

Village of Heisler

Municipal Development Plan

Bylaw # 516-18





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1. Purpose and Background

1.1. Purpose

Development in the Village of Heisler (Village) should respect and promote the communities vision:

*Heisler, a safe, clean, friendly and
family oriented community
with opportunities for growth*

In order to achieve the Village's vision, development in the Village should be economically, environmentally, and socially balanced. The Village should be a community where residents can enjoy a high quality of life and where new residents come to live, work and play.

The goals and policies of the MDP apply to land within the Village boundary, and are intended to:

- (1) Define strategies for achieving the Village's aspirations and set priorities for the near and long term future;
- (2) Establish policies and recommendations that will delineate how the Village can move towards achieving its goals;
- (3) Protect and enhance past physical characteristics and traditions;
- (4) Guide the orderly and systematic physical growth of the community;
- (5) Establish the desirable direction for future community development;
- (6) Identify major current and potential constraints, issues and opportunities such as the need for jobs, variety in housing types and densities, and infrastructure expansion, amongst others; and,
- (7) Be consistent with Provincial Land Use Policy.

1.2. Policy Context

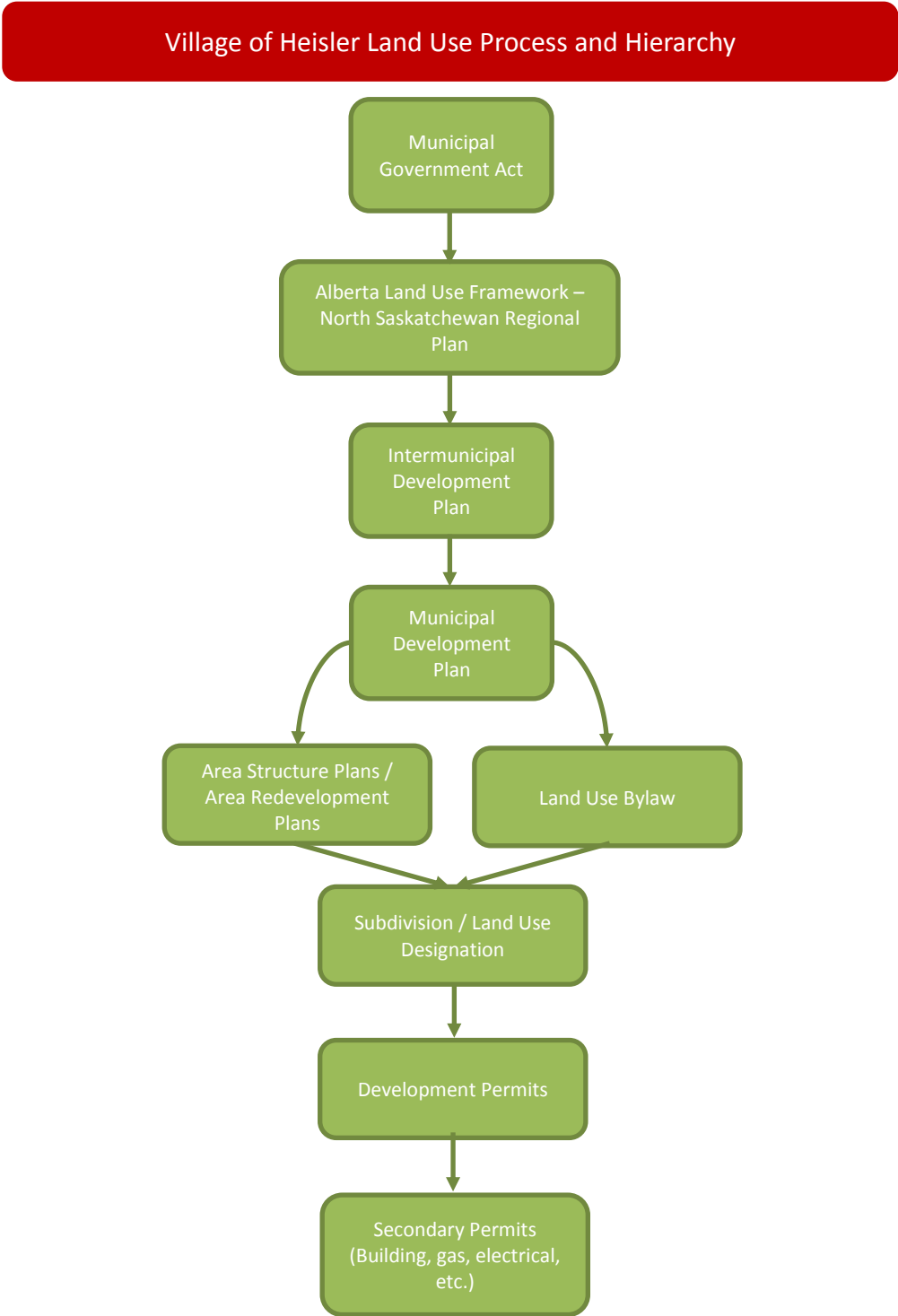
The Municipal Government Act (MGA), Statutes of Alberta, states that all municipalities within Alberta must prepare and adopt a Municipal Development Plan (MDP).

