARP is different from an ASP in that an ARP applies to an area that is already developed.

AREA STRUCTURE PLAN shall mean a plan adopted by a Council in accordance with Section 633 of the Municipal Government Act, RSA 2000, for the purpose of providing a framework for the subdivision and development of an area of land in a municipality.

BUSINESS REVITALIZATION ZONE shall mean an area within a municipality designated for revitalization.



BROWNFIELD DEVELOPMENT is a term used to describe development on previous industrial and commercial lands that area now available for re-use. These sites may be contaminated and require soil remediation².

BUILDING includes anything constructed or placed on, in, over or under land including supporting structures of any type but does not include a highway or public road or a bridge forming part of the highway or public road.

BUFFER shall mean a row of trees or shrubs, a berm or fencing to provide visual screening and separation and/or reduce noise between sites of incompatible land uses.

CAMPGROUND shall mean an area used for setting up a camp or holding a camp meeting. Such use is designed for tourists, vacationers or campers. These facilities may include parking, recreational areas and a Recreational Vehicle Park.

CATCHMENT AREA is the area and population from which a city or individual service attracts visitors or customers. For example, a school catchment area is the geographic area from which students are eligible to attend a local school.³

CONFORM shall mean to act in accordance or harmony with related statutory Planning Documents.

COUNCIL shall mean the Council of the Village of Nampa.

DEVELOPMENT shall mean:

- 1) an excavation or stockpile and the creation of either of them;
- 2) a building or an addition to or replacement or repair of a building and the construction or placing of any of them on, in, over or under land;
- 3) a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of land or building; or
- 4) a change in the intensity of use of land or a building or any act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building.

ENVIRONMENTAL RESERVES are lands separating private property from a body of water, flood plain or drainage area. Under the MGA when subdividing land, a developer may be required by the local municipality to provide these buffer zones to them.⁴

² Wikipedia, Retrieved from http://en.wikipedia.org/wiki/Brownfield_land, Nov 9, 2011

³ Wikipedia, Retrieved from [http://en.wikipedia.org/wiki/Catchment_area_\(human_geography\)](http://en.wikipedia.org/wiki/Catchment_area_(human_geography)), Nov 9, 2011

⁴ Vincent Lake Working model, Retrieved from http://www.healthyshorelines.com/media/Installing_Signs_to_Protect_Environmental_Reserves.pdf, Nov 9, 2011



ENVIRONMENTALLY SENSITIVE AREA shall mean wetlands, rivers, lakes, reservoirs, canals, lagoons, ditches and similar natural or man-made feature that require environmental protection.

EXISTING DEVELOPMENT shall mean a development lawfully existing prior to the date of passing of this MDP.

FULLY SERVICED shall mean having all required services including water and sewer developed to provincial standards, developed road access to Village standards and utilities such as power and gas.

GREENFIELD DEVELOPMENT is a term used to describe development on land currently or previously used for agriculture and or green space.⁵

HIGHWAY or ROAD shall mean land:

- 1) Shown as a road on a plan of survey that has been filed or registered in a land titles office; or
- 2) Used as a public road; and
- 3) Includes a bridge forming part of a public highway or road and any structure incidental to the public highway or road or bridge.

INTERPRETIVE CENTRES are an institution for the dissemination of knowledge of natural or cultural heritage. Interpretive centres are a new-style of museum, often associated with visitor centres or eco-museums, and located in connection with cultural, historic or natural sites.

LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN shall mean a green building rating system developed by the Canadian Green Building Council that provides a suite of standards for environmentally sustainable construction.

MARKET STUDY shall mean the gathering and evaluation of data regarding the current and future demand for land, goods and services by industry type.

MUNICIPALITY shall mean the incorporated Municipality of the Village of Nampa.

MUNICIPAL DEVELOPMENT PLAN shall mean the Village of Nampa Municipal Development Plan Bylaw No. 418.

MUNICIPAL RESERVES According to the MGA, a Municipality can require either 10% of the land area of a subdivision or cash in lieu of 10% of the value of subdivided lands. Municipal reserves provide residents with parks, recreation facilities, public buildings, schools, natural areas, and horticultural or agricultural uses. Cash in lieu is added to a reserve account and is used to construct or maintain Municipal Reserve lands or facilities.

⁵ Wikipedia, retrieved from http://en.wikipedia.org/wiki/Greenfield_land, Nov 9, 2011



PARKS and PLAYGROUND shall mean an area of land used for recreation purposes, usually including facilities such as slides, swings and other playground equipment.

POPULATION PROJECTION shall mean projecting future changes in population totals, given certain assumptions including future trends in fertility, mortality and migration rates.

RETAIL STORE shall mean a commercial establishment where goods are sold on a retail basis.

SENIOR'S HOUSING shall mean an institution primarily for elderly persons where housing accommodation is provided and medical or supervisory care may be provided.

VILLAGE shall mean the incorporated municipality of the Village of Nampa.

3.0 PLANNING CONTEXT

3.1 Location and Site Conditions

3.1.1 The Village of Nampa (pop. 360 as of 2006) is located 27 km southeast of Peace River and 465 km northwest of Edmonton. The railway corridor bisects the Village into two geographic areas:

- 1) The north consists predominantly of rural and agricultural land, however there is a small area used for residential purposes.
- 2) The south contains a larger portion of the village residential use and is the hub to the majority of the businesses and commercial activity.

3.1.2 100th street (Highway 2) runs on a south to north route through the Village, connecting it to neighbouring communities such as the Town of Peace River and the Village of Donnelly. With, 100th street (Highway 2) acting as the major throughway through the Village, business and commercial activity has gravitated towards this area making it the commercial corridor of the community. The MDP recognizes the significance of this commercial corridor and will ensure policies are created that will contribute to its success.

3.2 Community History

3.2.1 The Village of Nampa has a rich history dating back to when “Pa” Christian filed his homestead (NW 19-81-20 W5). The lone settler intended to build a two storey log house and use it as a hotel in anticipation that the railway would eventually make its way to the region. The plan never materialized because the Government refused to give him a permit.⁶ As a result of the ruling, “Pa” Christian would eventually build a multipurpose store that served as a trading post instead of the hotel.

