

TOWN OF MIDALE

COMMUNITY PROFILE

MISSION STATEMENT

To serve the residents of the Town of Midale affordably and efficiently. To promote and to provide public services used by residents and those in the local area.

1.4.2 POPULATION PROFILE

TABLE 1: POPULATION GROWTH

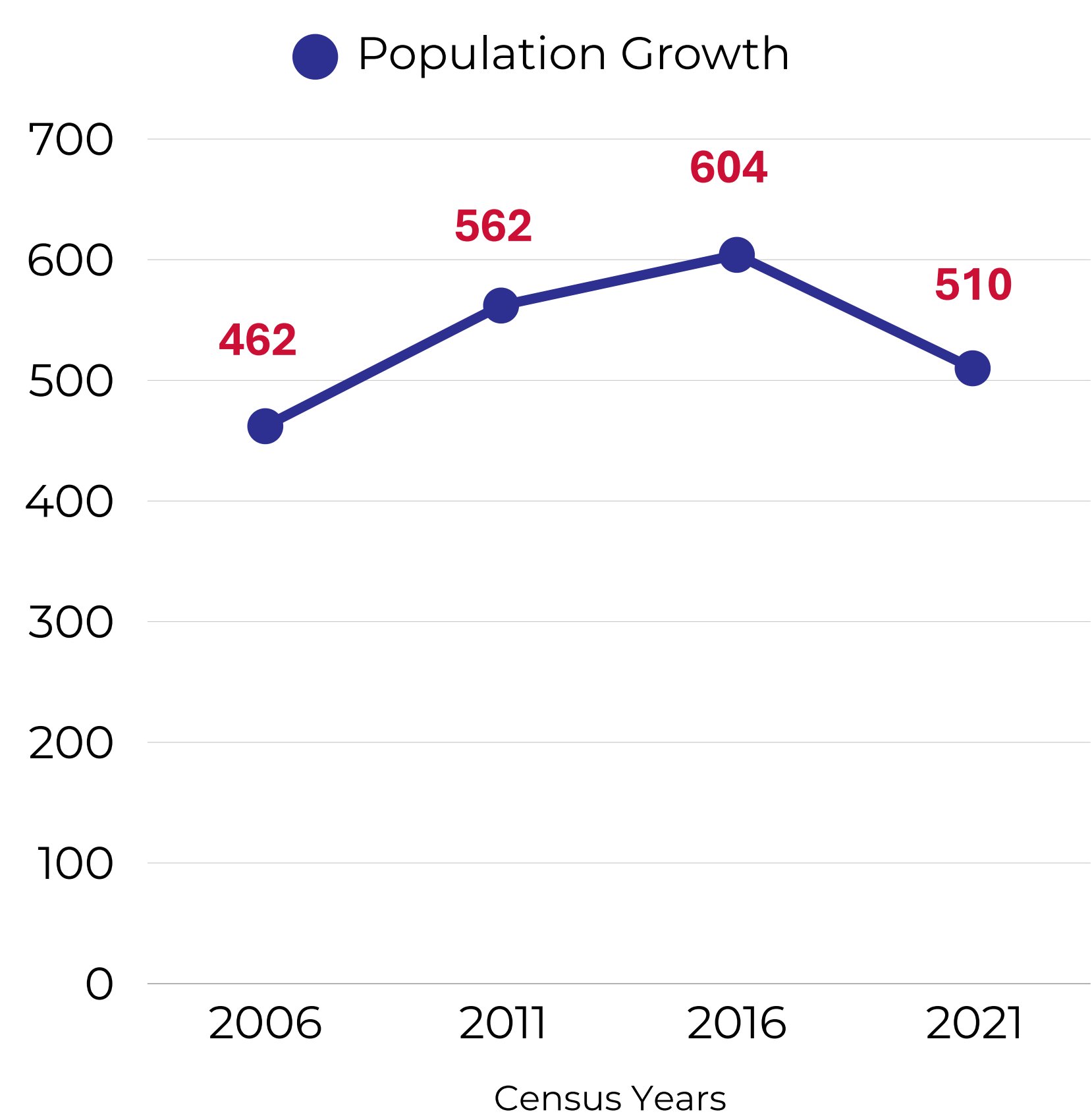
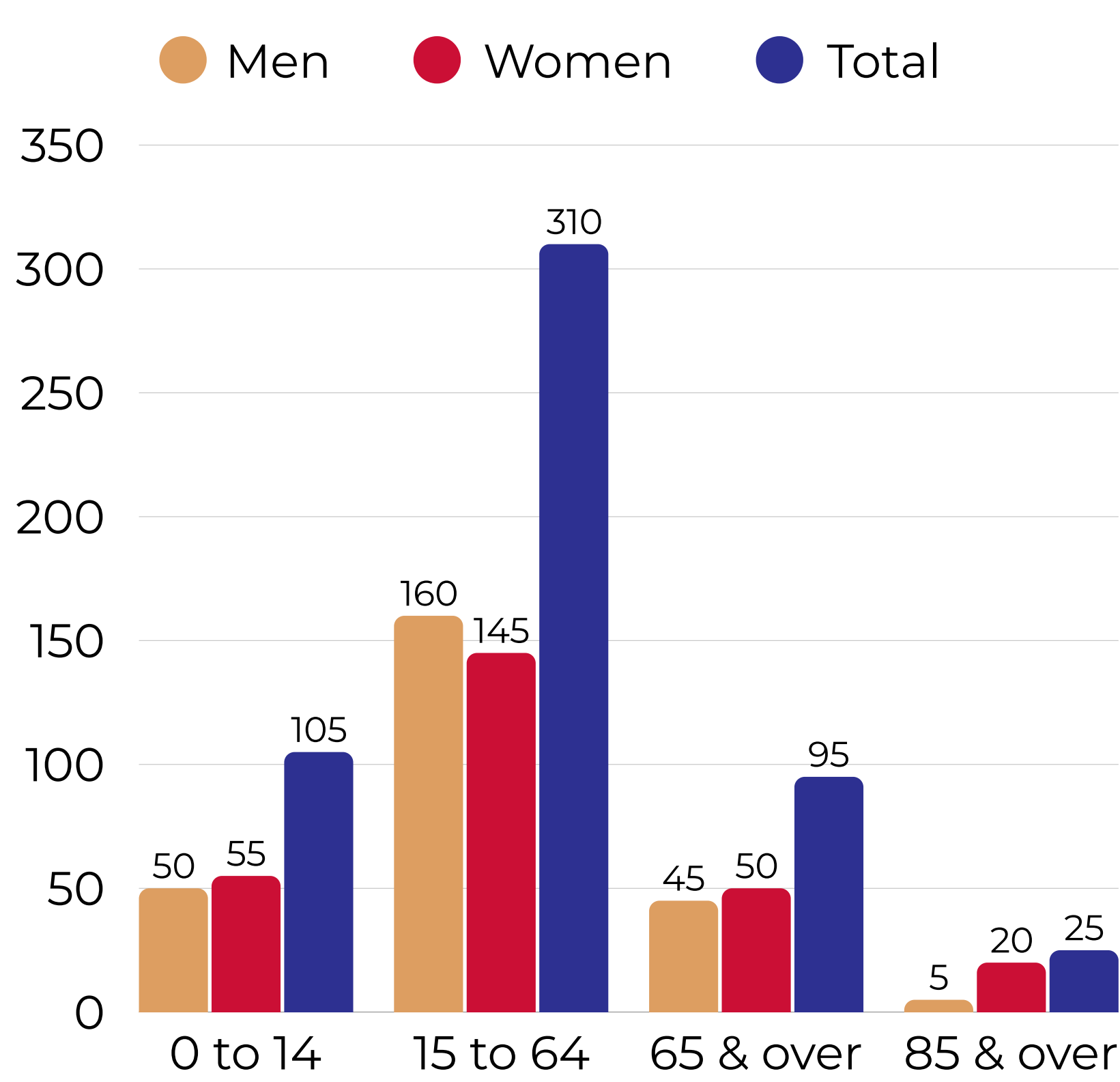
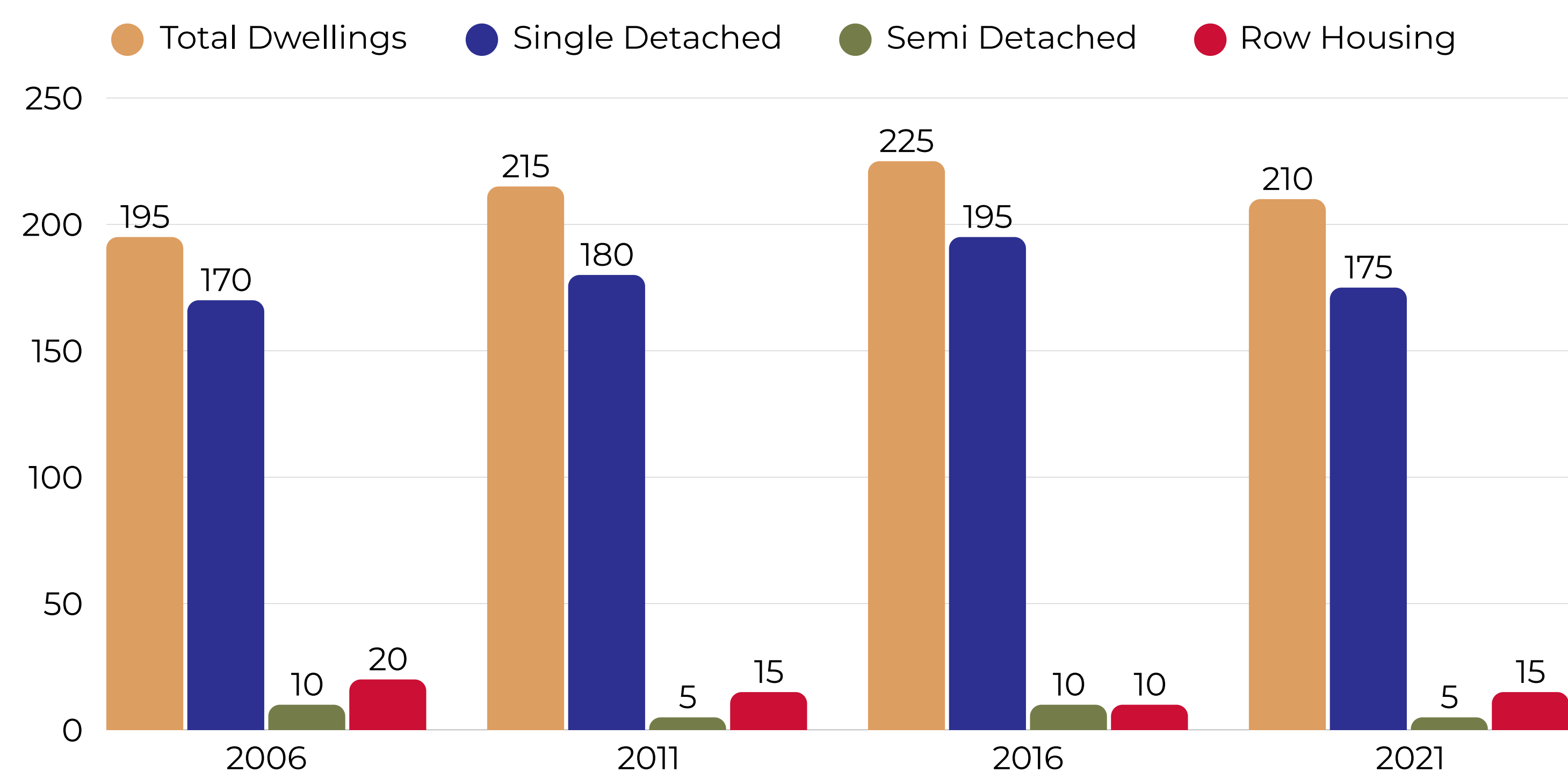