The MDP is primarily a policy document that can be utilized as a framework within which both public and private sector decision making can occur. The MDP covers issues of land use; transportation; allocation of municipal reserves; future development, etc. The MDP act as a framework in what the Village of Heisler aims for in the future, based on current trends and desires. The MDP is an evolving document, which should be continually reviewed and updated as necessary.

As a policy document it is, for the most part, general in nature and long range in its outlook. The MDP is a framework that is intended to guide decision-making, bylaw development and investment for the future, providing a degree of certainty to the Council, administration, developers, and the public, regarding the form and character of the community. The MDP also formally provides the means whereby Council can evaluate immediate situations or proposals in the context of a long range plan for The Village. It is also a guide for administration, developers, residents, and adjacent municipalities in evaluating and understanding land-use decisions in the Village of Heisler.

As such, all bylaws adopted and works undertaken in the community must be consistent with the MDP. Concerning land use decision-making, the Land Use Bylaw serves as the regulatory document and operates within the framework developed in the MDP process (refer to Figure 1).

Figure 1 – Planning Hierarchy



The overall purpose of the Village MDP is to guide future growth and development to ensure that it is sustainable, orderly, appropriate, complementary, efficient, and that it enhances the quality of life for the residents of the Village. In addition, the MDP puts an emphasis on economic growth while keeping the small community feel that has given the village its warm reputation. The MDP will take strategic measures with clear, realistic policies to help nourish growth, community responsibility and awareness, while respecting and maintaining the village's industrious past into the present.

It is envisioned that with increased development Heisler will:

- (1) Be a safe, family-friendly, small-town atmosphere;
- (2) Be a community inclusive and welcoming to a diversity of individuals, with opportunities for each age cohort (young families);
- (3) Be a community with varied housing options to attract and provide for a diverse number of individuals with differing economic backgrounds;
- (4) Increase job opportunities and economic success through the encouragement and support of local businesses;
- (5) Revive the vibrant historic main street, in the form of improved aesthetics and business growth;
- (6) Continue to develop and provide maintenance of valued recreational amenities; and,
- (7) Provide future land uses that promotes maximum efficiency for compatible growth, while maximizing existing infrastructure.

1.3. Community Consultation

The MDP is a reflection of community values and objectives held by residents of the Village which have been determined through input and consultation with residents and council. In preparing this Plan, public feedback gathered at past community events was utilized. In addition, public consultation specific to the Municipal Development Plan was undertaken. Targeted stakeholder meetings were held with Council and Village administration. Community members were also invited to provide input at a community open house. At all public engagement events community members were asked to provide their feedback on future development of the Village. Additionally, in keeping with provincial requirements, a public hearing was held between First Reading and Second Reading.



2. Physical Environment

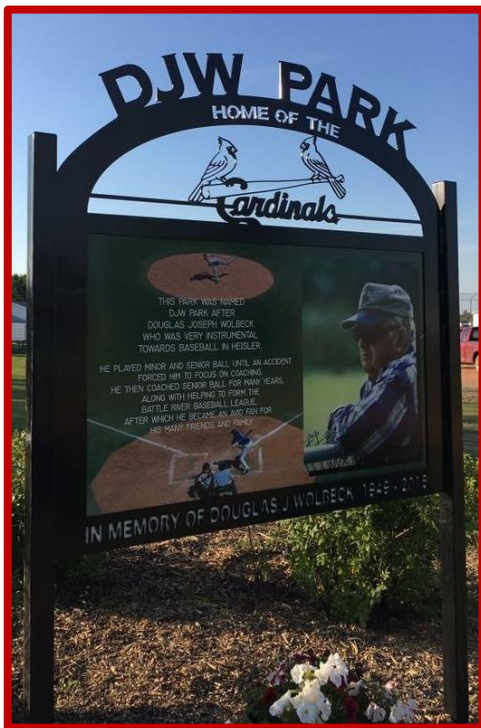
2.1. Community Context

Heisler is a Village located along Highway 855 in central Alberta. The Village is boarded on all sides by Flagstaff County. Heisler is located 23 km south of Daysland and 20 km north of Forestburg.

