

Municipality of

*A Plan For The
New Millennium*

2001



CROWSNEST PASS

Municipal Development Plan

Bylaw No. 556

MUNICIPALITY OF CROWSNEST PASS

BY-LAW NO. 556, 2001

A BYLAW OF THE MUNICIPALITY OF CROWSNEST PASS, IN THE PROVINCE OF ALBERTA, TO ADOPT A NEW MUNICIPAL DEVELOPMENT PLAN FOR THE MUNICIPALITY.

WHEREAS, the Municipal Government Act requires all municipalities in the province with a population of 3500 or more to adopt a municipal development plan by bylaw;

AND WHEREAS, the purpose of the proposed Bylaw No. 556, 2001 is to provide a comprehensive, long-range land use plan pursuant to the provisions outlined in the Act;

AND WHEREAS, the Municipal Council has requested the preparation of long-range plan to fulfill the requirements of the Act and provide for its consideration at a public hearing;

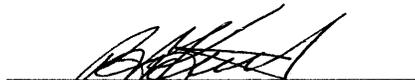
NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Statutes of Alberta, 1994, Chapter M-26.1, as amended, the Council of the Municipality of Crowsnest Pass in the Province of Alberta duly assembled does hereby enact the following:

1. Bylaw No. 556, 2001, being the new Municipal Development Plan is hereby adopted.
2. Bylaw No. 189/86 being the former General Municipal Plan and any amendments thereto is hereby rescinded.
3. This Bylaw comes into effect upon third and final reading.

Read a first time this 5th day of JUNE, 2001.

CARRIED UNANIMOUSLY


MAYOR


CHIEF ADMINISTRATIVE OFFICER

Read a second time this 19th day of JUNE, 2001.

CARRIED


MAYOR


CHIEF ADMINISTRATIVE OFFICER

Read a third time and finally passed this 19th day of JUNE, 2001.

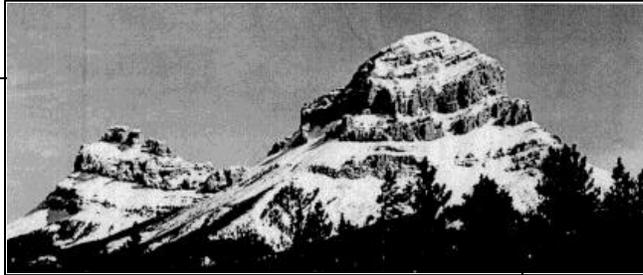
CARRIED


MAYOR


CHIEF ADMINISTRATIVE OFFICER

MUNICIPAL DEVELOPMENT PLAN

BYLAW NO. 556



The council of the Municipality of the Crowsnest Pass enacts this bylaw according to section 632 of the Municipal Government Act. This statutory plan is general in nature, as it outlines a series of goals and policies to shape and guide the future growth and development of the Crowsnest Pass and its residents.

Municipality of Crowsnest Pass
Municipal Development Plan

Submitted to the council of the Municipality of Crowsnest Pass
- June 2001

Prepared by the



OLDMAN RIVER INTERMUNICIPAL SERVICE AGENCY

MUNICIPAL DEVELOPMENT PLAN

BYLAW NO. 556



ACKNOWLEDGEMENTS

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The municipal staff of the Municipality of Crowsnest Pass

The many volunteers and participants of the “Pass to the Future” public consultation process

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FOREWORD

People are often asked where they would like to be in the next 10 or 20 years. Likewise, this question needs to be asked when preparing a long-range land use plan for a community. Obviously the answer you would receive varies depending on whom was asked the question. The long-range expectations and aspirations are often different given the opinions and values held by an individual or group.

Future land requirements, directions of growth, subdivision and development policies are technical matters which may generate even more questions regarding municipal servicing, land availability, the environment, topography and ownership to name a few. Although this plan will address these issues, it may be necessary to undertake additional studies to provide the answers to these subsequent questions.

It should also be noted that every community experiences change. Some of these changes can be planned and anticipated while others are influenced by higher levels of government or the global economy. As a result, change is often hard to predict. In preparing a long-range plan for a community, common practices would often involve using past trends to predict the future and making use of public sentiment through surveys, open houses and/or workshops.

The ability for the general public to provide input into the planning process is intrinsic to the principles outlined in the Municipal Government Act. Also, as a municipal council is representative of the electorate, public sentiment is often sought when the long-range future plans of a community are being developed and contemplated.

The preparation of a new municipal development plan for the Municipality of Crowsnest Pass has incorporated an extremely detailed and exhaustive public consultation component into the plan process. This program was coordinated and conducted by planning consultant Matt MacNeil, who guided the "Pass to the Future" public consultation process over a period of twelve months ensuring ample opportunity for public input.

The municipal development plan is identified as a statutory plan within the Act and requires the municipal council to adopt the document by bylaw. Prior to second reading, a mandatory public hearing must be held to again allow for public input into the planning process.

This plan will identify a number of issues and propose a series of policies which hopefully address those issues. As the plan is only a guide to the future growth of the community, council and the citizens at large are responsible for the implementation of the plan policies. With this in mind, interaction between these groups should take place to ensure the process continues beyond the adoption of this document. Only when this occurs will this become a plan for the new millennium represented and supported by the community at all levels.

MUNICIPAL DEVELOPMENT PLAN

Municipality of Crowsnest Pass

INTRODUCTION

INTRODUCTION

Land use planning has always had a long and established history in the province. In Alberta prior to 1995, the Planning Act had established a system of land use planning that depended on various levels of legislative planning documents adopted by bylaw. At the top of this hierarchy was the Planning Act itself, adopted by the province to give wide guidance and general planning policies including the authority for the preparation of more detailed regional plans.

The Act also outlined broad provincial goals that could be accomplished through planning activities. Regional plans were prepared and adopted by 10 regional planning commissions throughout the province. These plans outlined regional goals and objectives specifically tailored to the needs of a planning region. From these provincial and regional documents came local land use bylaws and statutory plans, prepared to provide more detailed planning policies at a local level.

With the major restructuring by the provincial government in the mid 1990s, the Planning Act was rescinded and the 10 regional planning commissions were disestablished. Planning matters were incorporated into Part 17 of the Municipal Government Act. The focus of these changes was to empower the local municipalities with the authority to decide upon subdivision and development matters.

With the major changes to the planning legislation, mandatory requirements were established in the Municipal Government Act for all municipalities in the province to review and prepare new land use bylaws. There was also a requirement for all municipalities with populations in excess of 3,500 people to adopt a municipal development plan (formerly known as a general municipal plan).

These plans were to be prepared in accordance with the guidelines established in the revamped Municipal Government Act and the subsequent Provincial Land Use Policies which replaced the former regional plans.

PURPOSE OF THE PLAN

The purpose of this plan is to manage and direct growth and development in the Municipality of Crowsnest Pass in a manner that minimizes the adverse impacts on adjacent activities and makes the best possible use of the land base and infrastructure in the municipality. The ever-increasing pressure for competing land uses, such as residential, country residences, highway commercial, industrial and both public and private recreation to locate in a compatible manner on a limited land base in an environmentally significant region is a major challenge facing the municipality and the municipal development plan will identify objectives and establish policies to direct future land use. These policies will be implemented through the duly adopted land use bylaw.

The last general municipal plan for the Crowsnest Pass was adopted in 1986. Since that time, a number of changes have occurred in the region, including two jurisdictional municipal boundary changes. As well, the legislative requirements for a municipal development plan have also been expanded, although the purpose of the plan is still general in nature as it addresses a broad range of issues.

The municipal development plan for the Crowsnest Pass is intended to:

- comply with the mandatory requirements of the Municipal Government Act, Chapter M-26.1, 1994, as amended;
- provide the framework for land use and development which will be implemented through the land use bylaw;
- adopt specific land use policies dealing with identified land use issues;
- establish municipal policies and philosophy on land use as a guide pertinent to rendering decisions on subdivision applications;
- be the forerunner of a more comprehensive review of planning matters based on further research.

The municipal development plan is intended to guide the municipality into the future. The Municipal Government Act requires that the plan provide policies on a broad range of issues. Some major areas of discussion include:

- future land uses,
- coordination of infrastructure,
- general transportation issues,
- municipal reserve distributions,
- land use adjacent to sour gas facilities,
- intermunicipal or fringe issues,
- subdivision and development criteria,
- provision of municipal services and infrastructure,
- other matters that council considers necessary.

OBJECTIVES

Objectives are a means of summarizing what a municipality wishes to achieve. The ensuing policies reflect how the objectives will be reached. A municipal development plan needs clear objectives by which to measure the success or accuracy of its policies. The following objectives are proposed for this municipal development plan:

- to meet the legislative requirements established in the Municipal Government Act;
- to provide opportunity for public input into the planning process;
- to create policies that guide and manage growth and development which complements adjacent land uses, and occurs in such a manner that it is balanced with economic, environmental and infrastructure considerations;
- to identify land use issues in the municipality and address those issues with sound land use policies;
- to establish clear policies and guidelines for subdivision and development;
- to provide land owners and residents with a reasonable certainty as to what developments and subdivisions are acceptable;
- to create a forum for dialogue between the municipal council and interested individuals regarding land use matters;
- to protect the rights of Crowsnest Pass land owners to utilize their property with respect to the policies established in this plan;
- to protect the existing water courses and the natural environment.

LEGISLATIVE REQUIREMENTS

This plan has been prepared in accordance with and under the authority prescribed within the Municipal Government Act, Chapter M-26.1, 1994, as amended. As a statutory plan, the municipal development plan must also comply with the Provincial Land Use Policies.

Specifically, section 632(3) of the Act states that:

A municipal development plan

- (a) must address*
 - (i) the future land use within the municipality,*
 - (ii) the manner of and the proposals 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,*
 - (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 policies compatible with the Subdivision and Development Regulation to provide guidance on the type and location of land uses adjacent to sour gas facilities, and*
- (e) must contain policies 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 authorities.*

The Act also authorizes a notification and circulation process pursuant to section 636 that:

- "(1) While preparing a statutory plan a municipality must*
 - (a) provide a means for any person who may be affected by it to make suggestions and representations,*

- (b) *notify the public of the plan preparation process and of the means to make suggestions and representations referred to in clause (a),*
- (c) *notify the school authorities with jurisdiction in the area to which the plan preparation applies and provide opportunities to those authorities to make suggestions and representations,*
- (d) *in the case of a municipal development plan, notify adjacent municipalities of the plan preparation and provide opportunities to those municipalities to make suggestions and representations, and*
- (e) *in the case of an area structure plan, where the land that is the subject of the plan is adjacent to another municipality, notify that municipality of the plan preparation and provide opportunities to that municipality to make suggestions and representations.*

PUBLIC PARTICIPATION

One of the legislative requirements of the Municipal Government Act (MGA) regarding the preparation of a municipal development plan is the stipulation that the public has an opportunity to participate in the process. Section 636(1)(a) of the MGA indicates that a municipality must provide a means for any person who may be affected by the preparation of the plan to participate in the process and to make suggestions and representations. As a result of this legislation and the desire by council to have a publicly supported statutory plan, the Municipality of Crowsnest Pass chose to undergo an extensive public consultation process.