TABLE 2&3: AGE CHARACTERISTICS BY GENDER



1.4.3 Housing & Dwelling Demographics

TABLE 4: DWELLING TYPE DISTRIBUTION



GUIDING PRINCIPLES AND GOALS

TOWN TARGETS

- (1) **Sustainable Growth:** Direct orderly, cost-effective development that reflects community values.
- (2) **Integrated Planning:** Align land use with long-term financial, environmental, and asset management strategies.
- (3) **Future-Ready Infrastructure:** Develop servicing that supports sustainable, long-term growth.
- (4) **Economic Vitality:** Support tourism and economic development to enhance resident quality of life.
- (5) **Heritage Preservation:** Protect and promote Midale's historical and cultural resources.
- (6) **Transparent Governance:** Maintain an open, consultative, and clear decision-making process.
- (7) **Community Wellbeing:** Encourage healthy, active lifestyles.
- (8) **Environmental Stewardship:** Protect natural resources and sensitive areas for future generations.
- (9) **Diverse Housing:** Promote varied housing options to improve affordability and address diverse needs.
- (10) **Regional Collaboration:** Strengthen partnerships with local and senior governments.
- (11) **Development Readiness:** Ensure an adequate supply of serviced land for residential, commercial, and industrial market demands.
- (12) **Provincial Alignment:** Complement the Statements of Provincial Interest

3.1 RESIDENTIAL



KEY POLICY AREAS

3.1.2 RESIDENTIAL LAND USE

Objective: To ensure that sufficient land is identified for the development of residential uses.

3.1.3 HOUSING DIVERSITY

Objective: To provide a variety of housing options to address the needs of residents of the community and to address housing affordability issues.

3.1.4 INFILL DEVELOPMENT

Objective: To ensure that infill development supports and enhances Midale's existing residential areas.

3.1.5 NEW RESIDENTIAL AREAS

Objective: To ensure that new residential areas are designed in a manner that provides a high-quality living environment and a range of housing options.

3.1.6 HOME-BASED BUSINESSES

Objective: To facilitate economic development and foster entrepreneurship through home-based businesses that are clearly secondary to the residential use of the property and compatible with the surrounding residential environment.

3.1.7 COMPATIBLE AND COMPLEMENTARY LAND USES

Objective: To provide for complementary land uses within residential neighbourhoods.



WHAT DOES THIS MEAN FOR MIDALE?

- **Meet Demand:** by designating residential areas and maintaining a 3-5 year supply of serviced lots.
- **Housing Options:** to support different community needs and improve affordability.
- **Be Compatible:** where possible, neighbourhood character should aim to be protected through appropriate development standards.

3.2 COMMUNITY SERVICES AND RECREATION

KEY POLICY AREAS

3.2.2 COMMUNITY SERVICE MANAGEMENT

Objective: To support, encourage and facilitate, where feasible, the development and enhancement of community facilities and programs for the benefit of the residents of the Town and region.

3.2.3 PUBLIC SERVICE DELIVERY

Objective: To support public service delivery agencies in the provision of services and, where appropriate, to assist in the programming of services to the public.

3.2.4 COOPERATION AND COMMUNITY

Objective: To encourage the coordination and integration of community facilities where appropriate.

3.3 COMMERCIAL DEVELOPMENT

KEY POLICY AREAS

3.3.2 DOWNTOWN STRENGTH

Objective: To promote and enhance the attractive and viable downtown commercial area of the Town of Midale, centered around Main Street.

3.3.3 DOWNTOWN COMMERCIAL LAND USE

Objective: To ensure that sufficient land is identified for downtown commercial development.

3.3.4 HIGHWAY COMMERCIAL CORRIDORS

Objective: To enhance the visual and functional quality of the highway commercial corridors in the Town.