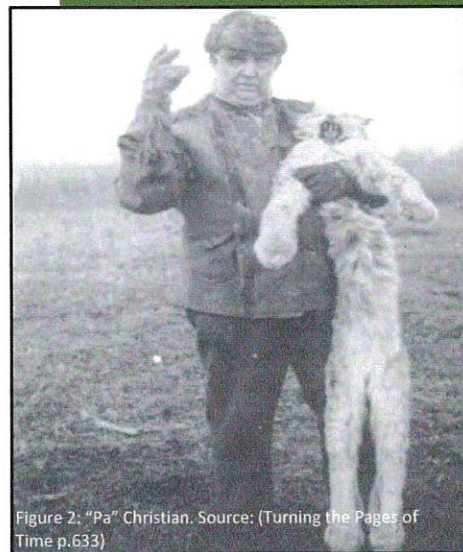


Figure 2: “Pa” Christian. Source: (Turning the Pages of Time p.633)

⁶ Turning the Pages of Time: A History of Nampa and Surrounding Districts Volume II p 632 (1993)



3.2.2 Once the railway arrived, the area began to grow rapidly. During this period the area was called “Tank”, a name derived from a tank and pump house that was installed to allow steam engines to fuel up with water and complete the travel to McLennan⁷. The pump house was owned by The E.D. & B.C. Railway Co (the company responsible for the expansion of the railway into the Peace Country). By 1921 the small village continued to grow as settlers arrived from the south via the railways.



Figure 3: Pump house, Source: (Turning the Pages of Time p.634)

3.2.3 In 1921, “Pa” Christian decided to open a post office in a small corner of his store. The post office was a huge success, but there was no official name for it or the community that was developing around it. It would not be until the latter half of that same year that the Village adopted the name Nampa which was a native Indian word meaning “The Place.”⁸ As years passed Kevin Brown eventually bought the post office and moved it over to a proposed Village-site. Once Nampa was fully established, businesses began to move into the community. Today, Nampa is highly dependent on agriculture, oil and gas related industries. The following timeline provides a summary of Nampa’s unique past and heritage.



Figure 4: Brown's farmstead 1927, Source: (Turning the pages of Time p.635)

⁷ Turning the Pages of Time: A History of Nampa and Surrounding Districts Volume II; p 632 (1993)

⁸ Turning the Pages of Time: A History of Nampa and Surrounding Districts Volume II p 632 (1993)



3.2.4 *Timeline*⁹

Nampa Historic Timeline

1916	The first homestead in Nampa is established
1921	The post office opened
1928	Nampa's first telephone exchange
1960	Census population 250 people Winter of 60 to 61, Nampa's first Curling Rink
1961	188 students enrolled in the local school
1963	Library opened
1965	New Catholic Church
1968	Nampa Leths (baseball team) won Provincials
1976	Census population 382 people
1977	Grade 9 Students to Peace River Nampa Golden Pioneer Center
1979	Grand opening of the new library
1981	History Book was published
1983	Old grain elevators torn down
1985	First seniors housing complex opened
1986	Grades 7 and 8 moved to Peace River
1988	1st fall fair in 27 years
1989	Planning for Mill Brown Park
1992	Opening of Legion Manor #3
1994	Closing of the Catholic School
1997	Major Flood in Nampa
1998	Drop-in centre moved to School
2000	Last of the grain elevators close
2001	Nampa school 50th Anniversary New Seniors Van purchased

⁹ Avi Friedman. 2008. Village Centre. History.



- 3.2.5 The Village of Nampa has a rich history dating back several decades as outlined in the timeline. It is with the best intentions that this MDP respects the history of Nampa and preserve the heritage that makes it what it is today.



3.3 Social, Health and Recreational Services

- 3.3.1 The Village of Nampa is located within a short distance of neighbouring municipalities including: Town of Falher, Town of Peace River, the Village of Donnelly and the Town of McLennan. Consequently, the Village is well serviced with a variety of regional amenities to help support its daily requirements. Nampa also benefits from a few local businesses that can be found along its commercial corridor. The MDP acknowledges this area as the focal point of the community and will capitalize on its strengths and address its constraints to ensure the Village remains economically viable into the future.
- 3.3.2 Like many northern communities in Alberta, access to reliable healthcare is crucial due to the distance between various communities. The Village of Nampa does not have its own healthcare centre. Nonetheless, Nampa benefits from its relatively close proximity to the Peace River Community Health Centre which is located in the Town of Peace River.
- 3.3.3 Nampa is also home to a variety of recreational amenities. The majority of the community's events are held at the Nampa & District Complex Arena. Several parks are also located throughout the Village including Mill Brown Memorial Park.¹⁰ An inventory of all parks, playgrounds, recreational facilities, and campground has been identified in Schedule "A".

¹⁰ Discover The Peace Country. Retrieved from <http://www.discoverthepeacecountry.com/htmlpages/nampa.htm>, June 14, 2011

3.4 Planning History

Prior to the updating of this MDP, several planning documents were developed with the Mackenzie Municipal Services Agency and outside organizations. The following studies have been completed by the Village of Nampa, to date:

- Community Profile (1995) prepared by *Council and MMSA*
- MDP (1998) prepared by *Council and MMSA*
- Land Use Bylaw (1998) prepared by *Council and MMSA*
- Master Plan Concept (2008) prepared by *Council and Avi Friedman*
- Parks & Playground Assessment (2011) prepared by *Council and MMSA*





4.0 POPULATION TRENDS & GROWTH PROJECTIONS

4.1 Population Growth

4.1.1

Table 1

The Village of Nampa (1991-2011)		
Year	Population	Growth rate (%)
1991	496	-----
1996	427	-14.0 (federal)
2001	372	-12.9 (federal)
2006	360	- 3.2 (federal)
2011	362	+0.6 (federal)