To assist in the public consultation endeavour, Matthew MacNeil was hired by the municipality to act as a consultant to help formulate, guide and report to council on the views and input expressed by the public – this public participation component and subsequent reports has been referred to as the “*Pass to the Future*” *Public Consultation Process*. The task of gathering public input evolved over three stages occurring between January 1998 and December 1999. This process involved:

- the development of the terms of reference for the municipal development plan;
- undertaking an extensive community household survey;
- holding a series of focus group meetings, community workshops, and the creation of a “Community Ideas Book”;
- and the final stage which involved a series of informal interviews with members throughout the community and a second open house for the public.

Overall, this process has resulted in an extensive gathering of opinions and suggestions from the public. The initial stages of the public process led to the identification of seven key issues, which were later addressed in focus group meetings, community workshops and a follow-up survey. From the public discussion of these key municipal issues came the formation of mission statements or goals which acted as the guiding principle statement for the issue and how it should be addressed. These key issues and their mission statements included:

1. Jobs and the economy:

“A healthy, diverse and sustainable economy is important for a healthy, diverse and sustainable community. Every effort must be made to balance the economy and improve opportunities that attract and encourage the development and maintenance of businesses and new industries locally. Improving the local economy must not negatively impact the

From these topics, a common consent was observed among the public that residents share a mutual concern with a number of community issues, including:

- the need for a strong, viable and sustainable local economy;
- the need for more educational and skill developing opportunities;
- the need to protect the integrity and beauty of the surrounding natural environment;
- the desire to protect the quality of local neighbourhoods;
- the desire for slow to moderate growth;
- the need to ensure public safety, especially along the highway;
- the desire for increased services, both commercial and social.

From both the topics raised by the public and the input provided by council, the policy areas of the plan will be established and formulated. Throughout the public process a series of observations, views and opinions were expressed on both the status of the community, and on the direction the municipality should be heading in the future. As a result, the public has helped provide a framework for guiding the direction of policies regarding future growth and development in the Crowsnest Pass. The policy sections of this statutory plan are aimed at addressing the concerns and issues raised by the public, as well as the objectives of council and address any concerns and recommendations they have put forth.

PLAN BACKGROUND REPORT

An important step in the development of the municipal development plan was the preparation of a comprehensive Background Report. This Report provided a detailed review of the Crowsnest Pass including geographic characteristics and local history, population and projected growth, economic activity and development trends and existing land use. In addition, the natural environment, historic sites; transportation and utility issues; municipal and community services; and future growth and development were also examined in detail. The Background Report provided the basis for identifying the long term community goals and objectives of the Municipality of Crowsnest Pass and helped formulate the policies found in the municipal development plan.

As the intent of the Background Report was to provide a comprehensive summary of the Crowsnest Pass, it should be referred to for additional information in regards to the plan.

IMPLEMENTATION AND PROCEDURAL ISSUES

The municipal development plan is a statutory plan identified in the hierarchy of plans in the Municipal Government Act. Land use decisions must be made with proper authority of provincial legislation. Thus, it has been prepared for the municipality in accordance with the provisions of the Act, the Provincial Land Use Policies and the Subdivision and Development Regulation. The Act requires all local plans and bylaws to be consistent with the provincial legislation and must be adopted by bylaw. In addition, section 637 of the Act also stipulates that all statutory plans adopted by a municipality must be consistent with each other.

The Act also establishes a fairly detailed public participation component which requires providing opportunities for input, referrals to adjacent municipalities and a mandatory public hearing prior to second reading of the bylaw. The municipality of Crowsnest Pass adhered to this requirement by undertaking a fairly extensive public consultation process. By the time this bylaw has received its third and final reading, it will have been refined and rewritten several times based on the comments of the ratepayers, municipal administration and elected officials.

natural environment but rather support and enhance a healthy natural environment. This will result in a higher quality of life for residents.”

2. People and housing:

“Quality housing should be available to everyone in the community. Every effort must be made to ensure that a full range of housing opportunities exists that reflects the socio-economic and demographics diversity of the community. These opportunities should be available to all residents so they can continue to thrive in the community, as their housing needs change. Architectural guidelines will ensure that new housing is in harmony with the existing historic, natural and cultural quality of residential neighborhoods.”

3. Transportation:

“A comprehensive and effective transportation system is important to ensure everyone in the community has free mobility. Every effort must be made to create and maintain an overall transportation system, which ensures its continued safety, availability, accessibility and affordability to all residents and visitors to the community in a way that enhances the quality, stability and appreciation of the Crowsnest Pass, while minimizing potential conflicts with wildlife.”

4. Community services:

“Community services are an important and vital component of a healthy community. Community services continue to evolve and adapt to community needs. Every effort must be made to improve upon the quality, quantity and accessibility of community services and to strengthen the relationships between service providers and users.”

5. Community character and public spaces:

“The character and quality of the community and its public spaces says a lot about who we are, where we came from and where we are going. The Crowsnest Pass is a community of neighborhoods that present a unique opportunity to create a welcoming community with something for everyone. Every effort must be made to share resources and enhance local themes that reflect the unique character of the Crowsnest Pass.”

6. The natural and cultural environments:

“The natural and cultural environments are valuable assets to the Crowsnest Pass as an economic resource and a symbol of who we are and why we are here. As such, they must be conserved. Proactive and informed planning and community involvement will maintain and enhance the integrity of these assets for current and future generations.”

7. Future growth and land use:

“Future growth and land use decisions will affect the value and integrity of the natural environment and the quality of life of the residents of this community both present and future. The municipality must make consistent, proactive and informed land use decisions reflecting the community’s values and recognizing the future impacts of current decisions. Future growth and land use decisions must strive to achieve long-term economic and environmental sustainability; increase local economic, social and recreational opportunities; create a place for residents to be heard and regarded; and enable the community to adapt to changing conditions.”

With the plan's final revisions made, the Council of the Municipality of Crowsnest Pass will duly adopt it by bylaw. This municipal development plan will ultimately become the long-range philosophic document for the municipality of Crowsnest Pass, to which the local land use bylaw will provide guidance for the day-to-day decisions on subdivision and development matters and land use policy. This plan envisions that change will occur within the municipality, therefore the plan should be reviewed and/or amended periodically to maintain its current status, accuracy and relevance.

MUNICIPAL DEVELOPMENT PLAN

Municipality of Crowsnest Pass

SUMMARY: IDENTIFICATION OF
MAJOR PLANNING ISSUES

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The review of land use studies, background reports and public input to this plan has identified a number of concerns regarding community services, future growth, land use and development in the Crowsnest Pass. Some of the primary identified planning issues for the municipality include:

- The municipality consists of five former communities located along Highway No. 3 with large gaps of undeveloped land situated in-between. There are no significant linkages between the communities other than the primary highway. The non-urban land between the urban built-up areas also contains many environmental sites and wildlife habitats which will make infill development difficult.
- There is a limited supply of land in the municipality to accommodate all types of land uses — the location of future developments may encounter constraints with adjacent watercourses, forest reserves, prevailing steep topography, industrial and other adjacent land uses including gas pipelines, power transmission lines, utility rights-of-way and the highway.
- Only a small portion of existing vacant land is available for development, as nearly 60 percent of the land base is comprised of forest reserve and approximately 37 percent is classified as the non-urban area (which consists of a significant amount of undevelopable terrain and sensitive sites).
- The Crowsnest Pass region contains a significant amount of archaeological, historic, cultural and environmental sites of major importance that may have adverse effects on future developments.
- A water and sewer engineering study focussing on the existing built-up urban areas indicates that water supplies for most communities within the Crowsnest Pass, with the exception of Bellevue, are sufficient to support predicted future growth. In respect to the sewer systems, Frank has sufficient future capacity but Hillcrest, Bellevue, Blairmore and Coleman would require upgrading of their systems to handle additional flow. Off-site levies could be charged to developers to help offset the capital costs for expanding municipal water and sewage facilities.
- The identification of readily serviceable areas of land to accommodate future development needs to be studied in more detail. Therefore, information from engineering and infrastructure reports is required to identify more specific lands that may be suitable for development.
- The municipality requires additional forms of housing to accommodate seniors, low-income families, renters, etc., as over 90 percent of the housing in the Pass is classified as single detached dwellings.
- The major emphasis for residential development over the last decade has been for country residential use, and the creation of higher-density urban residential development has not kept pace.
- Potential exists for some downtown commercial areas to undertake some form of redevelopment or revitalization to enhance the economic, tourism and social potential of the downtowns.

- The municipality's highway commercial acreage is slightly lower than other municipalities and there is very little land available to accommodate this type of land use activity (as illustrated in Table 12).
- Highway No. 3 is the only major traffic route through the municipality, other than Highway No. 40, which flows north out of the municipality. Thus, the main arteries require protection to enable efficient traffic flow and for safety reasons.
- A new location should be identified to establish an industrial park, preferably situated at the east end of the Pass. Additionally, the Frank industrial park area should be encouraged to be used more by commencing redevelopment and actively promoting it for industrial operations, while recognizing the sensitivity of the area.
- The restricted development zone in regards to the Frank Slide area should continue to be observed. The stability of the slopes of Turtle Mountain have not been sufficiently guaranteed as to promote future development in this area.

MUNICIPAL DEVELOPMENT PLAN

Municipality of Crowsnest Pass

PLANNING POLICIES

MUNICIPAL DEVELOPMENT PLAN POLICIES

Several issues and concerns have been identified or highlighted in the previous sections of this plan and the Background Report. Through the identification of planning issues comes the opportunity to establish land use policies, which are intent on addressing and hopefully mitigating those concerns. Such policies will provide guidance and direction for municipal decision-makers regarding future growth and other planning-related matters.

1. IMPLEMENTATION AND PROCEDURAL ISSUES

The purpose of this section is to describe objectives and policies in regards to the municipal development plan itself. The Municipal Government Act, in respect to the municipal development plan, indicates that the document must be consistent with all other statutory plans. In addition, the document may be amended to maintain relevance between statutory plans.

Objectives:

- To adopt a plan which provides guidance for future land use decisions in the Municipality of Crowsnest Pass.
- To meet the legislative requirements established in the Municipal Government Act.
- To establish a mechanism whereby the municipal development plan may be revisited, refined and amended to accommodate changes in the municipality.