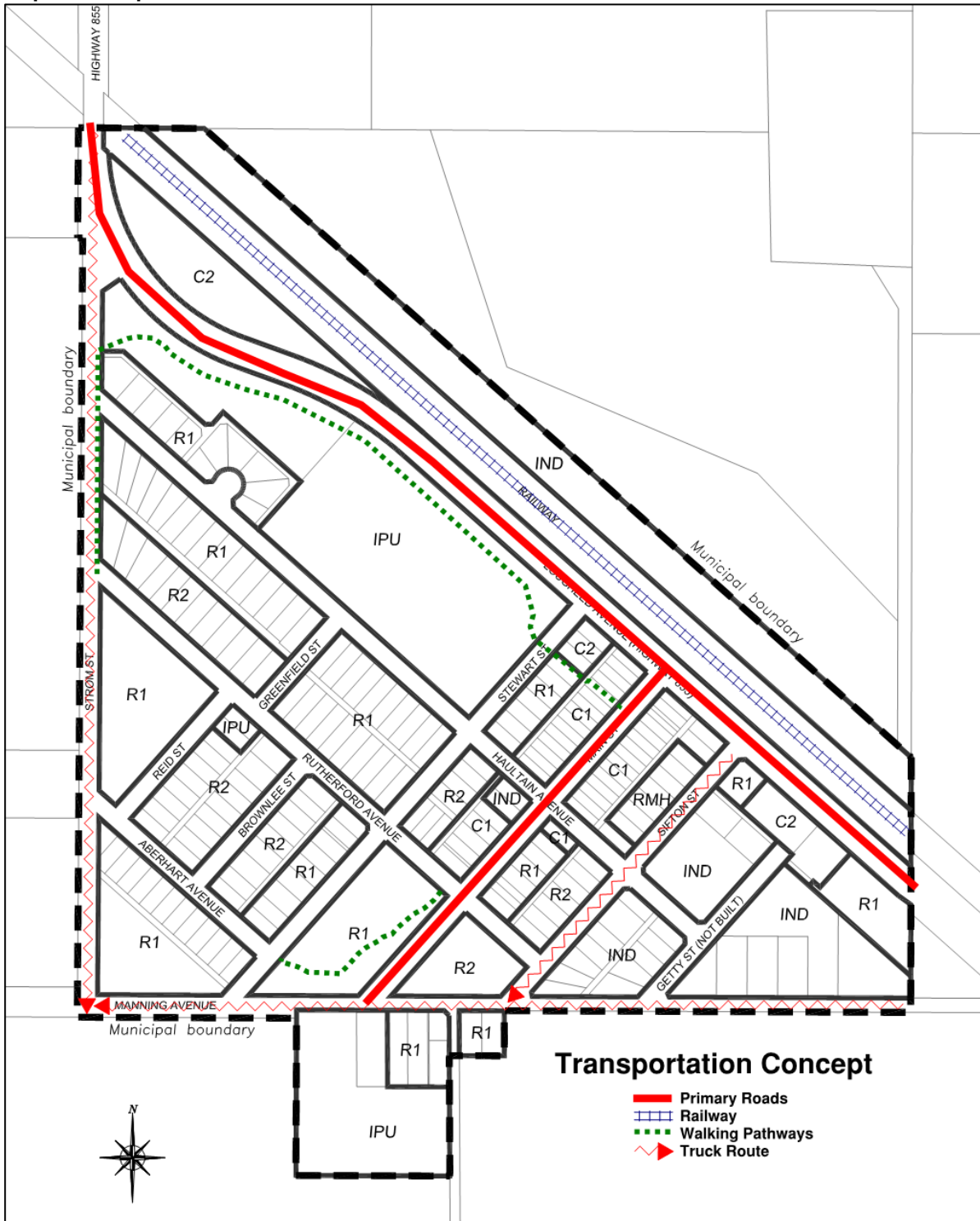
The Village is intersected by the Battle River Railway, a community owned railway operating between Camrose and Alliance. The Village transportation features are depicted in Map 1.

Agriculture is one of the main employers in the region. The Village has significant potential to support agricultural businesses which should be promoted with future development.

Existing land use patterns set the stage for development of adjacent lands. The distribution of existing commercial, industrial, recreational and educational facilities influences future development patterns. Map 2 identifies existing and future land uses as envisioned by the MDP.