3.3.5 HIGHWAY COMMERCIAL LAND USE

Objective: To ensure that sufficient land is identified for highway commercial development.



Source: Highway 39 Photography

3.4 INDUSTRIAL

KEY POLICY AREAS

3.4.2 INDUSTRIAL LAND USE

Objective: To ensure that sufficient land is identified for industrial development.

3.4.3 LAND USE CONFLICTS AND DEVELOPMENT DESIGN

Objective: To minimize the potential for land use conflicts between industrial development and other uses while encouraging visually appealing industrial areas.

3.4.4 SERVICING CAPACITY

Objective: To ensure that the locations and types of industrial development proposed for the Town of Midale are consistent with capacities of the Town's infrastructure to support such development, given the wide range of servicing requirements for different forms of industrial development.

3.5 ECONOMIC & TOURISM DEVELOPMENT

KEY POLICY AREAS

3.5.2 ECONOMIC & TOURISM DEVELOPMENT

Objective: To attract investment and foster economic and population growth by promoting the benefits of living and working in the Town of Midale.



3.6 TRANSPORTATION & INFRASTRUCTURE

KEY POLICY AREAS

3.6.2 TRANSPORTATION NETWORK

Objective: To provide a safe, efficient, cost effective and convenient road and street network for all users.

3.6.3 ACTIVE TRANSPORTATION



Objective: To promote land use and development patterns that encourage equitable access, walking and cycling while ensuring pedestrian and traffic safety.

3.6.4 HIGHWAYS

Objective: To ensure that Highway #39 continues to function in a safe and efficient manner for the residents of Midale and the travelling public.

3.6.5 RAILWAYS

Objective: To ensure that the Town continues to mitigate any negative impacts resulting from railway operations.

3.6.6 INTEGRATED INFRASTRUCTURE PLANNING

Objective: To integrate planning, finance, and engineering to manage existing and new infrastructure in a sustainable, innovative and cost-effective manner.

3.6.7 ASSET MANAGEMENT

Objective: To ensure a clear picture of the current state of the Town's municipal infrastructure in order to manage it effectively over the long-term.

3.6.8 INFRASTRUCTURE COSTS

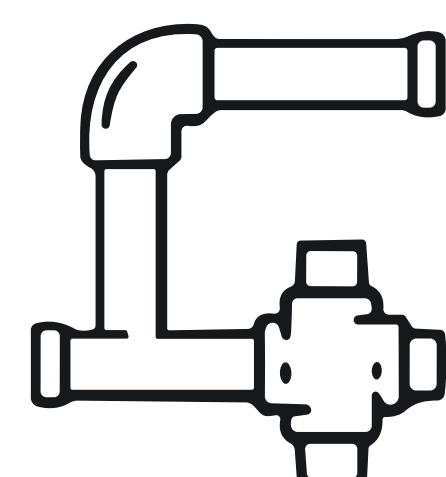
Objective: To ensure that future development contributes to the cost of infrastructure services in a manner that does not create a burden for existing residents, and which does not impede long term growth.

3.6.9 INFRASTRUCTURE CAPACITIES

Objective: To optimize the use of existing Town water, sewer, solid waste, and stormwater management infrastructure, by ensuring that future development remains within the area serviceable by the system for as long as possible while minimizing municipal costs of services to areas that pose special servicing problems.

3.6.10 STORMWATER MANAGEMENT

Objective: To ensure stormwater management systems within the Town are designed effectively.



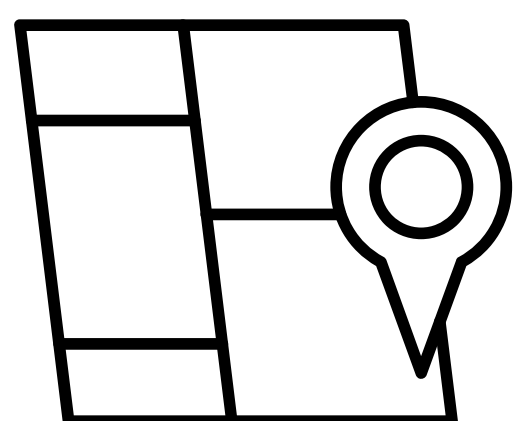
3.7 AMENITIES & DEDICATED LANDS

KEY POLICY AREAS

3.7.2 AMENITIES AND DEDICATED LANDS

Objective: To safeguard and enhance Midale's green space to contribute to the wider objectives of sustainable community development.