Policies:

- 1.1 The municipal development plan shall be adopted and subsequently amended, if required, pursuant to sections 230, 606, and 692 of the Municipal Government Act.
- 1.2 Prior to adoption of this document, the plan should be sent for review and comment to:
 - (a) adjacent rural municipalities;
 - (b) school authorities;
 - (c) Alberta Environment and various government agencies.
- 1.3 In order to achieve consistency, the land use bylaw shall be amended to comply with any policies that may conflict with this plan.
- 1.4 Strict adherence to minimum parcel or lot size for subdivision and measurable development standards or setbacks may be waived to a certain extent if:
 - (a) the applicant has proven the existence of some special or isolated circumstances;
 - (b) the effect of the variance would not, in council's or the appropriate authority's opinion, place undue stress or harm on the environment or adjacent land uses in the area;
 - (c) reasons for the variance are stated in the minutes of the meeting when the variance was contemplated and subsequently granted.
- 1.5 Before any amendments or changes are made to this plan, it shall be ensured that public opinion is included in the decision-making process through information meetings and public hearings.

- 1.6 Any amendments or changes to this plan shall be forwarded to the municipality's planning advisor for review and comment.
- 1.7 This plan shall be reviewed, amended or replaced by a new bylaw on a regular basis in order to achieve consistency and reflect the wishes of the municipality and its ratepayers.

2. SOUR GAS FACILITIES

The Municipal Government Act requires the municipal development plan to contain policies compatible with the Subdivision and Development Regulation regarding the type and location of land uses adjacent to sour gas facilities. For the most part, the oil industry is regulated by the Alberta Energy and Utilities Board and/or the Energy Resources Conservation Board and is exempted from the provincial legislation pursuant to section 618 of the Act.

Objectives:

- To meet the legislative requirements of the Municipal Government Act, the Provincial Land Use Policies and the Subdivision and Development Regulation.
- To identify any sour gas facilities within the boundary of the Municipality of Crowsnest Pass.
- To minimize any adverse land use conflicts for a proposed subdivision or development in close proximity to a sour gas facility.

Policies:

- 2.1 The municipality shall ensure that all subdivision and development applications that are located within 1.5 kilometres of a sour gas facility are referred to the Alberta Energy and Utilities Board (AEUB).
- 2.2 Pursuant to section 619 of the Municipal Government Act, a license, permit, approval or other authorization granted by the Alberta Energy and Utilities Board shall prevail over any bylaw or land use decision rendered by the municipality.
- 2.3 Residential subdivision and development shall not be approved if it would result in development within 100 metres of a gas or oil well unless the development would be within a lesser distance approved by writing by the AEUB, pursuant to section 10(1) of the Alberta Subdivision and Development Regulation.
- 2.4 Setback guidelines for sour gas facilities shall be in accordance with the standards established in *Figure 1 – Minimum Setback Distances* (see MDP Background Report) provided by the Energy Resources Conservation Board or any subsequent standards should these existing guidelines be revised.

3. MUNICIPAL, SCHOOL AND ENVIRONMENTAL RESERVE

The Municipal Government Act requires that, under certain circumstances, the Subdivision and Development Authority address municipal and/or school reserves at the time a subdivision decision is rendered. The Act also requires that these reserves be allocated in conjunction with affected school authorities.

Objectives:

- To establish guidelines for the allocation of municipal, school and environmental reserve.
- To ensure that any applicable municipal and/or school reserves are addressed or acquired at the time of subdivision.

Policies:

- 3.1 Municipal and/or school reserve will be provided in accordance with section 666 of the Municipal Government Act.
- 3.2 Where the reserve requirement is to be satisfied as money in place of land, it shall be done so in accordance with the provisions of section 667 of the Municipal Government Act.
- 3.3 Municipal and/or school reserve will not be required to be provided subject to situations under section 663 of the Municipal Government Act.
- 3.4 The municipality may require the provision of municipal or school reserve as land if such provision is prescribed in an approved area structure plan or if the provision is warranted in the opinion of the Subdivision and Development Authority.
- 3.5 Until agreements are negotiated with the school authority for the distribution of reserves, the municipality shall receive all municipal reserve funds paid.
- 3.6 Any joint agreement entered into by the municipality and the school authority may be rescinded or amended by mutual agreement and consent by both parties to the said agreements.
- 3.7 The municipal assessor shall establish the rate of payment when the reserve requirement is to be satisfied in money rather than land.
- 3.8 In the opinion of the Subdivision and Development Authority, environmental reserve may be provided at the time of subdivision, in accordance with section 664(3) of the Municipal Government Act, but environmental easements may also be considered.
- 3.9 Where the provision of land for municipal, school or environmental reserve has been required, such lands shall be designated on a final instrument and registered for those purposes at Land Titles Office in accordance with section 665 of the Municipal Government Act.
- 3.10 Where the municipality is of the opinion that certain lands may be resubdivided in the future, the Subdivision and Development Authority may require that municipal or school reserves be deferred by caveat pursuant to section 669 of the Municipal Government Act.

4. WATER ACT

The provincial Water Act came into force in January 1999. It is the intent of the provincial government to eventually adopt Water Management Plans (WMPs) for all water basins in Alberta. As these plans will take several years to prepare in accordance with provincial guidelines, municipalities are encouraged to adopt interim policies in their respective municipal development plans and land use bylaws. To this end, the Municipality of Crowsnest Pass has identified the following objectives and adopted the subsequent policies with respect to the Water Act.

Objective:

- To meet the legislative requirements of Section 23 of the Water Act regarding Subdivision Development.

Policies:

- 4.1 Prior to the preparation of a water management plan (WMP), the municipality shall require that a certified report be prepared for any application for subdivision approval or a proposed land use redesignation which proposes to create six or more parcels of land in a quarter section.
- 4.2 All certified reports shall be prepared in accordance with the "Report Requirements under Section 23 of the Water Act for Subdivision Development" as produced by Alberta Environment, September 1999.
- 4.3 The certified report shall be forwarded to the Regional Director for the Water Act for interpretation, evaluation and comment.
- 4.4 All costs associated with the preparation, evaluation, interpretation and/or distribution of the said report shall be borne by the registered owner or the agent authorized to act on behalf of the registered owner.
- 4.5 At its sole discretion, the municipality may charge additional fees to ensure that any certified report is referred to the appropriate authorities for evaluation and interpretation pursuant to section 61 of the Municipal Government Act.
- 4.6 Upon the preparation and subsequent adoption of a water management plan within the municipality, these policies shall be reviewed, re-evaluated and modified if necessary.

5. COORDINATION OF LAND USE WITH ADJACENT MUNICIPALITIES

The Municipal Government Act stipulates a number of required elements that a municipal development plan must address, including land use issues with adjacent municipalities. The Municipal Government Act and the Provincial Land Use Policies encourage intermunicipal planning cooperation, and as such, dialogue must occur for this to be successful. Given the absence of any intermunicipal development plans, policies are presented in this section to address this element.

Objective:

- To promote intermunicipal cooperation between the municipality and adjacent rural municipalities.

Policies:

- 5.1 Administration and council shall consult with adjacent municipalities regarding plans to undertake any major works or projects that may affect or impact other municipalities.
- 5.2 Administration and council should endeavor to consult with adjacent municipalities regarding other projects of mutual interest or benefit.
- 5.3 All proposed statutory plans, land use bylaws and/or amendments that may have an impact shall be forwarded to adjacent municipalities for their comments.

LAND USE AND DEVELOPMENT POLICIES

The intent of the following sections is to ensure that future development complies with the goals set forth in this plan. It is important to make certain that the standards of the land use bylaw are met and that the quality of future development meets these standards. The intention of the following objectives and policies are to provide guidance to the Subdivision and Development Authority and/or the Subdivision and Development Appeal Board when rendering decisions.

6. GENERAL GROWTH AND DEVELOPMENT

Objectives:

- To ensure that development in the non-urban area (NUA-1) adheres to the permitted and discretionary uses set forth in the land use bylaw, in order to provide maximum flexibility for later use and development if or when the land use is developed to a higher intensity urban use.
- To ensure that serviceable land is adequately available to accommodate future urban growth.
- To identify appropriate areas for development based on infrastructure, site characteristics, compatibility with adjacent and existing uses and recognition of environmental impacts.
- To provide polices and establish guidelines that direct future subdivision and development, which provide concise and manageable standards for developers.
- To maintain a high quality of development and subdivisions and to ensure orderly and efficient planning and development occurs.

Policies:

Future Growth and Development Areas

- 6.1 Future urban growth and development in the municipality:
- (a) should be directed to the areas identified in the Municipal Development Plan Background Report as future growth areas if they are determined to be suitable for development and can be serviced with municipal infrastructure;
 - (b) may be permitted in other areas that are determined by council and/or the Subdivision and Development Authority to be suitable based upon engineering studies in conjunction with the ease and costs of providing municipal servicing.
- 6.2 The municipality shall apply restrictions on land use and future development in the hazard zone adjacent to Frank Slide as delineated as the "Restricted Development Area" in the relevant land use bylaw. The issuance of a development permit may be refused by the Development Authority for any proposals that are located within the boundary of this identified hazard area.
- 6.3 Council and the municipality should attempt to ensure that new growth and development occurs in a stable and fiscally sound manner, given infrastructure, land carrying capacity and physical constraints.

- 6.4 Future urban growth should be directed to areas with existing municipal infrastructure capacity or to locations where infrastructure extensions can be made most appropriately. All residential and commercial development shall be required to connect to the municipal sewer and water service:
- (a) unless it is demonstrated to the Subdivision and Development Authority that circumstances exist that services are not required for a commercial development;
 - (b) or unless residential development falls under the country residential land use policies of this plan, or the land use bylaw in effect.
- 6.5 Areas identified as future urban growth lands shall be reviewed at least every five (5) years, in conjunction with a review of this plan, to ensure that a sufficient and suitable supply of land is available for development.
- 6.6 Council and the Subdivision and Development Authority should only allow new development in areas that can be easily serviced by both roads and proper utilities.
- 6.7 At council's discretion, a land banking strategy may be established to provide some land and access in key areas for commercial, industrial, residential and recreational activities.
- 6.8 Any land sales agreement shall include reference to a performance or construction clause which establishes a prescribed time frame for which development must occur or the land will revert back to the municipality.
- 6.9 Any applications to redesignate non-urban area land to another type of land use district shall be forwarded to the municipality's planning advisor for review and comment.