Map 1: Transportation Network



Map 2: Future Land Use Concept

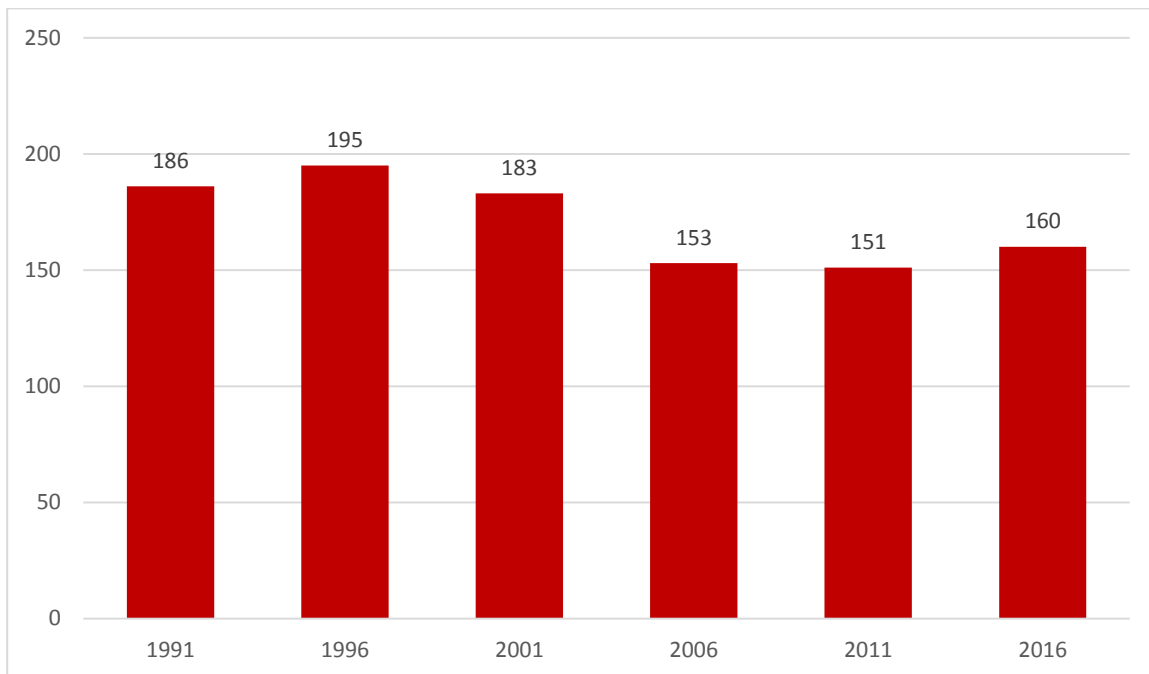


2.2. Population

Figure 2 illustrates the population for the Village since 1991. Federal census collection is completed every five years as the graph depicts. Population appears to have peaked at 195 people in 1996. In subsequent years the population has decreased to a low of 151 people in 2011. There has been a modest increase to 160 people in 2016.

With expanded economic development initiatives and continued investment in the community, the Village hopes to maintain a stable population.

Figure 2 – Village of Heisler Population 1991 – 2016



3. Setting the Stage for Growth

As the Village intends to grow it is important that we explore where future growth will occur in the Village. It is anticipated that a portion of future growth will occur within existing areas where vacant lots exists, while at the same time the majority of new development will expand into currently undeveloped municipal areas.



3.1. Goals

- (1) To ensure the orderly, complementary, contiguous, and efficient development of the physical environment within the Village.
- (2) To encourage the orderly and complementary use and development of the physical environment adjacent to Flagstaff County.
- (3) To identify future growth needs and directions for the Village and endeavour to ensure an adequate supply of developable land.

3.2. Policies

- (1) All development and subdivision of land shall, whenever possible, adhere to the goals and policies of this plan and follow the land use concepts as shown on Map 2.
- (2) Development and subdivision proposals that do not comply with the goals and policies of this plan will require amending this plan to accommodate such proposals.
- (3) A high level of quality and aesthetic appeal will be encouraged in all development and redevelopment.
- (4) Map 2: Future Land Use Concept depicts the long-term development concept for the Village.
- (5) Future subdivision and development should generally follow the concept presented in Map 2. Development shall:
 - a. Provide adequate buffering between new developments and existing developments to reduce potential conflicts.
 - b. Demonstrate community need for the desired land use.
 - c. Any other requirements as deemed necessary by the Development Authority.
- (6) All statutory plans, non-statutory plans and non-statutory policies adopted by Council shall be consistent with this plan.

- (7) The Village encourages innovative developments. To facilitate such innovation, the Village encourages early and ongoing conversations with administration and council.
- (8) The Village should give consideration to the following matters when reviewing proposed developments and/or amendments to the Land Use Bylaw:
 - a. The goals and policies of this and other applicable statutory and non-statutory plans and/or non-statutory policies adopted by Council;
 - b. The views of the public;
 - c. The physical characteristics of the subject and adjacent land;
 - d. The use of other land in the vicinity;
 - e. The availability of and possible impact on public and private utilities;
 - f. Access to and possible impact on the transportation systems;
 - g. The overall design; and
 - h. Any other matters which, in the opinion of Council, are relevant.
- (9) In compliance with the Subdivision and Development Regulation, pursuant to the Municipal Government Act, no applications for subdivisions and/or development of schools, hospitals, food establishments, or residences will be approved within 300 metres of the working areas of the disposal area of the solid waste transfer station without the written consent of the Deputy Minister of the Department of Environmental Protection.
- (10) Pursuant to the Municipal Government Act, the Village shall require that development and subdivision applications in close proximity to oil and gas facilities meet the standards of the Subdivision and Development Regulation and Energy Resources Conservation Board guidelines.
- (11) Higher utilization of existing infrastructure is encouraged through the appropriate infill development.
- (12) The Village may assume a role in land development, including acquisition, servicing and subdivision, in order to ensure an adequate supply of land.
- (13) Upon the subdivision of land, the Village will require the provision of municipal reserves to the maximum amount provided for in the Municipal Government Act. The Village's preference is for land dedication; however, money or a combination of money and land may be considered in unique circumstances.
- (14) The Village may require that new development and re-development be required to pay its fair share of expanding existing or creating new public facilities and services for sanitary, water storm water, roads and other community facilities through off-site levies.