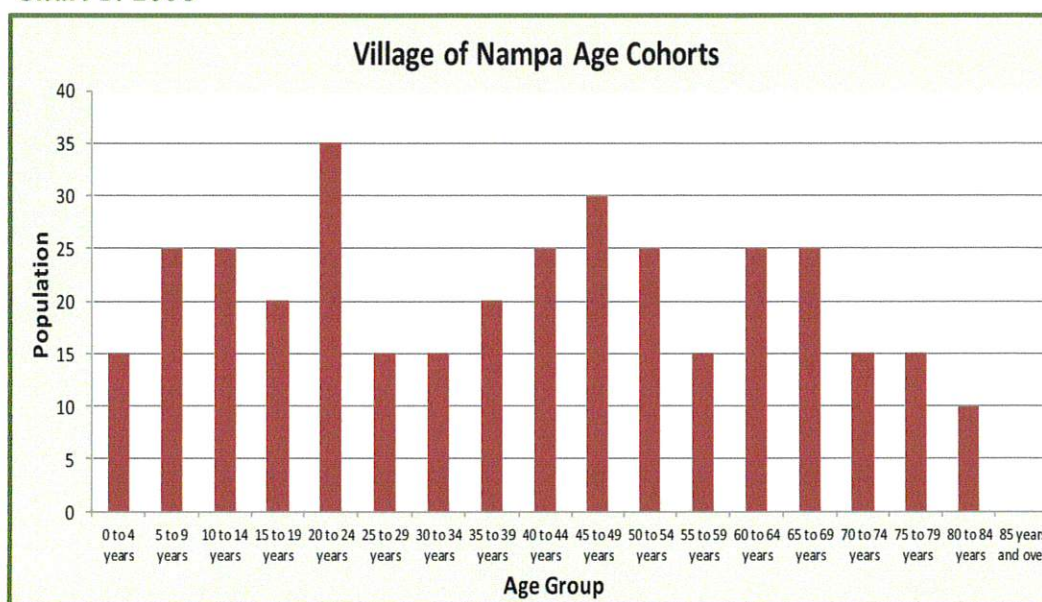
Statistics Canada Census 2011

- 4.1.2 According to Table 1 the population of Nampa has been experiencing a steady decline since 1991; however, the rate of decline has become less significant over the last 15 years. The 2006 Federal Census recorded a marginal drop in the overall population compared to previous census years. A more recent census count in 2011 indicated the Village grew by 0.6 percent marking the community's first gain in over 20 years. Though the gain was consider marginal it amplifies the assumption that Nampa's population will level out and/or increase in the foreseeable future. Past declines in the Village's population have been a direct and indirect result of several factors including but not limited to the lack of job opportunities, emigration of young people, and the community's geographic proximity to the Town of Peace River. Though it remains difficult to anticipate future growth trends for the Village, this MDP has made an estimate of growth by using a combination of historical data and projections.

4.2 Population Characteristics

- 4.2.1 According to the 2006 Federal Census, the population of Nampa is approximately 360 persons. This number is further divided by age cohort, which helps in understanding the population's characteristics. *Chart 1* provides age cohort information within the Village.

Chart 1: 2006



Statistics Canada Census 2006: Nampa Community Profile

- 4.2.2 According to *Chart 1* people 20-24 years of age are the largest age cohort within the Village of Nampa, followed by the 45-49. It is difficult to determine how these cohorts will change over an extended period of time; however, the current demographic chart does reveal a few emerging trends that will need to be addressed in future planning policies.

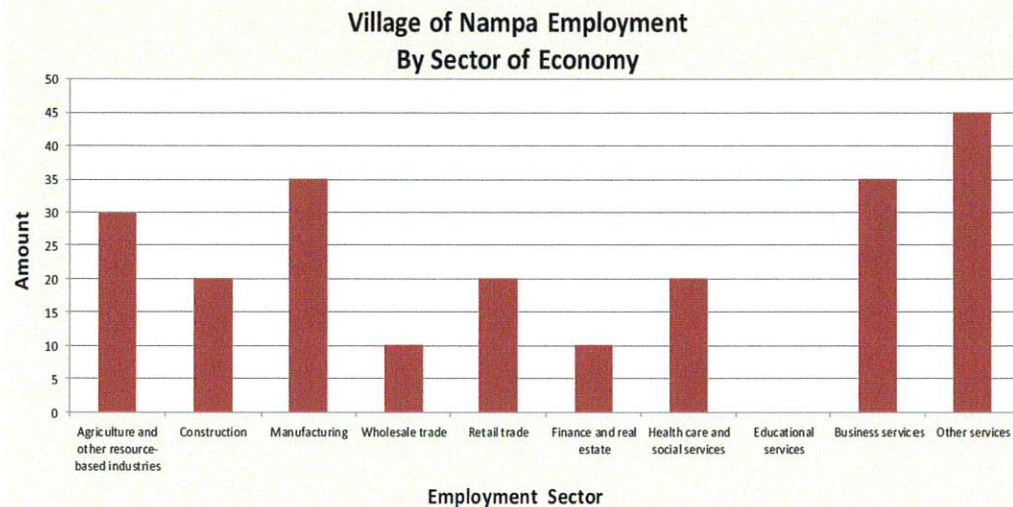
- The latter cohort will be entering retirement in the next 20 years, meaning appropriate actions need to be taken to address growing senior needs.
- Second, the chart reveals that there are a low proportion of people between the ages of 25 to 34 in comparison to the largest group of people, 20-24 years of age. The proportion of people 20-24 is more than the age cohort 25-29 and 30-34 combined. The variation in size amongst the three age groups may be a reflection of the emigration of young adults in pursuit of education and employment opportunities elsewhere. In order to support an aging population it will be imperative to create an environment that retains and attracts young professionals.



4.3 Local Economic Indicators

4.3.1 Maintaining a stable growth pattern for the Village requires an understanding of the existing employment sectors situated within the community. More important, it also requires an in-depth investigation of how those sectors contribute to the population's characteristics. The following chart provides information by employment sectors.

Chart 2: 2006



Statistics Canada Census 2006: Nampa Community Profile

4.3.2 According to *Chart 2*, “Other services” is the largest employment sector within the Village, followed by the “Manufacturing industry” and “Business services.” The two smallest sectors include “Finance & real estate” and “Wholesale trade.” Although it is important to maintain a large proportion of jobs in the larger employment areas, it is equally important that growth is stimulated in smaller sectors to diversify and strengthen the local economy.

4.3.3 In order to achieve long term economic sustainability, Nampa must be able to compete in a global market that is expanding. Creating a competitive environment in the local economy means the Village is:

- **resilient and adaptive to future economic cycles;**
- **open to improving the standard of living for its residents;**
- **a contributor to the regional economy; and**
- **aware of the significance of the natural environment and respectful of it.**



- 4.3.4 Forecasting future economic conditions is challenging, which is why it is important for the Village to identify areas of opportunities and capitalize on them. Maintaining a strong labour force that is diversified in various skill sets and education is one way to accomplish this.
- 4.3.5 To add to that, tourism is another example of where the Village can strengthen its local economy. The Village is situated in a pristine part of the Province, the Mighty Peace Country, home to the Peace and Heart River. The Village also benefits from the through traffic of Highway 2 which is locally known as 100th street. A combination of both factors makes Nampa an ideal community for tourism opportunities, which should be explored further through a marketing study.