General Development

- 6.10 Pursuant to sections 650 and 655 of the Municipal Government Act, the approval of any development or subdivision may require that the developer enter into a development agreement with the municipality to provide for the construction of roads, the provision of water or waste water services, provide pedestrian walkways, various municipal services, and any other matter to which council or the Subdivision and Development Authority may require to be addressed.
- 6.11 The municipality may require the preparation and adoption of an area structure plan or a comprehensive development plan:
- (a) for any proposal that would create six (6) or more residential lots that require installation of municipal services;
 - (b) for any proposal that would require land in the non-urban area to be reclassified for more intensive urban development;
 - (c) for any proposal to create new industrial lots.
- 6.12 All future subdivision and development shall be evaluated by council, the Subdivision and Development Authority, or the Development Authority as to its compliance with the objectives and policies of this plan, the current land use bylaw, and any other statutory plan.

- 6.13 Any applications to redesignate one type of land use district to another type of land use designation shall be circulated to the Subdivision and Development Authority, the development officer, the public works superintendent, the municipality's planning advisor, and any other person or agency the municipality deems necessary for review and comment to enable recommendations to be forwarded to council, before the proposed bylaw amendment is given first reading.
- 6.14 When evaluating applications for the subdivision of land, the Subdivision and Development Authority should consider the impact of the proposals on existing residential, commercial and industrial activities in the area.
- 6.15 Proposed subdivisions should be evaluated with respect to the following considerations:
- (a) compatibility with natural water bodies, drainage channels, parks and areas identified as environmental reserve or on the basis of an environmental inventory prepared by a qualified professional;
 - (b) compatibility with possible future development of residual and/or adjacent lands; and
 - (c) appropriate connections to existing roadway and utility infrastructure as deemed necessary.
- 6.16 Before initiating the formal rezoning process, developers may be requested to undertake a public consultation process to work with community groups, local residents and neighbours and to report the results of that public consultation process to Council.
- 6.17 The municipality should attempt to intensify land use and development within the existing built-up urban area wherever possible, based on infrastructure capacities and if the development is compatible with adjacent land use.
- 6.18 Development applications may be denied for uses or subdivisions that the Development Authority determines may have a detrimental effect on a water body.
- 6.19 The Development Authority may request geotechnical studies to ensure that development does not adversely affect groundwater dynamics in the area, and the cost of such a report shall be borne by the developer.
- 6.20 In areas where known hazard lands are identified, such as those containing past coal mining activities, flood or landslide areas, no developments or subdivisions should occur until the relevant approval authority is satisfied the proposal can proceed safely. In assessing the nature of the hazard, the authority may request data and recommendations be prepared by a certified engineer or other appropriate professional.
- 6.21 The Subdivision and Development Authority may refer subdivision or development proposals to Alberta Environment and/or Alberta Community Development for review and comment before a decision is made on the application.
- 6.22 Developers should be encouraged to and may be requested by the Development Authority to:
- (a) ensure that new development is of a high quality, blends in with the surrounding topography and is in keeping with the character of existing development;
 - (b) keep a portion of undeveloped land in its natural state and protect wetlands, creeks and special vegetation unique to the area from development;

- (c) maintain natural slopes and vegetation in their proposed development.
- 6.23 The unique landscape of the Pass should be enhanced and protected in all new developments. Developers should use indigenous and natural vegetation to blend site improvements and buildings with the natural environment.
- 6.24 Residential development shall be located at least 0.8 km (0.5 mile) from the boundary of a parcel or lot containing:
- (a) an active surface mining operation that exceeds 2.0 ha (5 acres) in size;
 - (b) a noxious or hazardous industry site, or any other use that is potentially detrimental to a residential development.
- The 0.8 km (0.5 mile) separation distance shall not be reduced to less than 305 m (1,000 ft.) in the case of subdivisions development, unless the lot proposed for residential development is an existing lot that is less than 305 m from the boundary of the incompatible non-residential lot, in which case the Subdivision Authority may approve or refuse the proposed residential development in accordance with the land-use bylaw.*
- 6.25 An area shall not be designated for residential, country residential, multi-lot or grouped country residential use:
- (a) within 300 metres of the working area of an operating waste-water treatment facility defined by the *Municipal Government Act Subdivision and Development Regulations (AR 212/95)*;
 - (b) within 450 metres of the working area of an operating sanitary landfill, modified sanitary landfill, hazardous waste management facility or dry waste site as defined by the *Municipal Government Act Subdivision and Development Regulations (AR 212/95)*;
 - (c) within 100 metres of a gas or oil well unless the development would be within a lesser distance approved in writing by the Alberta Energy and Utilities Board (AEUB).
- 6.26 The land use bylaw shall be amended to incorporate guidelines regulating subdivision and development within the 1 in 100 year floodplain areas in the municipality.
- 6.27 Approval of any subdivision application that proposes a multi-lot subdivision shall be conditional upon the registration of either by a plan of survey or by a condominium plan and is to be prepared by a certified Alberta Land Surveyor.
- 6.28 Pursuant to section 648 of the Municipal Government Act, the municipality shall require that developers of residential, commercial or industrial developments pay off-site levies. (Note: These levies help off-set the capital costs for expanding municipal services, such as water, sewage or storm water drainage facilities or land required for the connection with any of these facilities if it is determined that a subdivision or development may directly impact them.)
- 6.29 The municipality, at its sole discretion, may undertake any or all of the following municipal prerogatives:
- (a) adopt a duly prepared area structure plan by municipal bylaw which will govern subsequent subdivision and development of the specific area;
 - (b) request that a design concept plan be prepared and submitted for review by the Subdivision and Development Authority;

- (c) may waive the requirements to provide any of the information requested to typically be provided;
- (d) may waive lot sizes or the parcel densities proposed in the grouped country residential guidelines;
- (e) may require the developer to provide any additional information not addressed or contemplated in this plan or other guidelines, at the time of application review.

7. RESIDENTIAL DEVELOPMENT

Objectives:

- To maximize the use of existing undeveloped residential land in the urban built-up communities.
- To ensure a diversity of housing types and serviced building lots are available throughout the community that cater to all residents and housing needs.
- To ensure that an adequate amount of serviced residential land is available to meet future housing demand and that land is developed in an efficient and rational manner.
- To significantly reduce the number of non-compatible land uses in residential areas.

Policies:

General Residential Development

- 7.1 All future residential development:
- (a) shall comply with the objectives of this plan and the current land use bylaw;
 - (b) should be directed to the areas of the municipality identified in the “Future Growth and Development” section of this plan’s Background Report;
 - (c) shall be evaluated by council and/or the Subdivision and Development Authority.
- 7.2 Any applications to designate non-urban area land to residential, multiple-residential or mobile home use shall be forwarded to the municipality’s planning advisor for review and comment.
- 7.3 Residential development programs and decisions should ensure:
- (a) a choice of new residential neighbourhoods with provision for different housing types to cater to all housing needs and income levels of the public;
 - (b) safe, attractive residential environments secure from incompatible land uses and in conformity with the existing historic, natural and cultural quality of residential neighbourhoods;
 - (c) rational and economical extensions of existing municipal services.
- 7.4 Applications submitted for large-scale (multi-family) or multi-lot residential developments shall be evaluated on the basis as to how the proposal will affect the existing municipal infrastructure and servicing capacities prior to approval being granted. Residential subdivisions may be planned and developed in phases, which would take into consideration market demand and future servicing.
- 7.5 Any new residential development proposed on land that is in the vicinity of past or present mining activity shall be required to prepare a geotechnical land subsidence study prepared by a professional engineer. The costs of providing such a report shall be borne by the developer.
- 7.6 In the opinion of the Subdivision and Development Authority:
- (a) earth berms and vegetation or structural barriers may be required to be constructed to separate residential dwellings from obtrusive noise sources;
 - (b) walls and fences may be required to provide buffering or screening but their design shall be considered in the context of the homes they serve and they shall not be

permitted where they interfere with a prominent view or where properties visually extend beyond the property lines.

- 7.7 The municipality should emphasize and promote redevelopment in problem urban areas, including older narrow lots, by implementing a replotting and subdivision cancellation scheme to correct deficiencies. Wherever possible, infill housing should:
- (a) be promoted in suitable developed areas that can accommodate additional development;
 - (b) fit in with the area and should be compatible in size and comparable in height and density to the existing dwellings in the neighbourhood as outlined in the development standards in the land use bylaw.
- 7.8 The presence of incompatible land uses in residential areas shall be reduced by:
- (a) encouraging the owners to relocate to more suitably zoned sites; and
 - (b) where there is a discretionary use under the land use bylaw, withholding a development permit where a potential conflict exists.
- 7.9 The municipality should regularly monitor the vacancy rate and volume of building permits so that short term needs for serviced residential land can be further anticipated.
- 7.10 The municipality should commence a strategy to identify priority residential areas that may benefit from the development of area structure plans or area redevelopment plans to guide infill housing and development in existing neighbourhoods.
- 7.11 A redevelopment levy (monetary charge) may be charged against an applicant for development permits in areas covered by an Area Redevelopment Plan. This levy:
- (a) shall be imposed by bylaw pursuant to section 647 of the Municipal Government Act, and may be requested by council subject to it preparing and adopting an Area Redevelopment Plan for the identified area;
 - (b) may be requested at council's discretion, if new housing is being planned in older, deteriorated areas of the municipality where there may be a need to provide land for new schools, parks, and recreation areas to serve both existing and new population.
- 7.12 Either council or the Subdivision and Development Authority may require the submission of an area structure plan by developers of large-scale multi-family or multi-lot residential subdivisions to be reviewed prior to rendering a decision on the application. Area structure plans prepared for new residential developments should be circulated to affected or concerned agencies for review and comment.
- 7.13 Residential dwellings shall not be located on land that may be susceptible to soil slumping or has a slope that exceeds a grade of 15 percent, unless the proposed development falls under the regulations and policies of country residential development in this plan, or the land use bylaw in effect.
- 7.14 Residential housing shall be discouraged adjacent to industries that produce noxious byproducts, except in areas of transition where industrial uses are being phased out.