4. Economic Development

The Village is committed to economic development within the Village and the region. The Village recognizes that diversification of business development is important to the economy and will support and promote opportunities for growth of a variety of commercial and industrial uses. Tourism is an important future economic development consideration for the Village as the Village is frequently visited by the Battle River Railway, which operates tourist trains on various occasions throughout the year.



Highway commercial is an important type of business development in the Village. It should be provided with special consideration to ensure transportation corridors remain safe and efficient.

4.1. Goals

- (1) To further the economic vitality and sustainability of the local and area economy.
- (2) To develop a strong tourism sector in the local and area economy.

4.2. Policies

- (1) The Village supports, in principle, private economic development initiatives.
- (2) The Village may support economic development initiatives, whether on its own or in partnership with the private sector.
- (3) The Village supports, whenever possible, joint economic development initiatives with other municipalities in the region.
- (4) The Village should consider the development of an Economic Development Marketing Plan to coordinate marketing efforts, both public and private, and to attract more businesses and tourists and increase the length of their stay.
- (5) The Village encourages the development of the tourism industry in and around Heisler. Such development should not have adverse social, economic, or environmental impacts.
- (6) Tourism oriented development should benefit the residents of the Village and area by providing greater economic, recreational, and cultural opportunities.
- (7) The Village and/or related agency should develop and maintain a registry of local businesses and services in order to identify and then actively seek to fill gaps.

5. Residential Development

The Village is composed of a multiple housing types including detached houses, duplexes, granny or nanny suites, and manufactured homes. The Village will promote the continued development of multiple types of housing to accommodate a diverse population. Additionally, the Town will support the continued development of home businesses and home offices within residential homes.



Future residential development shall provide the day-to-day needs of residents within residential neighbourhoods. Therefore the design and development of these areas may include convenience retail stores, live-work units, churches, parks, schools and other local community services.

5.1. Goals

- (1) A mixture of residential densities and tenure will be encouraged in the Village so that a variety of housing is available.
- (2) High quality housing design, layout, site amenities and development will be promoted for all new residential housing projects.
- (3) Provide for separation and buffering of residential neighbourhoods from incompatible land uses.

5.2. Policies

- (1) Future residential should be accommodated through:
 - a. Infill developments within the existing community; and
 - b. Comprehensively designed residential developments within the future development areas as depicted on Map 2.
- (2) In residential areas, upon subdivision, the Village will require the provision of municipal reserves be in the form of land in order to provide adequate buffering, open spaces, trail development and school sites.
- (3) Although detached housing will be the dominant housing type, the Village supports the provision of a wide range of housing types (including but not limited to, apartment buildings, detached houses, duplexes, granny or nanny suites, and manufactured homes) in order to meet all of its housing needs.
- (4) Innovative residential designs are encouraged. The external design and finish of all residential buildings should be of high quality and reflect or complement existing development in the vicinity.
- (5) Residential development within 1.5 kilometres of a sour gas facility shall be discouraged.

6. Commercial Development

The Village supports continued development of commercial enterprises to serve the Village and area residents. Future commercial development shall be encouraged and should be designed in an aesthetic manner to enhance the streetscape and community.



6.1. Goals

- (1) To promote and encourage the provision of a full range of goods and services for the residents of the Village.
- (2) To minimize potential conflicts between commercial and non-commercial land uses.
- (3) To encourage aesthetically pleasing commercial development.

6.2. Policies

- (1) Future commercial should be accommodated through:
 - a. Infill developments within the existing community, with a focus on redevelopment on Main Street.
 - b. Comprehensively designed commercial developments within the future development areas as depicted on Map 2.
- (2) The Village will encourage and promote expansion of existing commercial enterprises within the Village.
- (3) The Village will encourage and promote the creation of new commercial enterprises within the Village.
- (4) The Village supports the concept of small convenience type commercial development, serving the needs of the community.
- (5) The external design and finish of all commercial development should be of high quality and reflect or complement existing development in the vicinity.
- (6) Home businesses and home offices are encouraged in residential districts provided they are secondary to the residential use and do not detract from the amenities of the surrounding residential neighbourhood. Specific standards and requirements will be governed by the Land Use Bylaw.

7. Industrial Development

The Village has a wide range of industrial land uses and business. Much of this development has been established to support the agricultural and the oil and gas industry.

Future industrial growth shall be encouraged by the Village to provide services and employment opportunities. Such growth should be balanced against any negative externalities that could impact adjacent landowners.