4.4 Population and Projections

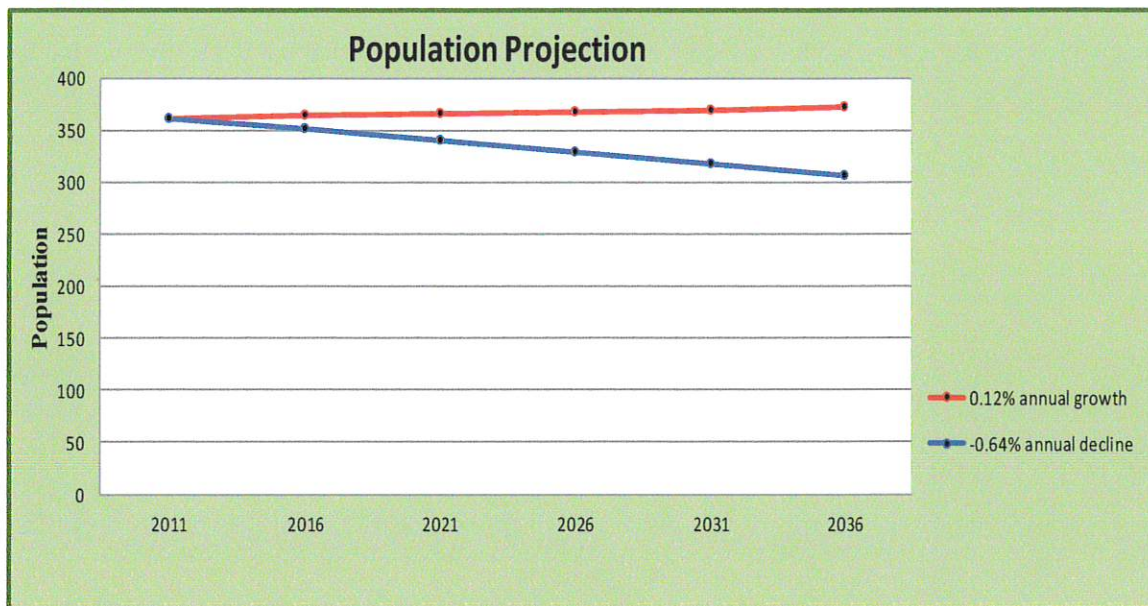
- 4.4.1 The population projections displayed in this MDP are based on historical growth patterns; however, it is important to recognize that these predictions are dependent on external variables such as economic cycles and political conditions. It is for this reason that the projections should not be taken as absolute values but as estimates.
- 4.4.2 The population projections for the Village of Nampa were calculated using a standard linear formula that took into account population change over various census periods and was based on a 25 year time horizon. Table 2 provides 2 growth scenarios that were based on past population changes.
- a.) The Moderate Growth Scenario of 0.12% annual growth is based primarily on the population change between 2006 and 2011. The Village experiences its first gain in over 20 years. Future growth in this nature will need to coincide with increase migration, retention of young people, and a strong economy particularly in the agricultural, industrial, and oil and gas sectors.
 - b.) The Negative Growth Scenario of -0.64 annual decline is based on the population changed experience between 2001 and 2006. A future population decline would coincide with several factors, including a weak economy, emigration of young people, and an aging population.

Table 2 Population Projections

Year	MODERATE GROWTH SCENARIO 0.12% Annual growth	NEGATIVE GROWTH SCENARIO -0.64% Annual decline
2011	362	362
2016	364	351
2021	366	340
2026	368	329
2031	370	318
2036	372	307

Note: This population projection is calculated based on Standard Cohort Component Projection. The base year is 2011. Statistics Canada Census 2011

Chart 3



Note: The following is a chart format of table 2

- 4.4.4 For the purpose of this MDP, all policies pertaining to this Plan will be based on the assumption that the Village of Nampa will have an average annual growth rate of 0.12 %. While it remains difficult to determine the most accurate growth scenario, a moderate growth rate is the most relevant growth trend, based on the 2011 Federal Census.



Figure 6: Chicagochildrenscharities.org/6p-content/upload



5.0 ECONOMIC DEVELOPMENT

A viable community is one that sustains economic development through business growth and municipal investment. These actions will eventually lead to an increased tax base, which can further improve a community's fiscal integrity. The Village of Nampa recognizes this and is committed to using economic development as a tool to improve the vitality of the community. As identified previously, Nampa must recognize its assets and capitalize on them in order to be more competitive in a global market, and more importantly, provide a better quality of life for its residents.

Currently, Nampa serves as a major exporter of hay to Asian markets. Expanding on this global link and exploring new opportunities for growth will help enhance Nampa's local economy. Furthermore, Nampa's youth are a key driver in the community's economic development. As identified previously, Nampa's demographics are expected to remain relatively young. This gives the Village the advantage of retaining a strong labour force that will support Nampa's growing economy.

Goal: **To build a diverse economy that is adaptive to current and future economic cycles.**

Objective

The objectives of Economic Development are to:

- identify and create incentives to attract investment into the Village;
- support opportunities that will attract other employment sectors;
- collaborate with provincial and municipal partners to promote economic development;
- be proactive and future-orientated when encountering changes or risks (as opposed to reactive); and
- preserve a sufficient amount of land for future commercial and business development.

Policies

- 5.1 **Land allocation:** Schedule “B” identifies areas for future land uses. The Village shall preserve the area around the railway corridor as a potential business and industrial park.
- 5.2 **Economic Development Strategy:** The Village shall develop a comprehensive strategy that will consider short and long-term economic development to attract residents and businesses to the community.
- 5.3 **Development Study:** The Village shall conduct a detailed study defining existing and potential assets pertinent to each employment sector located within the community.
- 5.4 **Market:** Continue to promote and update economic development opportunities on the Village homepage.
- 5.5 **Tourism:** The Village shall work with Northern Sunrise County and the provincial government to develop the Heart River Valley as a place for *eco-tourism*.
- 5.6 **Tourism:** The Village may support local groups interested in developing natural interpretive centres using private fund-raising approaches and provincial/federal government funding programs.
- 5.7 **Tourism:** The Village shall promote the local tourism industry by publishing a list of tourism attractions and facilities.
- 5.8 **Incentives:** The Village shall explore alternate options to attract new business including but not limited to tax breaks.
- 5.9 **Funding:** The Village shall explore various grant opportunities including but not limited to the Municipal Sustainability Initiative (MSI). *MSI is a provincial program that provides funding for municipal infrastructure projects.*





6.0 RESIDENTIAL DEVELOPMENT

Nampa's residential development consists primarily of single detached homes and modular dwellings, resulting in low density neighbourhoods that are homogeneous in character. As of 2006, 50 percent of housing consisted of single detached houses (private dwelling) in Nampa, followed by other dwellings (private dwelling) at 37 % and row housing at 13 %.¹¹ A continuation of the existing land use pattern in the Village will result in the consumption of valuable farm land and Environmentally Sensitive Areas. Encouraging a variety of housing types will not only foster more efficient land use patterns but alternately may attract larger pools of people, resulting in a more vibrant and sustainable community.

Goal: To encourage the development of a variety of housing types that will create sustainable and effective land use patterns.

Objectives

The objectives of Residential Development are:

- to encourage the development of compact neighbourhoods that are "walkable" in scale;
- to ensure infilling and brownfield development takes priority over greenfield development;
- to provide affordable housing for the vulnerable, elderly and disabled; and
- to develop future residential areas adjacent to existing infrastructure and transportation corridors.

Policies

- 6.1 Residential Development:** All residential areas shall be located in the designated areas as shown on Schedule "B" (Proposed Land Use Policy Area).
- 6.2 Housing Diversity:** The Village, in cooperation with private developers and/or government agencies, will work together to provide a variety of housing types, and a range of dwellings and lot sizes to meet the socio-economic needs of existing and prospective residents.

