

SECTION 12: HAMLETS

The MD of Willow Creek recognizes hamlets as important centres that provide opportunities for residential living, local business activity, community services, and social connection. Hamlets located within the MD contribute to the identity and vitality of the Municipality by offering established places for growth that can support a range of housing options, local amenities, and small-scale economic development. The MD supports the continued viability and enhancement of its hamlets as preferred locations for appropriate residential and non-residential growth where existing roads, utilities, and community infrastructure can be used efficiently. It is the intent of this Municipal Development Plan to encourage hamlet development that is compatible with the character and scale of each community, responsive to local servicing capacity, and supportive of long-term sustainability.

12.1 HAMLET RESIDENTIAL DEVELOPMENT

The MD of Willow Creek recognizes its four hamlets—Orton, Parkland, Woodhouse, Moon River Estates and Granum—as important community hubs within the municipality that strengthen community life and provide local housing opportunities, services, and gathering places for residents. Each hamlet has its own distinct identity, history, and character, while also offering opportunities to make efficient use of existing municipal infrastructure and services. Residential development within hamlets can support local vitality, encourage reinvestment, and reduce pressure for scattered residential development in the agricultural area.

Objectives:

- To direct residential growth to hamlets as preferred residential settlement areas within the MD.
- To provide a range of housing opportunities within hamlets to meet the needs of residents at different life stages and income levels.
- To encourage efficient use of existing roads, utilities, and community infrastructure.
- To support infill development, redevelopment, and reinvestment within established hamlet areas.
- To require new residential development to be adequately serviced with water, wastewater, drainage, and emergency access.

Policies:

12.1.1 The Land Use Bylaw shall identify and delineate the boundaries of the following communities as Designated Hamlets for the purpose of guiding and managing urban growth and development: Granum, Orton, Parkland, Moon River Estates and Woodhouse.

12.1.2 The MD of Willow Creek should prepare Growth Strategy Plans for its existing hamlets to guide future residential, commercial, institutional, and infrastructure development in a coordinated and sustainable manner.

- 12.1.3 Residential development shall be directed and encouraged to locate within existing hamlets. The density of future residential development shall consider the availability of municipal services, road access, and community infrastructure to the satisfaction of the Municipality.
- 12.1.4 A range of housing forms may be considered within hamlets, including single detached dwellings, duplexes, secondary suites, manufactured homes, seniors housing, and other forms permitted by the Land Use Bylaw.
- 12.1.5 Infill development, redevelopment, and the use of vacant or underutilized parcels for residential purposes shall be encouraged where compatible with surrounding development.
- 12.1.6 New residential subdivision shall occur in a logical and contiguous manner that supports efficient extension and use of roads, utilities, and municipal services.
- 12.1.7 All development proposals shall demonstrate that an adequate and sustainable water supply is available to support the proposed development without negatively affecting existing users or long-term regional water sustainability.
- 12.1.8 The development or subdivision of vacant parcels of land shall be required to prepare a detailed concept plan or area structure as deemed appropriate and necessary based on the proposed density of the development.
- 25.1.9 The MD of Willow Creek may require servicing studies, drainage plans, geotechnical information, traffic assessments, or other supporting documentation as part of subdivision or development applications.
- 12.1.10 Residential development adjacent to agricultural lands may be required to incorporate appropriate setbacks, buffering, fencing, or other measures to reduce potential land use conflicts.
- 12.1.11 Higher density or specialized housing forms proposed to be located in the Hamlet of Granum will be considered where servicing capacity, site design, and compatibility with surrounding uses can be demonstrated.
- 12.1.12 The Municipality supports renewal and revitalization initiatives that maintain the long-term desirability and sustainability of residential areas within hamlets.

12.2 HAMLET NON-RESIDENTIAL DEVELOPMENT

The intent of the MD is to strengthen hamlets as vibrant and economically sustainable communities by encouraging a diverse range of commercial and industrial development that supports residents, attracts new enterprise, and expands the local assessment base. Commercial and industrial growth within existing

hamlets shall be directed to locations that are supported by available infrastructure and are capable of accommodating future expansion. The MD seeks to ensure that development contributes to the function and character of each hamlet by enhancing local services, creating employment opportunities, and providing convenient access to goods, services, and business opportunities for residents and the surrounding rural area.

Objectives:

- To encourage a diverse range of businesses that meet the needs of residents, visitors, and the surrounding rural area.
- To direct commercial and industrial development to suitable locations with appropriate access, infrastructure, and compatibility with adjacent uses.
- To promote efficient use of serviced land and existing infrastructure within hamlets.
- To maintain flexibility to respond to changing market conditions and emerging economic opportunities.

Policies:

- 12.2.1 The MD of Willow Creek should prepare an **Industrial Commercial Hamlet Growth Strategy** for the Hamlet of Granum to guide future commercial and industrial development in a coordinated and sustainable manner.
- 12.2.2 Hamlet lands designated for non-residential use shall be the preferred locations for commercial and light industrial development intended to serve local residents and the surrounding rural area. A range of retail, service, office, and community-serving commercial uses should be supported within hamlets.
- 12.2.3 Mixed-use development incorporating commercial and residential uses may be considered where compatible and appropriately serviced.
- 12.2.4 Industrial development shall be located and designed to minimize noise, dust, traffic, odour, and visual impacts on nearby residential or sensitive uses and should have suitable road access for trucks, emergency services, and goods movement.
- 12.2.5 Opportunities for business parks or clustered industrial areas may be supported where demand exists.
- 12.2.6 Commercial and industrial growth should be aligned with the capacity of water, wastewater, stormwater, road, and utility systems and the MD shall prioritize infrastructure investments that support economic development opportunities in hamlets, subject to available funding and Council priorities.

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