Low Density Residential

- 7.15 Residential single-detached housing or renovations shall be restricted to a height of 2.5 storeys or 9.8 metres (32 feet) and shall be administered through the land use bylaw.
- 7.16 Each proposed individual residential lot shall have a suitable developable area that will enable the construction of a residential dwelling on a foundation or basement that meets the Alberta Building Code requirements.
- 7.17 The municipality should endeavor to develop high standards and guidelines regarding the design and aesthetics of new residential subdivisions or housing and may require developers to:
- (a) incorporate architectural controls and design standards that reflect the existing architectural, historical, and environmental features of the existing neighbourhood and buildings;
 - (b) ensure that adequate parks, green space, vegetation and sidewalks are incorporated into new and, where possible, current residential neighbourhoods and to encourage the retention of natural amenities including features such as natural vegetation, scenic views and topography;
 - (c) provide a safe separation of pedestrian and vehicular traffic, with pedestrian walkways/sidewalks designed to the standards of the municipality being incorporated into all new residential subdivisions; and
 - (d) adopt lighting standards for development which minimize the effect of light pollution on the skyline and neighbouring properties.
- 7.18 New residential subdivisions may be developed either with or without rear lanes, however, where lanes are not proposed for the development, the developer shall provide to the Subdivision and Development Authority a scheme as to how utilities will be located and accessed for servicing needs and how access will be provided to the rear of the property.
- 7.19 The municipality should promote mixed-use development in appropriately identified areas to provide alternative housing, increase densities in suitable areas, and to help revamp commercial buildings and enliven downtown districts. Residential development should not be permitted below the second storey of a commercial building except where the residence can be accommodated in the back of the main floor of the commercial development.
- 7.20 The municipality should attempt to increase local awareness of historical preservation grants available for residents to restore and improve houses that may be classified as historical.
- 7.21 The municipality should achieve an overall minimum housing density target of five (5) dwelling units per gross acre in the serviced residential urban district, as there is limited room on the valley floor to accommodate unlimited expansion.
- 7.22 A minimum housing density target of six (6) dwelling units per gross acre should be encouraged in some new, higher density residential areas to help use land in a more efficient manner. However, any proposal for higher density land use shall be evaluated on the basis as to how it will impact existing services and infrastructure capacities.

- 7.23 Infill housing should be promoted in suitable developed areas that can accommodate additional development, to more efficiently use land, roads and infrastructure. Prior to a development being approved, the proposed housing shall be determined by the Development Authority to fit in with the area and should be compatible in size and comparable in height and density to the existing dwellings in the neighbourhood.

Manufactured or Mobile Homes

- 7.24 Manufactured homes should be permitted to be located in the R-1 (residential) district provided that the dwelling meets all the land use bylaw standards of the municipality and is constructed to the specifications of the Alberta Building Code.
- 7.25 The land use bylaw shall provide the guidelines for the siting of mobile/manufactured homes both within and outside mobile/manufactured home parks, having regard for the concerns of all residents.
- 7.26 Manufactured/mobile home parks shall:
- (a) adhere to development and architecturally controlled design standards and be administered through the land use bylaw;
 - (b) be permitted in areas identified and zoned appropriate in accordance with the land use bylaw and shall meet the minimum design standards;
 - (c) provide proper access to all the individual lots by means of a local all-weather road that meets the standards specified by the municipality and also the requirements of the land use bylaw;
 - (d) only be located on land that is, or potentially may be, affected by water erosion or is located within the 1 in 100 year floodplain if it is in strict compliance with any guidelines or regulations established in the land use bylaw;
 - (e) be evaluated in terms of its potential impact on municipal servicing, adjacent land uses, and road system as well as any anticipated municipal costs related to road upgrading and maintenance;
 - (f) have an open or natural space buffer on the outside perimeter.

Multi-Family Developments

- 7.27 Council should strive to achieve a proportionate increase in various multi-unit housing that caters to broad socio-economic and demographic groups.
- 7.28 Multi-family units, including apartment buildings, condominiums, townhouses, or senior housing complexes, should be designed in such a manner as:
- (a) to be compatible with scenic views and not generate excessive traffic in residential neighbourhoods;
 - (b) to locate adjacent to or in close vicinity of green space or park areas, or alternatively, provide some form of green space on-site;
 - (c) to be located adjacent to collector roads whenever possible and all parking shall be provided on-site.
- 7.29 To limit the impact on adjacent land use and to be compatible with the natural and scenic view of the surrounding area, multi-unit housing shall be restricted to a height of 4 habitable storeys or 16.5 metres (54 feet) and shall be administered through the land use bylaw.

- 7.30 The municipality should encourage the siting of seniors' residences to be located both adjacent to park or open space, whenever possible, and in close proximity to commercial service areas for convenience.
- 7.31 Any proposal for a higher density land use development shall be evaluated on the basis as to how it will impact existing municipal services and infrastructure capacities, and how it may affect the existing neighbourhood.

8. COUNTRY RESIDENTIAL DEVELOPMENT

Objectives:

- To maintain and protect the high quality of existing and new country residential developments.
- To prevent or minimize any potential land use conflicts with existing or proposed industrial uses and to minimize negative impacts on the environment.
- To adopt comprehensive guidelines and policies that will accommodate reasonable demands for country residences in a rational and economic manner having regard for municipal and environmental impacts and costs.
- To ensure that the development of country residences does not place financial constraints on the municipality and that the cost of services is shared in an equitable manner.
- The municipality will encourage the design and development of country residential land uses in a manner that may accommodate long term potential for higher density development.

Policies:

- 8.1 The minimum parcel size of country residential parcels shall be what is stipulated in the land use bylaw. Smaller than three (3) acre parcels may be approved if the water source and sewage treatment facility is through conventional municipal means.
- 8.2 Proposed grouped or multi-lot country residential development as defined in the relevant land use bylaw shall not be allowed in the non-urban area unless the lands have been designated in the land use bylaw for that use.
- 8.3 An area should not be redesignated for multi-lot or grouped country residential use from the non-urban area or other land use district:
 - (a) unless a design Concept Plan has been prepared to the satisfaction of council and/or the Subdivision and Development Authority; and
 - (b) any applications to redesignate non-urban area land or other land use district to grouped country residential shall be forwarded to the municipality's planning advisor for review and comment.
- 8.4 The municipality may require the preparation of a Concept Plan to the satisfaction of council and/or the approval authority for any grouped or multi-lot country residential proposal that would create six (6) or more contiguous lots based on the site conditions of the proposed location.
- 8.5 The approval of any country residential development may require that the developer enter into a development agreement with the municipality to provide for the construction of roads, the provision of water or waste water services, various municipal services, and any other matter to which council or the Subdivision and Development Authority may require to be addressed.
- 8.6 The location of country residential subdivisions shall take into consideration the existing road network, and should provide access to all individual lots or parcels by means of internal or collector roads which meet the minimum standards specified by the municipality. Access by means of an easement for isolated country residential subdivisions should be

considered by the Subdivision and Development Authority if it is determined it will not adversely affect future subdivisions or residual parcels of land, and shall be protected by registering a caveat against the title of the said property.

- 8.7 The location and design of grouped country and country residential subdivisions shall take into consideration the facilitation for the prevention of fire and provide for proper access for emergency vehicles to the site, including suitable access to proposed water and reservoir facilities for fire suppression.
- 8.8 Any proposed country residential lot shall have a suitable developable area that will enable the construction of a residential building on a foundation or basement that meets the Alberta Building Code requirements.
- 8.9 Council or the Subdivision and Development Authority may require slope stability tests for areas that are located on steep or precipitous slopes and any proposed country residential development parcel exceeding a grade of 15 percent shall require a geotechnical slope study prepared by a certified engineer and the cost of which shall be borne by the developer.
- 8.10 Each proposed lot shall have suitable soil conditions that allow for a proper sewage disposal field and percolation tests may be required by the Subdivision and Development Authority to determine the suitability.
- 8.11 Grouped or isolated country residential subdivisions may be suitable and permitted in certain areas identified in the Municipal Development Plan Background Report as potential future growth lands, if a subdivision Concept Design or Area Structure Plan is prepared to the satisfaction of council or the Subdivision and Development Authority, which would allow for future subdivision and higher density development.
- 8.12 Any application for a county residential subdivision in a quarter section where there are six (6) or more parcels shall be referred to the Water Management office of Alberta Environment for review, and the Subdivision Authority may ask for a water report to be submitted by the developer.
- 8.13 Any country residential subdivision or development proposed on land located within 500 metres of a creek, stream, river or other watershed:
 - (a) should be referred to Alberta Environment for review, and whose comments shall be taken into consideration by the Development Authority before rendering a decision on the application; and
 - (b) the municipality may require soil percolation tests to be performed and the costs shall be borne by the developer.
- 8.14 Any application for any type of country residential subdivision within 1.5 kilometres of a sour gas facility shall be sent to the Alberta Energy and Utilities Board (AEUB) for its comments regarding the sour gas facility's classification and the minimum development setbacks necessary for the classification of the facility.
- 8.15 Applications for grouped country residential subdivisions should be referred to Alberta Environment, Fish and Wildlife or any other appropriate government agency for review. Council or the Subdivision and Development Authority should take into consideration their comments or recommendations before rendering a decision on the proposal.

- 8.16 Established country residential land uses should be protected from encroachment or noxious byproducts from industries or other incompatible adjacent land uses.
- 8.17 Major grouped country residential subdivisions may be permitted to be planned and developed in phases, which takes into consideration market demand and future servicing.

9. COMMERCIAL DEVELOPMENT

Objectives:

- To strengthen the role of the downtown commercial areas and enhance their image.
- To encourage inappropriate uses in the commercial areas to relocate to more suitable areas.
- To expand and promote the commercial districts as a vital component of the local economy.
- To establish sound planning polices and guidelines for commercial developments that protect existing developments and encourage new ones.

Policies:

General Commercial

- 9.1 Council and the municipality should continue to encourage and support local business.
- 9.2 Council and the municipality should encourage existing commercial land to be used in a more intensive manner.
- 9.3 New commercial development should be encouraged to locate in the existing commercial districts through the development of vacant sites and redevelopment of existing sites whenever possible.
- 9.4 When land use bylaw amendments are proposed to accommodate new commercial uses, consideration shall be made to existing and adjacent land use patterns in the area.
- 9.5 Inappropriate industrial activity or other non-conforming land uses present in commercial or highly visible areas should be encouraged to relocate to an industrial park or another more suitable location.
- 9.6 Outside of the main commercial districts, commercial activity in residential areas should be limited to businesses that cater to the local neighbourhood level of commerce.
- 9.7 Proposed commercial developments shall meet all the required and appropriate regulations of the Alberta Building Code.
- 9.8 All commercial development shall be required to connect to municipal sewer, water and electrical utility system services, unless it is demonstrated to the Subdivision and Development Authority that circumstances exist that services are not required.
- 9.9 Developers of large-scale commercial developments should be encouraged to initiate a public consultation process whereby the community is more effectively informed and involved in the planning and decision making process.
- 9.10 The municipality should initiate an assessment of vacant land available for commercial development at least every five (5) years to ensure an adequate supply of serviceable commercial land is available for the market.
- 9.11 All unsightly materials or objects being stored outdoors in the commercial districts should be properly screened and enforced by an appropriate municipal bylaw.