¹¹ City data.com : <http://www.city-data.com/canada/Nampa-Village-population-houses.html>

- 6.3 *Housing Diversity:*** Single detached homes should be the predominant housing type in new residential areas; however, alternative housing types should also be provided (i.e. apartments, row housing, and duplexes).
- 6.4 *Neighbourhood:*** The Village shall encourage medium density residential neighbourhoods next to existing amenities and 100th street (Highway 2).
- 6.5 *Neighbourhood:*** New residential development should include pedestrian walkways with a lesser dependence on vehicle use.
- 6.6 *Neighbourhood:*** Future residential neighbourhoods shall be designed with a mixture of commercial and institutional uses.
- 6.7 *Neighbourhood:*** Where appropriate, infill shall be used to improve the liveability and adaptability of existing neighbourhoods and reduce greenfield development.
- 6.8 *Design:*** The Village may consider the aesthetic appearance of new and existing neighbourhoods.
- 6.9 *Affordable Housing:*** The Village shall work in partnership with private developers and senior levels of government in providing affordable housing for the vulnerable, the disabled and people who are unable to pay market rental rates.
- 6.10 *Affordable Housing:*** The Village shall promote affordable housing by encouraging secondary suites in selected areas.
- 6.11 *Affordable Housing:*** The Village shall work with private developers in ensuring that new development includes the provision of affordable units.
- 6.12 *Seniors Housing:*** The Village shall work in partnership with private developers and senior levels of government in providing housing for senior citizens and mature adults.



Figure 8



Figure 9



7.0 COMMERCIAL DEVELOPMENT

Commercial development plays a vital role in the economic foundation of any municipality. Commercial Development is a key factor determining where one chooses to live, play and work. In the case of Nampa, commercial development is concentrated in two areas, along 100th street (Highway 2) and in the Village centre. The area of interest consists predominantly of hotels, bars, shops and other services. A growing challenge the Village will encounter is the competitive nature of emerging regional markets, including the Town of Peace River. Due to the Village's proximity to the Town, it lies within the Town of Peace River's retail catchment area.

Investing in commercial development can help alleviate this fact, which is why it is paramount for the Village to seek innovative strategies to retain local businesses that provide quality goods and services to the local community.

Goal: To ensure economic growth is generated in a strategic manner that promotes commercial development and improves the Village's vitality.

Objectives

The objectives of Commercial Development are:

- to reinforce the Village centre and 100th street (Highway 2) corridor as the centres for business, goods and services;
- to develop a dialogue amongst local stakeholders to address business improvement opportunities;
- to create a long term vision for commercial development within the community; and
- to create policies that support diverse and vibrant commercial areas.

Policies

- 7.1 Commercial Development:** All commercial development shall be located in the designated areas as shown on Schedule “B” (Proposed Land Use Policy Area.).
- 7.2 Business Revitalization Zone (BRZ):** Local businesses should be encouraged to create a BRZ that will allow local business and property owners to join together, and with the support from the Village, organize, finance and carry out physical improvements to their commercial area.
- 7.3 Area Structure Plan (ASP):** all proposed commercial development MAY be required to complete an ASP that is prepared by developers and reviewed by Council.
- 7.4 Market Study:** The Village should undertake a marketing and business study that identifies key retail sectors that can be established within the Village and compete with neighbouring municipalities.
- 7.5 Incentives:** Develop incentive programs for targeted sites along the 100th street (Highway 2) corridor and the Village centre.
- 7.6 Incentives:** Through the fiscal budget, the Village shall incorporate financial incentives to encourage commercial development which may include the reduction of development fees for businesses that reuse vacant commercial properties.

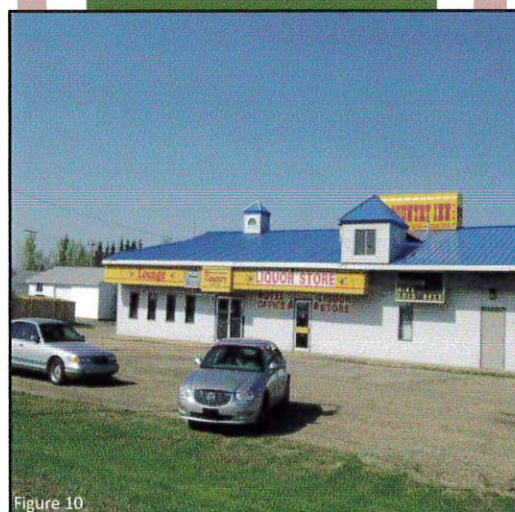


Figure 10

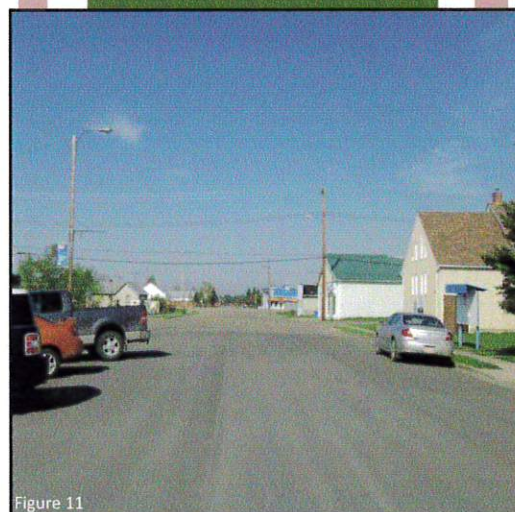


Figure 11



- 7.7 *Aesthetics and Design:*** The Village encourages development to meet design standards as identified in Section 12.1. This includes building placement, furnishing, facade, built form, scale and compatibility with adjacent properties.
- 7.8 *Home Based Businesses:*** The Village supports home-based businesses, including but not limited to home offices, provided such areas do not have a negative impact on the surrounding neighbourhoods. The Land Use Bylaw shall regulate all home-based businesses.



8.0 INDUSTRIAL DEVELOPMENT

Industrial development is currently the Village's main source of employment. Located on the Village's periphery, companies in both the grain and hay industry provide a stable source of income to many local residents. Expanding on these establishments will help Nampa become more economically viable. The railway corridors should be seen as prime opportunities to reserve valuable land for future industrial development when needed. These locations will appeal to companies requiring efficient, accessible access to transportation corridors.

Goal: To enhance the Village's role as a service centre for industries in the Peace Region, primarily in agriculture, forestry, oil and gas.

Objectives

The objectives of Industrial Development are:

- to provide adequate land for future industrial development (industrial parks if needed);
- to identify additional industrial sectors;
- to ensure natural resources are extracted and utilized in an efficient manner; and
- to continue to support existing industries so they remain competitive on a regional and global scale.