3.7.3 MUNICIPAL RESERVE



Objective: To provide opportunities for municipal reserve dedication when land is subdivided.

3.7.4 CONNECTIVITY

Objective: To support, encourage, and facilitate and provide connectivity, walkability and equitable access throughout the Town.



3.8 BIOPHYSICAL CONSIDERATIONS & HAZARDS

KEY POLICY AREAS

3.8.2 HAZARD LANDS

Objective: To discourage inappropriate development in areas with potentially hazardous site conditions and to ensure that environmentally sensitive or hazardous lands are dedicated, as appropriate, as environmental reserve, during the subdivision process.

3.8.3 FLOOD PROTECTION

Objective: To protect development against the risks of flooding and other biophysical hazards.



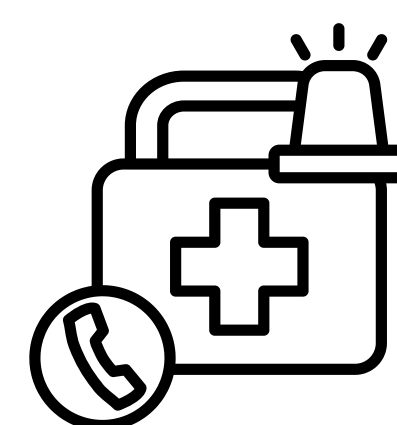
3.8.4 SOURCE WATER PROTECTION

Objective: To protect ground and surface water resources from contamination to ensure a safe supply of drinking water.

3.8.5 CONTAMINATED SITES

Objective: To ensure safe development on brownfields and contaminated sites.

3.8.6 EMERGENCY SERVICES



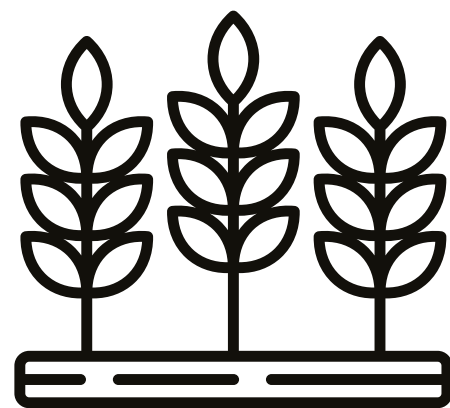
Objective: To ensure public safety during emergency situations.

3.9 CULTURAL AND HERITAGE RESOURCES

KEY POLICY AREAS

3.9.2 HERITAGE AND CULTURE RESOURCE PROTECTION

Objective: To protect the heritage resources within the Town, and where such protection cannot be achieved, to implement appropriate mitigation measures.



3.9.3 CULTURAL AND HERITAGE PROMOTION

Objective: To encourage the conservation of intangible cultural resources including historically and culturally significant landscapes, cultural facilities and events, heritage languages, community traditions and customs, locally important arts, crafts and trading skills.

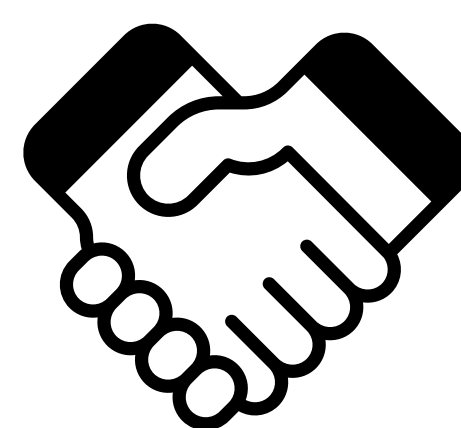
3.10 INTERMUNICIPAL & INTERJURISDICTIONAL COOPERATION

KEY POLICY AREAS

3.10.2 GOVERNMENT COOPERATION

Objective: To pursue opportunities with the federal and provincial governments to enhance services and to provide innovative opportunities for Midale and the region.