- 9.12 The approval of any commercial development or subdivision may require the developer to enter into an agreement with the municipality pursuant to the Municipal Government Act, to provide or pay for the construction of roads, provide pedestrian walkways, the provision of services, and any other matter which council or the Subdivision and Development Authority may require to be addressed.
- 9.13 The design of new commercial areas or buildings should emphasize pedestrian traffic and orientation.

Downtown Commercial Development

- 9.14 Council and the municipality should pursue downtown revitalization plans throughout the Crowsnest Pass to assist building owners or developers in redevelopment endeavors. Downtown redevelopment plans should stipulate design and architectural guidelines to make the downtowns more attractive.
- 9.15 Any adoption of a detailed Area Redevelopment Plan for downtown commercial areas shall include:
- (a) an assessment of traffic flow and identification of circulation patterns;
 - (b) methods of creating additional off-street parking;
 - (c) a plan to provide suitable parking for recreational vehicles in close proximity to the commercial areas;
 - (d) an examination of the need to rehabilitate, preserve, construct or remove buildings in the downtown;
 - (e) an examination of the need for sidewalk improvements and better signage;
 - (f) an assessment of available vacant land that is suitable for development;
 - (g) design guidelines or architectural controls to enhance the character of the downtown areas; and
 - (h) any other matter council or the Subdivision and Development Authority may determine should be addressed concerning the commercial core areas.
- 9.16 Council should formulate a downtown business plan or implement some form of a business renewal program. Business renewal can be carried out individually or in partnership with community groups, private business owners or the municipality.
- 9.17 The municipality should develop the entrances to the downtowns by featuring landscaping and aesthetic signage to create a unique community image to help boost local pride and better identify the commercial cores.
- 9.18 Mixed-use development may be permitted in appropriate areas, allowing such activities as commercial activity on the main floor of buildings with residential or office use on the upper floors.
- 9.19 All streetscape elements, including benches, trash receptacles, bicycle racks, flower or tree planters, street lighting, bus shelters, and signage should have a uniform theme of fixtures relating to the neighbourhood or community context they are located in and should be compatible with the buildings.
- 9.20 Signage for the downtowns should be improved and consist of more aesthetic, historical themes to assist in the promotion and enhancement of the downtown areas.

Highway Commercial Development

- 9.21 Highway (drive-in) commercial developments should be located in a series of 'nodes' in the various communities, and continuous, linear strip-mall development patterns should be discouraged.
- 9.22 Highway commercial subdivisions and developments shall occur only in suitable locations and in a manner that will allow for any planned expansion of the highway system.
- 9.23 Highway commercial development should be encouraged on appropriate parcels of land identified and designated as such under the land use bylaw.
- 9.24 Highway commercial type land uses may be permitted on appropriately designated land that is not located adjacent to a highway, if it is determined that the land is suitable to accommodate the proposed use, and neighbouring land uses will not be negatively impacted.
- 9.25 At the discretion of council, the land use bylaw may be amended to accommodate highway commercial expansion by rezoning present residential lots located adjacent to Highway 3 to transitional highway commercial.
- 9.26 In the event Highway 3 relocates, council and the municipality should formulate a strategy to address highway commercial developments in the community.
- 9.27 The municipality shall consult with Alberta Infrastructure when evaluating proposed highway commercial land use designations adjacent to primary and secondary highways.
- 9.28 Council or the Subdivision and Development Authority may require the preparation and adoption of an area structure plan for certain areas where highway commercial developments or subdivisions are proposed.
- 9.29 A proposed highway commercial subdivision shall only be recommended for approval, if in the opinion of council or the Subdivision and Development Authority, it would:
- (a) be a logical location for highway commercial development;
 - (b) provide for safe vehicular access and is compatible with future planned road improvements;
 - (c) not unduly interfere or negatively impact the natural environment;
 - (d) be compatible with adjacent land uses in the area;
 - (e) conform to any relevant statutory plan and the land use bylaw; and
 - (f) ensure that the building and landscape quality enhances the scenic and positive visual image of the community.

Parking in Commercial Areas

- 9.30 The municipality shall require the suitable provision of off-street parking to be provided in all new commercial developments. In situations where commercial enterprises are unable to provide adequate off-street parking space, other arrangements to accommodate parking may be considered by the Subdivision and Development Authority including payment into an "off-street parking fund".
- 9.31 In suitable commercial locations, off-street parking should be provided for recreational vehicles to encourage tourists to stop and shop in commercial areas.

- 9.32 The municipality should consult with the C.P.R to determine if railway land or rights-of-way located adjacent to downtown areas could be used to accommodate some form of parking for recreational vehicles, as long as railway operations and sight-lines are not negatively impacted.
- 9.33 Any off-site parking area or lot should adhere to set landscaping controls, so as to not create a negative visual impact in the downtown districts.
- 9.34 A detailed assessment of potential sites available to increase parking for personal and recreational vehicles in or adjacent to downtown areas should be carried out.

10. INDUSTRIAL DEVELOPMENT

Objectives:

- To prevent or minimize any potential land use conflicts with existing or proposed industrial uses.
- To ensure that watercourses will be protected from industrial byproducts and to minimize negative impacts on the environment.
- To attract new investment and industries to the community to diversify the assessment base and provide employment opportunities.

Policies:

General Industrial

- 10.1 Council and the municipality shall attempt to attract and give preference to light industry or secondary manufacturing locating in the Pass and land use development strategies should provide a full range of industrial uses.
- 10.2 Council should plan to provide for both the accommodation of existing industries and encourage development of new industry.
- 10.3 The municipality should encourage the relocation of non-conforming industrial land uses in residential or commercial areas to the more suited industrial areas. Existing industrial developments that are not compatible with adjacent land uses may be rezoned in the land use bylaw to another more suitable use, creating a non-conforming situation that may eventually be phased out.
- 10.4 The municipality should formulate a plan to single out appropriate areas to accommodate light industry, separately from heavier industry. Council should direct the siting of future industrial development by identifying and designating a new industrial park at the east end of the municipality.
- 10.5 The identification and designation of a new industrial park, or any other large industrial parcel:
 - (a) may require engineering analysis to assess possible drainage or subsidence problems;
 - (b) should permit a variety of industrial lot sizes to help accommodate the land use requirements of a variety of different industries.
- 10.6 The approval of any industrial development or subdivision may require the developer to enter into an agreement with the municipality pursuant to the Municipal Government Act, to provide or pay for the construction of roads, provide pedestrian walkways, the provision of services, and any other matter which council or the Subdivision and Development Authority may require to be addressed.
- 10.7 Any proposed industrial development:
 - (a) shall meet all the required and appropriate regulations of the Alberta Building Code; and
 - (b) shall be serviced through the municipality's water, sewage and electrical utility systems, unless it is determined by the Development Authority that this is not required.

- 10.8 Municipal servicing and road paving in industrial areas should coincide with potential growth and municipality may allow construction to be completed in phases to lessen the costs. This will be allowed at the discretion of council or the Subdivision and Development Authority.
- 10.9 The municipality should ensure that modern and adequate infrastructure of other utilities (fiber-optic) are available to enable new technology based industries and high-tech business to operate. A plan should be formulated that may enable this infrastructure to be programmed to coincide with existing infrastructure upgrades.
- 10.10 The land use bylaw should specify performance standards for development to regulate emission and waste disposal, and any other such matter as the Subdivision and Development Authority deems necessary.
- 10.11 The municipality or Subdivision and Development Authority may require new resource based industries, heavy industries, noxious industries or large-scale industrial operations, to conduct an environmental impact assessment and/or a municipal infrastructure impact study.
- 10.12 The municipal Land Use Bylaw should require the following items to be submitted when an application permit is submitted for a surface mineral extraction:
- (a) submission of operating plans for the extraction;
 - (b) details of local roads to be used, access and egress points to the site and expected traffic volumes;
 - (c) details of the locations of any permanent watercourses in the vicinity;
 - (d) a surface access agreement with the land owner;
 - (e) an outline of the location and phasing of vegetation clearance and stripping of any topsoil;
 - (f) identification of areas to be left undisturbed or to remain in a natural state;
 - (g) a financial guarantee of reclamation performance.
- 10.13 Subdivision or development permit applications for industrial uses may be referred to Alberta Environment, Fish and Wildlife or any other appropriate government agency for review. Council or the Subdivision and Development Authority should take into consideration their comments or recommendations before rendering a decision on the proposal.

Aesthetics

- 10.14 Industrial buildings situated within industrial areas should have a high standard of exterior finishing.
- 10.15 The municipality should try to ensure that a high standard of building design and landscaping is obtained for industrial sites, particularly in highly visible sites adjacent to major roadways. The building or landscaping requirements shall be administered through the Subdivision and Development Authority.
- 10.16 Buffering, berming or fencing may be required by the Development Authority in areas where industrial uses abut non-industrial uses, or are clearly visible from major roadways. The landscaping requirements shall be stipulated by the Subdivision and Development Authority.

- 10.17 All outdoor storage in industrial areas shall be appropriately screened on all sides and enforced through the land use bylaw.

Traffic Considerations

- 10.18 Industrial sites should be serviced by an efficient traffic circulation system that is designed to handle the volumes and various types of industrial traffic generated by this type of activity.
- 10.19 Prior to granting approvals on applications for industrial developments, the approving authority shall take into consideration vehicular access, which should be sufficient to allow for the largest anticipated delivery, with allowance made to accommodate vehicle turning and forward exit from the industrial site.
- 10.20 The municipality should encourage the development of industrial sites in such a way as to minimize potential land use, traffic circulation and environmental conflicts.

11. RECREATION, PARKS AND OPEN SPACE DEVELOPMENT

Objectives:

- To provide and maintain quality parks and recreational facilities to serve all residents.
- To protect the natural amenities and scenic views of the area.
- To ensure that future land developments preserve natural features and provide adequate park or open space for residents.

Policies:

General

- 11.1 The municipality should strive to make all public spaces more enjoyable, safe and accessible to all members of the community, including those with special needs.
- 11.2 The municipality should investigate various funding alternatives and partnerships to offset the increasing costs of park and recreation land maintenance, especially for new subdivisions.
- 11.3 The municipality should continue to work with school authorities and support the shared use of open space and playground areas.
- 11.4 The municipality, pursuant to section 666 of the Municipal Government Act, may require a ten (10) percent land dedication or money-in-lieu which may be used for open space requirements in new residential developments. The dedication of municipal and environmental reserves shall be carried out at the time of subdivision.

Recreational Facilities

- 11.5 The preparation of a comprehensive recreation master plan should be undertaken by the municipality to guide and regulate recreational development in the Pass.
- 11.6 Where feasible, council should endeavour to maintain and improve existing recreational facilities.
- 11.7 The municipality shall ensure that the development of recreational facilities is both compatible with other land use activities and not harmful to the environment.
- 11.8 The operation of recreation facilities should be reviewed on an annual basis to ensure they are meeting the public's needs and are operating in an efficient manner.