Policies

- 8.1 Site Planning:** All industrial development shall be located in the designated areas as shown on Schedule “B” (Proposed Land Use Policy Areas).
- 8.2 Site Planning:** Promote light industrial development along the 100th street (Highway 2) and railway corridor. The area shall be recognized as the industrial/business park centre.
- 8.3 Site Planning:** The Village may require that an ASP be prepared for all future industrial areas. The ASP should incorporate sustainable development strategies in relation to utilities and services, the preservation of natural areas, and design.
- 8.4 Site Planning:** The LUB shall be reviewed to ensure it contains regulations that reflect existing realities regarding industrial land use. This may include but not be limited to landscaping, building design, and appropriate distances between industrial uses and non-industrial uses.
- 8.5 Industrial Development:** Encourage the Village to prepare an economic vitality study that focuses on strategies to attract additional industries in the forestry, agricultural, and oil and gas sectors.

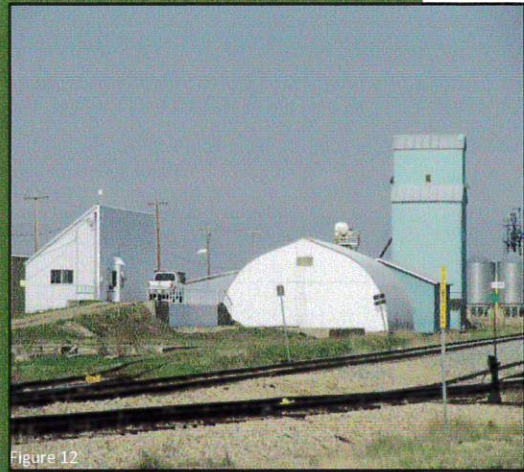


Figure 12

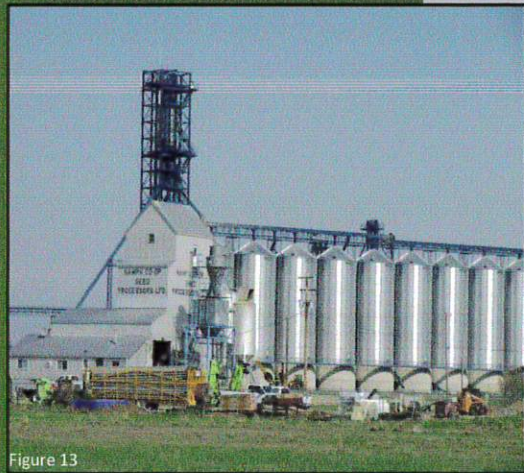


Figure 13



Figure 14



- 8.6 Industrial Development:** The Village may encourage and support the development of an industry stakeholder committee composed of representatives from each major industrial employer within the Village. The role of the committee will be to advocate for increased funding from senior levels of government to support local industrial sectors and to create dialogue amongst the various industrial sectors pertinent to the Village.
- 8.7 Sustainability:** The Village shall oppose any industrial activity that will have an adverse impact on the natural environment and/or jeopardize future resource productivity in and around the Village of Nampa.



9.0 TRANSPORTATION

An accessible road network is one that provides sufficient connections to provincial, arterial, collector and local road systems. This in turn aids in the efficient movement of people, goods and services. Nampa's future road expansion and/or widening will include several elements including but not limited to setbacks, access points and future urban expansion. These elements must be clearly defined and planned to avoid potential conflicts.

The Village's transportation network plays a vital role in the movement of people, goods and services. 100th Street (Highway 2) currently bisects the Village and is the primary source of traffic within the municipal boundary. The MDP respects Highway No. 2's existing alignment and envisions it as a key component in the Village's local economy.

Goal: To create a transportation network that will result in the efficient movement of people and goods, while ensuring major thoroughfares are kept in their existing alignment.

Objectives

The objectives of Transportation are:

- to coordinate with provincial agencies to ensure 100th street (Highway 2) retains its existing alignment through the Village of Nampa;
- to provide a sufficient road network for the future needs of the Village; and
- to provide a network that promotes alternatives modes of transportation (sidewalks and bicycle trails).

Policies

- 9.1 Transportation Network:** The future road network is shown on Schedule "C" (Transportation).
- 9.2 Highway 2:** The Village will collaborate with the provincial government to ensure 100th street (Highway 2) retains its existing alignment.
- 9.3 Highway 2:** The Village will work with the provincial government in ensuring 100th street (Highway 2) remains a two lane highway within the Village's municipal boundary until traffic demands warrant widening.
- 9.4 Road Network:** The Village will protect rights-of-way for long term roadway expansions and limit access to provincial and arterial highways, through the use of service roads.

- 9.5 Road Network:** The Village will ensure any subdivision of lands adjacent to provincial and arterial highways and other major local roads do not preclude the possibility of future road widening.
- 9.6 Road Network:** The Village shall endeavour to mitigate negative social and environmental impacts in the planning and construction of transportation corridors.
- 9.7 Bicycle and Pedestrian Ways:** The Village may coordinate bicycle and pedestrian ways throughout the Village
- 9.8 Pedestrian Links:** The Village shall facilitate appropriate pedestrian linkages between building entrances, by creating public sidewalks and pathways throughout the community.
- 9.9 Traffic Control:** Where required, pedestrian and vehicular traffic shall be controlled. Pedestrian traffic across major thoroughways shall be accommodated by lights or a crosswalk.



Figure 12
Image Media- By Benjamin Gillies



Figure 13



10.0 INFRASTRUCTURE

The maintenance and expansion of municipal services and utilities is a key factor in the growth of Nampa. The Village will need to maintain and expand on these services in order to develop the Village in a manner that complies with the vision outlined in this MDP.

Goal: To maintain and develop a municipal infrastructure system that is effective, efficient and sustainable for the future needs of the Village.

Objectives

The objectives of infrastructure development are:

- to ensure that the expansion of new municipal services and utilities are coordinated with urban expansion; and
- to maintain the integrity of Nampa's infrastructure through the coordinated effort of the utility manager and other agencies.

Policies

10.1 *Quality of Utility Services:* The Village shall provide or facilitate the provision of high quality utility services to residents and businesses in Nampa.

10.2 *Quality of Utility Services:* The Village shall maintain a sufficient amount of funds to plan and implement a comprehensive long term plan for its utility infrastructure.

10.3 *Water System:* The Village will maintain a standard of water supply storage and distribution to meet future domestic, commercial and industrial needs.

10.4 *Waste Management:* The sewage treatment and distribution systems shall be upgraded to accommodate

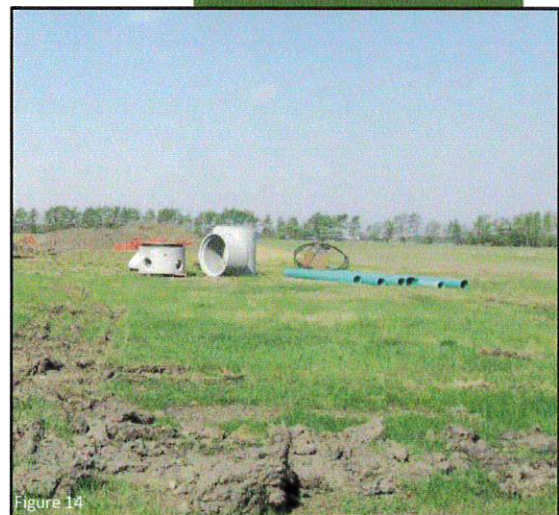


Figure 14



the population projections for 2026.