7.1. Goals

- (1) To accommodate a broad range of responsible industrial development.
- (2) To minimize potential conflicts between industrial and non-industrial land uses.

7.2. Policies

- (1) Future industrial should be accommodated through:
 - a. Infill developments within the existing community.
 - b. Comprehensively designed industrial developments within the future development areas as depicted on Map 2.
- (2) The Village will encourage and promote expansion of existing industrial enterprises within the Village.
- (3) The Village will encourage and promote the creation of new industrial enterprises within the Village.
- (4) The Village will seek to minimize potential negative externalities associated with industrial developments.
- (5) The Village may require an independent Environmental Impact Assessment to be completed before permitting an industrial use that may potentially cause environmental or health problems.

8. Transportation

A balanced, multi-modal transportation network which accommodates and balances the needs of automobiles, pedestrians, cyclists shall be developed in the Village. The Village values streets and roads as quality public streets and will strive to ensure future development safely and efficiently accommodates all users. The road network should not be compromised by adjacent development.



8.1. Goals

- (1) To identify short and long term transportation needs of both the Village and the surrounding region and strive to ensure that these needs are adequately met in a manner that is compatible with existing and future development.

8.2. Policies

- (1) Map 1 identifies the Village's main transportation network.
- (2) Highway 855 is a provincial highway under the jurisdiction of Alberta Transportation. The Village will endeavour to assist Alberta Transportation to protect this highway from uses and development that may be detrimental to the flow and safety of traffic.
- (3) The Village may establish bylaws concerning off-site levies in accordance with the provisions of the Municipal Government Act to finance the provision of off-site municipal infrastructure.
- (4) In future development areas road surfacing shall be done at the developer's expense upon 60% development or within two (2) years of subdivision, whichever is sooner.
- (5) In future development areas new pedestrian sidewalks shall be installed at the developer's expense upon 60% development or within two (2) years of subdivision, whichever is sooner.
- (6) The Village, in conjunction with Alberta Transportation may require that developers subdividing lands adjacent to highways and collector roads provide lands for future road widening.
- (7) The Village may restrict driveway access to developments along major transportation routes.
- (8) Any plans including lands within Alberta Transportation highway right-of-way's will be prepared in partnership with Alberta Transportation.

9. Municipal Utilities, Servicing and Improvements

The provision and maintenance of infrastructure in the Village improves the quality of life for residents and visitors. Water systems, waste water systems and solid waste management systems should be facilitated so that they do not negatively impact the natural environment or pose hazards to Village residents.



The community's need for police/fire/ambulance service shall be considered in the Municipality's land use planning decisions.

9.1. Goals

- (1) To support the adequate, safe, and efficient provision of municipal and private utilities.
- (2) To ensure municipal services are provided in a timely and efficient manner.

9.2. Policies

- (1) Development in new areas must be preceded by the provision of utilities and services, or satisfactory arrangements made for their provision.
- (2) The Village may establish bylaws concerning off-site levies in accordance with the provisions of the Municipal Government Act to finance the provision of off-site municipal infrastructure.
- (3) The Village may require that developers install certain municipal improvements in excess of the requirement for their particular development; if such a requirement is needed the Village will endeavour to collect monies from the owners of benefiting lands with respect to new construction which will utilize the municipal improvements.
- (4) The Village supports, whenever possible, the protection of regionally and locally significant utilities from incompatible development.
- (5) New developments encroaching onto utility right-of-ways and Village owned lands should not be permitted. Existing encroachments shall require encroachment agreements.
- (6) The Village supports the development, whenever possible, of partnerships neighbouring municipalities for the efficient provision of municipal services.

- (7) The residents of the Village should, whenever possible, be provided with adequate, timely, and efficient administrative services. This includes but is not limited to infrastructure development and maintenance, snow removal, and garbage removal.
- (8) Proposals for re-designation, subdivision and development shall accommodate design elements that consider safety factors and facilitate accessibility by police, fire and ambulance services and shall be reviewed and approved by police, fire and ambulance.
- (9) When considering proposals for subdivision or development, the Village shall require the developer to seek appropriate measures to provide the proposed development with fire protection.
- (10) In accordance with the Subdivision and Development Regulations, a subdivision and/or development application located within 1.5 kilometers of a sour gas facility must be circulated to Alberta Energy Regulator (AER) and the development must be consistent with the requirements set out in the Subdivision and Development Regulations.

10. Environment

The protection and management of environmental resources is important to quality of life. The biophysical characteristics and environmental significance of lands shall be considered in land use decisions.

In accordance with all provincial legislation the conservation of environmentally significant areas should be encouraged, including unique vegetation, riparian areas, topography, fish habitat and wildlife habitat. The presence of significant archaeological and historical sites should be considered in the Municipality's land use planning decisions.



10.1. Goals

- (1) To protect and preserve, whenever possible, existing natural areas.
- (2) To ensure that development does not unduly impact the natural environment.
- (3) To ensure that the natural environment does not jeopardize the health, safety, and quality of life of the residents of the Village.