Regional Concerns

- 11.9 Council should support initiatives to increase recreational opportunities without compromising the operation of existing resource industries.
- 11.10 Council should initiate dialogue and work in cooperation with the province on future needs of campgrounds on Crown owned land.
- 11.11 The municipality should endeavor to keep parks in a more natural state for aesthetic reasons, protection of the environment and lower maintenance costs.

Parks and Open Space

- 11.12 A comprehensive park needs assessment should be completed before specific improvements are made to particular parks or playgrounds. The municipality should continue to take inventory of the municipal parks and prioritize their need for maintenance or replacement based on the state of their physical condition.
- 11.13 Council should investigate the opportunity to establish a future continuous open space corridor system along the Crowsnest River.
- 11.14 Portions of the riverside that are undeveloped should be protected and used to provide important park space for the public.
- 11.15 The municipality should formulate design guidelines for parks so that any signage, benches, waste containers, lighting along pathways or in parks are aesthetically pleasing and a consistent design standard criterion is maintained.
- 11.16 Larger parks or recreational facilities that serve the public should have proper road access and shall provide sufficient parking for users in accordance to the land use bylaw.
- 11.17 The planning of open space is encouraged in new developments to preserve important or sensitive natural areas including wetlands and marshes, steep or easily eroded slopes or woodland.
- 11.18 If storm water management areas are needed to alleviate storm water drainage problems, these catchment areas should also be used to provide park or open space for the public.
- 11.19 Council and the municipality should encourage citizen organizations and volunteers to fundraise and/or donate sweat equity to upgrade playground or park areas.

12. ENVIRONMENTAL, HISTORICAL AND CULTURAL ISSUES

Objectives:

- To minimize the conflicts between development activities and the protection of special or significant sites.
- To coordinate provincial and municipal governments in the preservation of historic and prehistoric sites and to promote key historic and archaeological sites as Pass attractions.
- To help residents of the Pass understand and appreciate local historical and cultural resources.
- To achieve a reasonable and healthy balance between environmental protection and economic imperatives and prosperity.

Policies:

General Policies

- 12.1 The municipality should support provincial agencies in promoting awareness of the benefits of protecting special sites.
- 12.2 The municipality should regularly consult with the appropriate heritage and environmental protection agencies in the planning and decision making process.
- 12.3 The municipality should consult with its planning advisor to consistently and regularly update all land use maps in the community.

Environmental Policies

- 12.4 The conservation of significant natural and cultural assets in the municipality should be encouraged.
- 12.5 The municipality should consistently monitor and educate the community about the potential impacts of development as it relates to natural and cultural environments.
- 12.6 Development and land use in the floodplain and fringe areas shall be regulated by guidelines, policies, controls or requirements put in place by the municipality in conjunction with the province of Alberta and the Government of Canada.
- 12.7 The preservation of the natural habitat and aesthetic quality of river and creek valleys, significant natural environments, historical resources and scenic views should be encouraged in all development proposals.
- 12.8 The municipality should endeavor to maintain existing natural vegetation and plant new vegetation in appropriate areas that may provide aesthetics or improve the environment.
- 12.9 Attempts should be made to enhance opportunities for the public to use and enjoy the wildlife and fish resources present in the Crowsnest valley.
- 12.10 Council may use direct control zoning to protect environments that are determined to be of significance to the area.
- 12.11 The municipality should review and if necessary discourage development in floodplains or other areas that could potentially be subject to harm by water sources.

- 12.12 Proposed subdivisions shall include, where deemed necessary by the Subdivision and Development Authority, a conceptual scheme relating the proposal to any significant natural area, wildlife habitats and corridors, or bodies of water in the vicinity.
- 12.13 Developments should generally be discouraged by the municipality from occurring in prime riparian areas used by wildlife.
- 12.14 To properly manage timberland, the municipality shall request an appropriate logging plan be submitted to ensure good logging practices, manage potential run-off or slides and mitigate any visibility concerns, especially in areas that are highly visible or create a scenic view for the public.
- 12.15 Environmental reserve easements may be used where appropriate, pursuant to section 664 of the Municipal Government Act, to enable land to remain in a natural state by registering an easement against the land in favour of the landowner at the Land Titles Office. This may be used for land composed of a swamp, gully, ravine, coulee, natural drainage course, land unstable or subject to flooding, or land that abuts a river, stream or other water body for the purpose of preventing pollution or providing public access.
- 12.16 Council and/or the Subdivision and Development Authority may require developers to address any environmental impacts of a proposed development in the design Concept Plan (comprehensive development plan) before it is approved.

Water Protection Policies

- 12.17 New industries or other developments shall be properly sited and adhere to any municipal, provincial, or federal government stipulated setbacks if they are in the vicinity of watercourses to prevent pollution or the improper discharge of wastewater.
- 12.18 The municipality will endeavour, within the framework of its jurisdiction, to protect the water quality of the Crowsnest watershed. The municipality should aim to protect the water quality, scenic value and habitat of the Crowsnest River so that it remains a Class One (1) trout stream.
- 12.19 At the discretion of the Subdivision and Development Authority, development may be restricted along various points along the Crowsnest River where it is determined a low floodplain exists.
- 12.20 Any subdivision or development proposed on land located within 500 metres of a creek, stream, river or other watershed should be referred to Alberta Environment for review, and whose comments the Development Authority should take into consideration before approving the application.

Historical and Significant Areas Policies

- 12.21 The public should be encouraged to use Conservation or Historical easements to protect or conserve historically significant or environmentally sensitive areas with their purpose being to maintain, at least in part, the natural character of the land by limiting development activities in those areas or, in some instances, limiting public access.
- 12.22 The municipality, in conjunction with the province of Alberta, should endeavor to preserve and protect historical resources sites for archeological, educational and interpretative purposes for the public and future generations.

- 12.23 The preservation and restoration of historic buildings and sites important to the development, character, and identity of the Crowsnest Pass community should be encouraged.
- 12.24 If deemed necessary by the Subdivision and Development Authority, a development or subdivision application for a parcel of land may be referred to Alberta Community Development for review and comments on possible historical or archaeological significance, before rendering a decision on the application.

Cultural Policies

- 12.25 Support for the Allied Arts Association, along with recognizing and promoting the value of arts and culture in the community, should be encouraged.
- 12.26 The municipality should assist in developing methods that would enable arts and culture to become more self sufficient in the community.
- 12.27 The municipality and council should attempt to balance the needs of natural and cultural environments with economic development, recreation, and individual landowners as a reflection of community values in land use and development decisions.

13. MUNICIPAL AND COMMUNITY SERVICES

Objectives:

- To ensure that future land developments have adequate infrastructure and that water and sewage treatment services are able to handle the minimum capacities required for future growth.
- To establish guidelines for developers regarding the provision of municipal services that are necessary to serve subdivisions or developments.
- To achieve and maintain a high level of physical and social services in the municipality.
- To support and promote volunteer and community service organizations that operate in the municipality.
- To maintain communication with external organizations that provide community services to residents.

Policies:

Municipal Services for New Development

- 13.1 All residential and commercial development shall be required to connect to the municipal sewer and water service unless it is determined by the Development Authority that is not required or residential development falls under the country residential land use policies of this plan or the land use bylaw in effect.
- 13.2 The extensions of main trunk lines for both water and sewer services should follow an orderly and efficient pattern. Extensions of lines to areas not immediately adjacent (leap-frog development) to existing facilities is discouraged.
- 13.3 The burden of supplying infrastructure services to subdivisions or new developments shall be borne solely by the developer and not by the municipality.
- 13.4 The Subdivision and Development Authority may require a developer to enter into an agreement with the municipality pursuant to the Municipal Government Act and registered by caveat against the certificate of title to ensure the said agreement is binding on the land owner, or successors in title, to install or pay for the installation of public utilities that are necessary to serve the subdivision, pursuant to sections 650 and/or 655 of the Municipal Government Act.
- 13.5 Water and sanitary sewer pipelines installed by developers should consist of a minimum eight (8) inch pipe size, but in all instances shall meet the standards stipulated by the municipality.

Wastewater

- 13.6 The minimum setback distances from mechanical wastewater plants as stipulated by Alberta Environment shall be adhered to in order to prevent occurrences of objectionable odours in subdivisions when plants are operated normally and within designed capacities.
- 13.7 Wastewater treatment plants should be hydraulically capable of handling the anticipated peak wastewater design flow rates without overtopping channels and/or tankage.

- 13.8 The municipality shall monitor and ensure that the sewage treatment system and water treatment plants are capable of handling additional capacities associated with the projected growth of the municipality.
- 13.9 Surface drainage may be acceptable for storm water in new developments or subdivisions if areas are determined suitable to handle runoff but, at the request of the Subdivision and Development Authority, developers may be required to install underground drainage for problem areas.

Site Requirements for Development

- 13.10 The provision of curbs and gutters in newly developed areas shall be addressed in a development agreement.
- 13.11 Developments that contain open areas should have a minimum 0.5 percent slope grade and, in all instances, drain away from any buildings.
- 13.12 New developments should create a minimal increase in storm water runoff from the predevelopment state. Problem areas may require a storm water management plan to be approved by the municipality.
- 13.13 The municipality shall require that developers agree to install or pay for the construction of pedestrian walkways/sidewalks in new residential subdivisions, to enable the safe separation of pedestrians and vehicles.
- 13.14 The municipality should attempt to identify areas in the community that have sidewalks in a state of disrepair and implement a plan to replace or repair, on a priority basis, the damaged sidewalks as budgetary and economic considerations allow.
- 13.15 Access design guidelines should be developed for all parks, walkways, pathways, sidewalks, retail establishments and community recreation facilities to accommodate people with special needs and these shall conform to the standards of the Alberta Building Code.
- 13.16 Pursuant to section 648 of the Municipal Government Act, the municipality shall require that developers pay off-site levies to help offset the capital costs for expanding municipal services, such as roads, water, sewage or storm water drainage facilities or land required for the connection with any of these facilities, if it is determined that a subdivision or development may directly impact these facilities.

Community Service

- 13.17 The municipality should encourage non-profit groups/organizations and provincial agencies to establish programs and operate in the community to enhance the level and quality of existing community services.
- 13.18 Programs and initiatives should be developed that encourage and enhance volunteerism and community service organizations as they contribute considerably to the quality of life in the Pass.
- 13.19 The municipality should attempt to increase local awareness of community service opportunities and needs, such as through developing a community services calendar.

- 13.20 The municipality should continue to support and work in mutual agreement with other government departments or agencies that help provide various community services to residents.
- 13.21 Council should regularly communicate with appropriate provincial agencies to determine if family support services are adequately addressing the needs of Pass residents.