10.5 *Utility Improvements:* The Village shall promote the principles of Reduce, Reuse and Recycle materials with its own operations and with business and residents.

10.6 *Expansion:* The Village shall ensure that all new development(s) are fully serviced.



11.0 RECREATION AND COMMUNITY

The Village of Nampa is home to a number of recreational facilities including Mill Brown Campground, Legacy Park and Central Park. Providing areas for residents to play, relax, socialize and exercise enhances quality of life and assists in creating a more cohesive community. The Village of Nampa recognizes this and is committed to expanding on such facilities when needed.

Goal: To enhance the quality of life of all Nampa residents by ensuring the maintenance of existing recreational facilities and the development of new recreational facilities.

Objectives

The objectives of Recreational and Community are:

- to plan a system of parks, playgrounds recreational facilities, open space and cultural facilities; and
- to maintain current facilities and parks in an orderly and timely manner when needed.

Policies

11.1 Parks, Playgrounds and Open Space: Parks and playgrounds shall be properly maintained through frequent inspections and regular maintenance operations.

11.2 Park, Playgrounds and Open Space: When warranted the Village shall expand and add additional playgrounds to the Village to accommodate the estimated population projection for 2026.

11.3 ASP: ASP for new neighbourhoods shall incorporate parks and public institutions into their design concepts. This may be done through Municipal Reserves (MR's).



- 11.4 Community:** Parks, playgrounds, open spaces, and other public realm areas shall be designed to facilitate socialization amongst area residents.
- 11.5 Community Events:** The Village shall continue to support local community events through various methods including but not limited to funding, donation, and volunteering.
- 11.6 Cultural Events:** When warranted the Village shall investigate opportunities to create and include performance/display space for arts and culture events.
- 11.7 Arena:** The Village shall ensure recreational facilities are well maintained through frequent maintenance and/or repairs.
- 11.8 Campground:** The Village shall ensure the campgrounds are properly maintained for existing and future uses.



Figure 18



Figure 17



Figure 18



12.0 BEAUTIFICATION AND URBAN DESIGN

In order to compete at a local and regional level Nampa recognizes the importance of urban design and beautification as both elements play a significant role in the Village's image and attractiveness. 100th street (Highway 2) presents an opportunity where the rehabilitation of the existing right-of-way will help improve the Village's image, making it a more inviting place for business and residents.

Goal: To improve the aesthetic appeal of the municipality, particularly in the vicinity of 100th street (Highway 2) and the Village's centre.

Objectives

The objectives of Beautification and Urban Design are:

- to redefine the 100th street (Highway 2) corridor and Village centre by enhancing the street façades;
- to promote urban design and beautification within the community;
- to preserve heritage sites;
- to develop an Area Redevelopment Plan (ARP) for the 100th street (Highway 2) corridor; and
- to develop gateway entrances to the Village.

Policies

12.1 Design Regulations: Undertake an urban design study along the existing highway corridor to precisely determine the Village's future built form. The study shall address the following:

- Mixed development and the intensification of land uses
- Improved pedestrian linkages
- Built form, building style, orientation, massing and placement of buildings
- Streetscapes, and open space
- Revitalization of existing corridors, the identification of opportunities, and the development of a clear design vision for the Village

These studies shall help establish the framework for the use of an ARP.

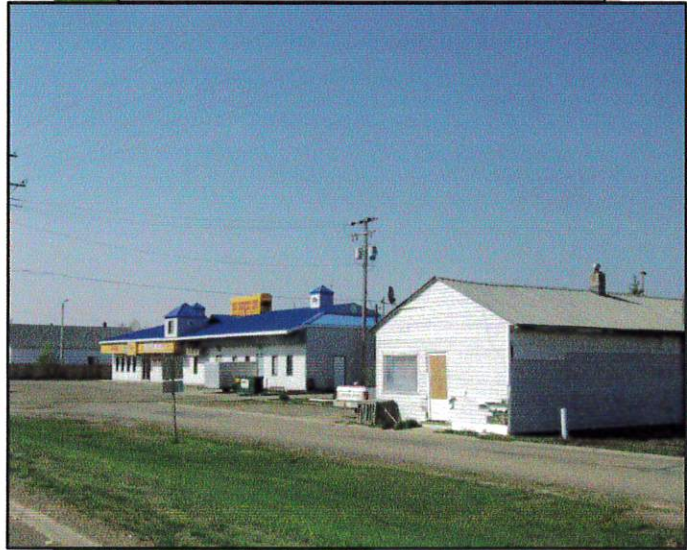
12.3 Design Regulations: In addition to ASP's and ARP's the Village may prepare and adopt design guidelines for the areas surrounding 100th Street (Highway 2) and the Village Centre.

12.4 Land Use Bylaw (LUB): The Village shall review and rewrite the LUB to ensure existing regulations assist in the efforts of creating an attractive and beautiful community.

12.5 Heritage Sites: The Village shall prepare and implement a strategic plan that will ensure Nampa's heritage resources and sites are protected well into the future.

12.6 Areas of Improvement: In conjunction with Policy 7.2, the vicinity of 100th street (Highway 2) and the Village Centre shall be given primary focus with respect to investment design, and streetscape improvements.

Existing



Potential



Figure 20: By: Admin-modified streetscape Urban Times.



12.7 Innovation: The Village shall encourage neighbourhood designs that respond to environmental, economic, demographics and market conditions; and align with the goals and objectives of this Plan.

12.8 Unsightly Uses: Unsightly uses should be screened. This can be achieved using various types of buffers including trees, attractive fencing, bushes, flowerbeds, and/or the orientation of future built forms.



Figure 21: www.redbubble.com/.../5126592-bishys-junk-yard

Cluttered lots have an adverse effect on the Village image



Figure 22:
Calmar AB, Ron Rauckman Aug, 2006

Good landscaping creates an inviting environment and enhances the public realm.



Figure 23:
Sylvan Lake AB, Ron Rauckman July, 2009

Good urban design can be as simple as installing artistic streetlights.

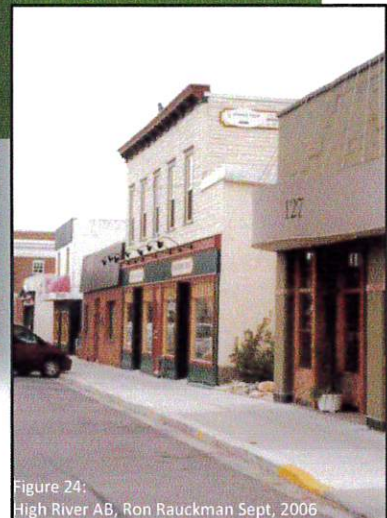


Figure 24:
High River AB, Ron Rauckman Sept, 2006

Creating a well-designed street façade can add character to the Village and improve its visual appearance.