3.10.3 REGIONAL COOPERATION



Objective: To facilitate intermunicipal and interjurisdictional cooperation on a regional basis.

3.10.5 ANNEXATION

Objective: To alter the Town limits based on need and to provide for orderly development of land uses and services.

3.10.6 COMMUNICATION AND REFERRAL PROCESS

Objective: To provide greater certainty for land use decisions when impacts cross municipal boundaries.



3.11 AGRICULTURAL LAND & FUTURE GROWTH AREAS

KEY POLICY AREAS

3.11.2 FUTURE URBAN LANDS

Objective: To ensure that future urban land requirements are not restricted by the development of uses, such as intensive livestock operations, near or within the corporate limits of the Town.



3.11.4 LAND USE COMPATIBILITY

Objective: To safeguard municipal services from incompatible land uses.



Source: Highway 39 Photography



HOW ZONING APPLIES TO YOU

- (1) **When thinking about building a house:** The Zoning Bylaw determines what kind of housing is permitted in each zone.
- (2) **When planning to build a new garage:** The Bylaw identifies the maximum size and appropriate placement of both detached and attached garages.
- (3) **When building or expanding the deck on your property:** The Bylaw specifies how close decks are permitted to be to the property line.
- (4) **When planning to add to the front or back of your house:** The Bylaw specifies how close the addition can be to the property line and the maximum area the complete building can occupy.
- (5) **When thinking about starting a business in your home:** The Bylaw indicates the types of uses that are prohibited as a residential business and the maximum area the business can occupy in your home.
- (6) **When thinking about developing a secondary suite:** The Bylaw indicates the types of buildings that can have a secondary suite and the maximum size of the secondary suite.
- (7) **When planning to build or expand your driveway:** The Bylaw specifies which yard (front, side, or rear) can have a driveway and the maximum width of the driveway.
- (8) **When planning to put a storage shed in your yard:** The Bylaw specifies which yard (front, side, or rear) where a shed can be placed and the maximum size of the shed.
- (9) **When thinking about starting a daycare facility:** The Bylaw indicates the amount of drop-off spaces required for the daycare.
- (10) **When thinking about changing your land use:** The Bylaw specifies which land uses are allowed in which zones.

ZONING DISTRICTS

R1 - LOW DENSITY RESIDENTIAL DISTRICT

The purpose of the **R1- Low Density Residential District** is to provide for residential development in the form of single detached, semi-detached, and two-unit dwellings and other compatible uses.

R2 - MEDIUM DENSITY RESIDENTIAL DISTRICT

The purpose of the **R2 - Medium Density Residential District** is to provide residential development in the form of triplex, fourplex, townhouses, multiple unit dwellings, dwelling groups, and other compatible uses.

CS - COMMUNITY SERVICE DISTRICT

The purpose of the **CS - Community Service District** is to provide for a range of community services and other compatible uses.

C1 - DOWNTOWN COMMERCIAL DISTRICT

The purpose of the **C1 - Downtown Commercial District** is to provide for a range of commercial, community service, and residential uses in the downtown area.

C2 - HIGHWAY COMMERCIAL DISTRICT

The purpose of the **C2 - Highway Commercial District** is to provide for a range of highway commercial and other compatible uses.

M - INDUSTRIAL

The purpose of the **M - Industrial District** is to provide for development in the form of a range of industrial and other compatible uses.

FUD - FUTURE URBAN DEVELOPMENT DISTRICT

The purpose of the **FUD - Future Urban Development District** is to provide for interim land uses where the future use of the land or the timing of development is uncertain due to issues of servicing, transitional use or market demand.