14. TRANSPORTATION AND UTILITIES

Objectives:

- To maintain a transportation network that meets the needs of the community and provides both safe and efficient routes.
- To ensure that future land development needs are not unreasonably constrained by road and utility rights-of-way.
- To ensure that future land developments have adequate transit and utility services provided, which also meet the minimum standards or capacities required by the municipality.

Policies:

General Transportation

- 14.1 Municipal roads or transportation initiatives should try to:
- (a) ensure that mineral resource production has proper access to appropriate transportation corridors;
 - (b) ensure proper access is available for the development of tourism-related industries or attractions;
 - (c) be planned and developed to enhance opportunities for local businesses to benefit from the circulation of traffic both through and within the community.
- 14.2 The development of new transportation routes and the upgrading of existing routes may be done in phases, which takes into consideration the budgeting and financial costs of developing such a proposal.
- 14.3 The municipality should attempt to ensure that the appropriate impact assessments are conducted prior to new transportation routes being developed.
- 14.4 Council should examine the potential need and viability of providing some form of assistance for public transportation to other special needs groups or low-income families. Private sector or outside funding may need to be sought to accomplish such an endeavour.
- 14.5 Council should formulate a plan to develop in phases a comprehensive community pathway system (pedestrian/bicycle path), including portions along the Crowsnest River, with suitable benches, viewpoints, interpretive signage, waste disposal containers and picnic areas.
- 14.6 The municipality should try to implement a strategy to cancel selected plans of subdivision or replots of existing plans, to improve the circulation pattern of traffic.
- 14.7 The municipality shall ensure that service roads and limited access points are provided for road or highway related land uses as required.
- 14.8 The municipality should attempt to identify locations suitable for areas of parking to accommodate large truck and/or recreational vehicles in an efficient and safe manner.
- 14.9 The municipality shall consult adjacent municipalities that may be impacted in regards to any major changes that affect a secondary road system network.

- 14.10 Local roads in new subdivisions:
- (a) should be designed to take into consideration the local topography and contours of the land. Crescents, cul-de-sacs and through streets designed to the standards of the municipality should be encouraged and dead-end streets shall not be allowed;
 - (b) should respect the lay of the land; that they do not create a disjointed secondary street system;
 - (c) should adhere to a hierarchical pattern of road networks, based on arterial, collector, and local road networks, to ensure the safe and efficient movement of vehicles. The municipality should ensure the development of relatively low-traffic volume residential streets, while attempting to ensure that the local and through traffic systems are separated in the road system network;
 - (d) and for the purpose of legal access, every lot to be created by a subdivision application should have direct access to a public roadway.
- 14.11 The municipality shall maintain a consistent standard of road design in all new subdivisions.
- 14.12 The minimum setback of developments from public roadways that developers must adhere to shall be the standards established under the municipality's land use bylaw in effect.
- 14.13 Reduced curb radii resulting from narrower residential street widths may be permitted subject to the approval of the Subdivision and Development Authority, if the developer demonstrates a plan that will help promote the development of pedestrian-friendly streets.
- 14.14 Pursuant to the Municipal Government Act, the municipality may require a developer to enter into an agreement with the municipality to construct or pay for the construction of a road required to give access to the subdivisions, including the cost of upgrading existing public roads.

Highway 3 Issues

- 14.15 The municipality should endeavor to maintain open dialogue with Alberta Infrastructure regarding any future plans or major changes to Highway 3 that may have important impacts on the community.
- 14.16 Highway commercial development should be encouraged in appropriate areas that do not impact the integrity of the provincial roadway.
- 14.17 The municipality, in conjunction with Alberta Infrastructure, should formulate additional guidelines to create better signage to direct motorists off the highway and into the community.
- 14.18 The municipality should not permit land use developments or subdivisions that could create vehicular movement/safety problems without the input from the provincial department.
- 14.19 The municipality shall consult with Alberta Infrastructure regarding continuous monitoring of the main intersections along Highway 3 and ensure that sufficient pedestrian crossing and safety is being provided.

Railway Rights-of-Way

- 14.20 The setback of dwellings from the railway rights-of-way shall be a minimum of 15 metres in accordance to Transport Canada guidelines or any subsequent standards should these existing guidelines be revised.
- 14.21 Sight lines at the railway crossings shall not be obstructed and should be protected according to Transport Canada guidelines.
- 14.22 The municipality should consult with the C.P.R regarding crossings or safety issues, which may be determined to be of concern to either residents or the municipality.
- 14.23 The municipality should plan for compatible land uses adjacent to rail lines so that a situation is not created where existing rail activity would negatively impact a new land use if approved.

Road Widening

- 14.24 The costs for road widening and improvements shall be borne by the developer, and any required construction should not impede access to other existing developments in the area.
- 14.25 If the provision of future road widening right-of-way is required, the additional right-of-way shall be provided on each side equally of the existing right-of-way, whenever this is possible.
- 14.26 Where future road widening may be required to a residual parcel of a subdivision located adjacent to a secondary highway or collector road, the road widening shall be protected by registering a caveat against the title to the residual parcel, enabling the municipality to acquire the additional right-of-way.

General Utilities

- 14.27 The municipality should work in cooperation with the major utility companies in regards to the expansion and location of distribution lines, to ensure that they do not use land better suited for other development or that land is not unreasonably restricted by utility rights-of-way.
- 14.28 Close coordination with utility companies should be encouraged to better locate and appropriately screen, through landscaping or paint, above-ground utility boxes in order to minimize their visual impact on the street scene.
- 14.29 The municipality, in conjunction with UtiliCorp or other electrical utility corporations, companies or agencies working within the municipality, should ensure that the electrical distribution system is able to meet current load requirements and will be upgraded, as required, to handle additional future growth.
- 14.30 The municipality, in conjunction with Atco Gas, should ensure that the gas distribution system can supply future gas demand and will be upgraded as required.
- 14.31 The municipality should attempt to identify areas in the community that have unsafe or substandard street lighting and implement a plan to improve, on a priority basis, the lighting as budgetary and economic considerations allow.

- 14.32 Street lighting has both safety and aesthetic benefits and lighting equipment should be uniform throughout a neighbourhood or community and compatible to the surrounding residential architecture and natural landscape.
- 14.33 Developers shall be required to provide adequate street lighting in all new subdivisions which shall be developed to the standards stipulated by the municipality.
- 14.34 Developers of commercial or industrial property or lots shall ensure that adequate and safe lighting is provided on their development and shall meet the specifications and standards required by the Development Authority or council.

15. ECONOMIC GROWTH

A strong, healthy assessment base provides the necessary revenues for the municipality to provide the services and facilities to which ratepayers have become accustomed. It is important for the municipality to encourage suitable economic growth strategies while balancing the provision of services and the protection of important historic, cultural and environmental resources.

Objectives:

- To expand and diversify the local economy.
- To substantially increase and promote the tourism industry potential of the Pass without creating conflicts with other industries.
- To create a positive municipal environment that encourages and supports business and industry.

Policies:

- 15.1 Council should strive to create a strong, livable, safe community with good neighbourhood organizations and adequate parkland, recreational opportunities, community centres and other public amenities that will foster local business growth and generate a host of economic benefits.
- 15.2 Future land use decisions should create a compatible situation whereby industry, recreation and environmental uses can co-exist and not create constraints or potential conflicts.
- 15.3 Municipal decisions should be made with special attention placed on creating an atmosphere that positively demonstrates that the Pass is a friendly, attractive community that is favorable to business.
- 15.4 The municipality should support positive opportunities to diversify the local economy and expand the tax base.
- 15.5 The municipality's economic development strategies:
 - (a) should focus on enhancing and developing the strengths of the community;
 - (b) shall attempt to attract and give preference to light industry or secondary manufacturing to locate in the Pass;
 - (c) should try to conserve, maintain, enhance and market local amenities to assist economic growth;
 - (d) should actively promote opportunities for the public to enjoy the natural resources of the area as an economic growth engine;
 - (e) should maintain and expand the role of the Crowsnest Pass as a host community to cultural, recreational and other special events and festivals.
- 15.6 The municipality should support initiatives to increase local educational and skills training opportunities for residents.
- 15.7 The municipality should initiate a comprehensive downtown beautification plan to form guidelines for the revitalization of downtown areas.

- 15.8 The municipality should develop a comprehensive signage policy in consultation with local businesses and residents that advertises local businesses and enhances the image of the community.
- 15.9 Attempts should be made to make the Crowsnest Pass a clean, attractive community by encouraging the cleanup of unsightly premises and enforcing regulations through a municipal bylaw.
- 15.10 Attempts should be made to make the municipality as inviting as possible to prospective investors through:
- (a) making comprehensive information readily available and easy to understand;
 - (b) avoiding unnecessarily restrictive conditions in the land use bylaw;
 - (c) protecting key sites and accesses that may be needed for future business related activities;
 - (d) providing, maintaining and improving the standard of municipal services and amenities.
- 15.11 The municipality should try to ensure that existing mineral resource operations are not restrained by inappropriate developments occurring adjacent to them whereby creating potential conflicts.
- 15.12 The municipality should encourage and support the development of commercial tourism and ensure opportunities for the development of tourism related attractions by supporting the objectives of a comprehensive tourism marketing strategy for the Crowsnest Pass.
- 15.13 Council is encouraged to work with the Chamber of Commerce, Economic Development Board, Business Development Corporation and other business or government organizations to attract quality jobs or businesses without a host of negative impacts.
- 15.14 Resource based or large-scale industrial operations that desire to set up operations in the Pass may be required by council or the Subdivision and Development Authority to conduct an environmental or municipal infrastructure impact assessment.
- 15.15 The municipality should identify readily serviceable land with proper access to accommodate prospective commercial or industrial businesses in appropriately defined areas by:
- (a) the municipality and council regularly consulting with the Economic Development Board, its development officer and its planning advisor to determine if commercial and industrial lands are available for prospective business and to ensure vacant land is suitably designated to facilitate development opportunities;
 - (b) the municipality undertaking, at least every five (5) years, a commercial and industrial land use study to identify vacant and serviceable land that is available and suitable to accommodate development.
- 15.16 Efforts should be made to determine the needs of existing local entrepreneurs and to find methods to improve or increase economic opportunities for their businesses.
- 15.17 The expansion of recreational activities, facilities or businesses that take advantage of the natural amenities of the region, without placing undue stress or harm to the environment, should actively be encouraged.

- 15.18 Home-based occupations shall be encouraged and permitted in residential areas as long as it is determined there will be no negative impacts to neighbouring property owners. The criteria for home-based businesses shall continue to be administered through the standards established under the municipality's land use bylaw.