10.2. Policies

- (1) The Village supports the protection of environmentally sensitive and significant areas in their natural state, more or less. Development in these areas may be limited to such things as public trails, public signs, public parking facilities, and any development necessary to ensure public safety.
- (2) The Village may require an environmental assessment/audit to be carried out on a site that is the subject of a development proposal.
- (3) The Village will work with developers to ensure that developments do not have a significant negative environmental impact on the Village.
- (4) The Village will utilize environmental reserve and environmental conservation easements as mechanisms to protect environmentally significant areas.
- (5) The Village discourages the use of Conservation Reserves to protect environmentally significant features.

- (6) Through the subdivision process, the Village shall require that lands considered unsuitable for development area dedicated as reserve with the provisions of the MGA.
- (7) Lands dedicated as environmental reserve shall remain in their natural state and/or be used as part of the public trail system where necessary to ensure a continuous integrated trail system.
- (8) The Village may require landscaping plans prepared by a Registered Landscape Architect as a component of non-single family residential development permit applications.

11. Community & Recreational Development

The Village aspires to maintain and improve the range and quality of community institutional facilities and services as the provisions of community services enhances the quality of life of residents and visitors.

Natural areas, recreational parks are also important parts of life in the Village. With future growth, the programming of recreational and community services should be designed to accommodate the needs of a growing community and diverse population.



11.1. Goals

- (1) To strive to provide community facilities that will enhance the provision of community services associated with the social, cultural, educational, and recreational needs of the residents of The Village.

11.2. Policies

- (1) The Village supports the development of short and long term pathways as depicted on Map 2.
- (2) The Village supports the development of linear green spaces which may be developed as walkways to act as linkages between residential areas, schools, open spaces and community facilities.
- (3) Future local playgrounds should be provided in residential developments as part of the municipal reserve dedication resulting from future subdivisions. Whenever possible playgrounds should be centrally located within each residential area and linked via walkways.
- (4) The Village supports the preservation of natural areas and natural vegetation within open spaces whenever possible.
- (5) Public and quasi-public uses, such as residential care facilities, churches, and community centres, will be permitted in residential areas provided they are located at or near neighbourhood entry points and adequate buffering or separation is provided.
- (6) The Village encourages cooperation between the Village, Flagstaff County, Heisler Public Library, Heisler Agricultural Society and other community groups on the sharing of facilities and resources.

12. Education

The Village is dedicated to providing opportunities for education to all residents and visitors. The Heisler School was closed by the Battle River School Division in 2005. The local students are bussed to Daysland to attend school.



12.1. Goals

- (1) To encourage the provision of the broadest and fullest range of educational opportunities for the residents of The Village.

12.2. Policies

- (1) The Village will endeavour to cooperate with Battle River School Division and the Heisler Public Library concerning the provision of educational resources and opportunities to the residents of the Village.
- (2) At the time of subdivision the Village will work with the Battle River School Division to determine the allocation of future municipal reserve required for future school development.
- (3) The Village supports the continued growth and development of the Heisler Public Library as a member of the Parkland Regional Library System and the Flagstaff literacy program.
- (4) The Village will endeavour to cooperate and support the local K-12 schools available in the neighbouring communities of Daysland and Forestburg.

13. Intermunicipal Cooperation

The Village recognizes the need for cooperative intermunicipal and regional planning. The Village is surrounded on all sides by Flagstaff County and is within close proximity to a number of other municipalities including the Village of Forestburg and the Town of Daysland.



The Village is committed to good working relationships with regional municipalities and is committed to joint ventures that ensure efficient and cost effective provisions of shared services within the region, enhance natural systems, promote economic development and ensure compatibility between land uses. The Village of Heisler is a member of the Flagstaff Intermunicipal Partnership and supports the Regional Governance Model for the Flagstaff region.

13.1. Goals

- (1) To undertake cooperative planning with Flagstaff County.
- (2) To coordinate land use policies for the fringe areas which are mutually beneficial to both the Village and the County.
- (3) To coordinate the provision of roads, facilities, and other services that serve residents of both municipalities.
- (4) Be engaged with regional municipalities to take advantage of synergies between municipalities.

13.2. Policies

- (1) The Village will support the development of a Village/County Intermunicipal Development Plan to address issues of mutual concern and to ensure that development in either municipality complements the existing and future land uses of the other municipality.
- (2) The Village will discourage, whenever possible, development or uses that may have a negative impact on adjacent uses in Flagstaff County.
- (3) The Village will endeavour and collaborate with Flagstaff County to establish suitable “agriculture equipment” routes.
- (4) The Village will endeavour and collaborate with the Flagstaff County to minimize conflicts between development in the Village and development and agricultural operations in the County along the municipal boundary.
- (5) The Village will follow the Intermunicipal Development Plan policies for any future annexation.