13.0 ENVIRONMENT

With development comes competing land uses. It is imperative to ensure that as development occurs in and around the Village, sensitive areas are conserved and protected. Conserving natural green spaces not only protects wildlife, but it enhances the quality of life for local residents by providing them with scenic views and recreational opportunities.

An environmentally sustainable community can also include the development of energy efficient buildings that consume less electricity and natural resources. Alternative energy options such as wind, solar, and biomass are encouraged. If implemented, these alternative options may help Nampa become less dependent on the conventional energy grid system.

Goal: To conserve Environmentally Sensitive Areas and encourage energy efficient practices with in the community

Objectives

The objectives of environmental sustainability are:

- to protect and enhance Environmentally Sensitive Areas;
- to promote alternative energy; and
- to encourage the development of energy efficient homes and buildings.

Policies

13.1 Environmental Reserves: Through the subdivision process, the Village shall require that any lands considered unsuitable for development be dedicated as Environmental Reserves in accordance with the provisions found under the Municipal Government Act.

13.2 Land Dedication: Lands dedicated as Environmental Reserves shall remain in their natural state, with the exception of minimal uses such as public parks and trail systems.

13.3 Heart River: The Village shall cooperate with Northern Sunrise County and the Provincial Government to ensure the conservation of the Heart River Valley.

13.4 Development: The Village may prepare a study to evaluate areas consider environmentally significant and ensure that future development does not infringe on these areas.



- 13.5 Development:** Developers should be encouraged to develop energy efficient homes that have minimal impact on the local and global environment.
- 13.6 Development:** The Village may encourage developers to erect Leadership in Energy and Environmental Design (LEED) certified buildings and homes.
- 13.7 Development:** The Village may require that an Environmental Impact Assessment be prepared by a developer based on the complexity of the proposal.
- 13.8 Alternative Power:** The Village may investigate the feasibility of investing in alternative energy sources, (e.g. solar, wind and biomass). Such initiatives will likely lessen the Village's dependence on conventional energy sources.



Figure 25: Government of Alberta - Cleaner Energy



Figure 26: analyzolic-eng.blogspot.com/2011/01/solar-ene

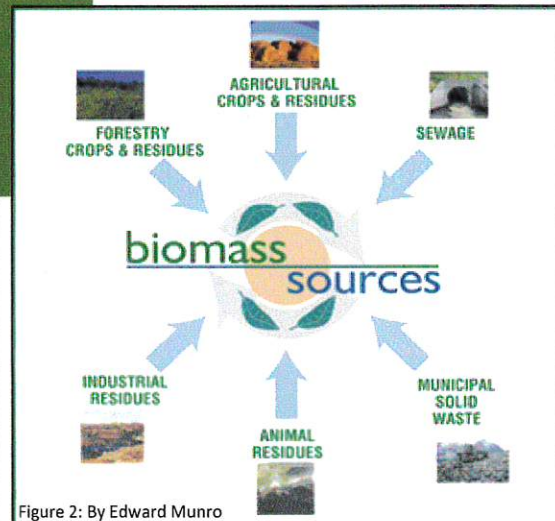


Figure 2: By Edward Munro
<http://www.theurban.com/2010/08/raising-profile-biomass-energy/>

14.0 IMPLEMENTATION

Detailed planning will be required in order to implement the policies outlined in the MDP. This shall come in the form of Area Redevelopment Plans, Area Structure Plans and Land Use Bylaws. The MDP will also be updated to include requirements developed through the Land Use Framework's Regional Plan.

The success of this MDP will be measured based on the degree to which the policies identified in this Plan are implemented. Furthermore, it shall be reviewed at the midpoint of Council's term or every five years. If amendments are required, they will be carried out through an amendment process. Implementation of the policies outlined in this Plan will require investment in community infrastructure, amenities, services, and support of Council.

Goal: To implement the goals identified in the MDP by working with provincial agencies and neighbouring municipalities in developing regional plans and other statutory documents.

Policies

- 14.1 Adoption:** Upon adoption by By-law of this MDP, the policies contained herein will be in full force and effect.
- 14.2 Conformity:** The Village shall conduct a review and rewrite of the existing LUB to ensure consistency with policies outlined in the MDP.
- 14.3 Conformity:** Subdivision applications, LUB amendments and development permits shall all refer to and comply with the MDP.
- 14.4 Subdivision and Development Appeals:** The Subdivision and Development Appeal Board shall have regard to the policies of the MDP in their decision making process.
- 14.5 Monitoring:** The Village shall review the MDP when deemed necessary to ensure it complies with provincial plans, initiatives, and legislation. This may include but is not limited to the regulations in the Municipal Government Act and the Regional Plan developed under the LUF.



- 14.6 *Funding and Budget:*** The policies identified under this Plan suggest spending by the Village in order to achieve successful implementation. The funding of any policies under this plan shall be considered on an annual basis during the Village budget process.
- 14.7 *Public Engagement:*** The Village shall facilitate public input when implementing policies under this Plan. Public input may be obtained using a variety of techniques such as open houses, public meetings, focus groups, workshops and survey. In making a decision on a planning matter the Village shall consider but not be bound by the input received from the public.



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16.0 SCHEDULES

APPENDIX	A:	YOUTH WALKING TOUR SUMMARY
SCHEDULE	A:	REGIONAL CONTEXT MAP
SCHEDULE	B:	PROPOSED LAND USE POLICY AREAS
SCHEDULE	C:	TRANSPORTATION



APPENDIX “A” YOUTH WALKING TOUR SUMMARY

<p>Beautify village</p> <ul style="list-style-type: none">-plant more trees and flowers-clean up the garbage around the Village-repaint pedestrian crosswalks-more signage for the Community Complex
<p>Housing</p> <ul style="list-style-type: none">-youth want new housing such as apartments, single detached housing and senior housing.-most youth proposed single detached housing and apartments on the periphery of the community.-most youths proposed additional seniors housing near seniors housing on 99Ave and 103 street.
<p>Services</p> <ul style="list-style-type: none">-all youth proposed a shopping mall or individual clothing stores in various locations-many youth agreed the Village needs a RCMP station, a hotel, a veterinary clinic, doctor’s office, studio space for artists, vehicle service station and airport.-all youth wanted fast food chain restaurants (McDonalds, A&W, Tim Horton’s etc.)
<p>Recreation</p> <ul style="list-style-type: none">-all youth agree the Village needs more sidewalks, and walking trails-most youth agree the Village needs a dog park and outdoor soccer fields. (half of the youths indicated the Legacy Park should be used for soccer and a dog park.-many youth agree the hockey rink (Complex) should be utilized in the summer – ball hockey, and roller derby.-several youths recommend a swimming pool, bowling alley, skate park, dirt bike track.