14. Administrative Matters

14.1. Interpretation

- (1) The MDP is, for the most part, general in nature and long range in its outlook. The MDP provides the means whereby Council and Village Administration can evaluate immediate situations or proposals in the context of a long range plan for the Village. In this regard, the boundaries between the land uses shown on Map 2 – Future Land Use Concept are not to be rigidly interpreted and the specific boundaries shall be determined through the designation of the Land Use Bylaw Districts.
- (2) Substantive variations from the policies contained within the MDP will require an amendment to the MDP and any other affected plan.
- (3) The MDP contains “shall”, “should”, and “may” policies which are interpreted as follows:
 - a. “Shall” policies must be complied with;
 - b. “Should” policies mean compliance in principle, but is subject to the discretion of the applicable authority on a case by case basis, and
 - c. “May” policies indicate that the applicable authority determines the level of compliance that is required.



14.2. Implementation

- (1) The goals and policies of the MDP will be further refined and implemented through the development, adoption, and day to day application of the Village/County Intermunicipal Development Plan, statutory plans (area structure plans and area redevelopment plans), non-statutory plans (outline plans, design schemes, etc.) and the Land Use Bylaw.

14.3. Amendment

- (1) Amendment of the MDP must follow the appropriate procedures as outlined in the *Municipal Government Act*.
- (2) All statutory and non-statutory plans shall be consistent with the MDP and may require amendment to ensure their compliance with the MDP.

14.4. Review

- (1) In order to ensure that the MDP is current, the entire plan should be reviewed approximately every four years, preferably shortly after each municipal election.

15. Glossary of Terms

- (1) **“Developer”** means an owner, agent or person, firm or company required to obtain or having obtained a development permit.
- (2) **“Development Permit”** means a document authorizing a development issued pursuant to the Land Use Bylaw.
- (3) **“Detached house”** means a building which contains one dwelling unit and which may also contain one “granny” or “nanny” or basement suite.
- (4) **“Driveway”** means a vehicle access route on the parcel which provides access to the driving surface.
- (5) **“Duplex”** means a building containing two dwelling units side by side, sharing a common wall, with separate outside entrances for each dwelling unit. It does *not* mean one dwelling unit above another.
- (6) **“Dwelling”** means a self-contained living premises with cooking, eating, living, sleeping, and sanitary facilities for domestic use of one or more individuals.
- (7) **“Granny or Nanny Suite”** means a self-contained suite within a detached residence, intended for use by a dependent or servant of the owner or occupier of the detached residence, and not rented or leased.
- (8) **“Environmental Impact Assessment”** means a comprehensive site analysis to determine the potential impact of the proposed development on the site; the potential environmental impact of the proposed development upon adjacent properties or land uses; and the potential environmental impact of the proposed development upon the future land use potential of the property.
- (9) **“Farming”** means the raising or production of crops, or animals, and includes a single residence for the farmer, but does not include marijuana crops or a “Confined Feeding Operation” as defined by the Agricultural Operation Practices Act (Chapter A-7, R.S.A. 2000) and all regulations and amendments passed thereto.
- (10) **“Home Business”** means a business, trade, craft occupation, storage activity, or other commercial operation on a residential lot on a scale greater than a home office.
- (11) **“Home office”** means an office in a dwelling which
 - a. is not visited by a significant number of clients,
 - b. does not change the external appearance or residential character of the dwelling, and
 - c. is carried on only by the residents of that dwelling,
 - d. and includes child care for up to three children who do not live at that place.

- (12) **“Landscaping”** means to preserve or change the natural features of a site by adding lawns, trees, shrubs, ornamental plantings, ornamental ponds, fencing, walks, driveways or other structure and materials as used in landscape architecture.
- (13) **“Manufactured home”** means a residential building containing one dwelling unit, built in a factory and transported in one or more sections to a suitable site. Manufactured homes typically have a long, narrow rectangular plan, low roof pitch, and narrow eaves. Manufactured homes have replaced mobile homes, which are no longer built in Alberta. A modular home is not a manufactured home.
- (14) **“MGA”** means the Municipal Government Act, Statutes of Alberta, 2000, Chapter M-26, as amended.
- (15) **“Modular home”** means a new residential building containing one dwelling unit, built in a factory and transported to a site to be permanently installed on a permanent foundation, and which appears indistinguishable in design and finish from a stick-built house.
- (16) **“Mobile home”** means a manufactured home which does not meet current industry or building code standards. Mobile homes, at one time commonly referred to as trailers, are no longer built in Alberta.
- (17) **“Sour Gas Facility”** as defined by the Subdivision and Development Regulations (AR 43/2002) and all regulations and amendments passed thereto.
- (18) **“Subdivision”** means the division of a parcel of land into one or more smaller parcels by a plan of subdivision or other instrument.
- (19) **“Village”** means the Village of Heisler.
- (20) **“Utility”** means a utility as defined in the Act, as amended.