Town of Coalhurst

MUNICIPAL DEVELOPMENT PLAN BYLAW NO. 391-17



May 2017

Consolidated to Bylaw No. 404-19, February 2019

Acknowledgements

The following individuals and organizations are thanked for their assistance in the development of this document:

Town of Coalhurst Council & Administration

Dennis Cassie – Mayor
Heather Caldwell – Councillor
Barbara Edgecombe-Green – Councillor
Marvin Slingerland – Councillor
Sheldon Watson – Councillor
R. Kim Hauta – Chief Administrative Officer

Oldman River Regional Services Commission Staff

Diane Horvath – Senior Planner
Leda Kozak Tittsworth – Assistant Planner
Kaylee Kinniburgh – CAD/GIS Technologist
Barb Johnson – Executive Secretary

OLDMAN RIVER REGIONAL SERVICES COMMISSION

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TOWN OF COALHURST
IN THE PROVINCE OF ALBERTA

BYLAW NO. 391-17

BEING a bylaw of the Town of Coalhurst in the Province of Alberta to adopt a Municipal Development Plan.

WHEREAS the Council of the Town of Coalhurst wishes to adopt a municipal development plan to comply with the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended as well as all requirements of the South Saskatchewan Regional Plan;

AND WHEREAS the purpose of proposed Bylaw No. 391-17 is to provide a comprehensive, long-range land use plan pursuant to the provisions outlined in the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended;

THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, the Council of the Town of Coalhurst in the Province of Alberta, duly assembled does hereby enact as follows:

1. Bylaw No. 391-17, being the new Municipal Development Plan is hereby adopted.

2. Bylaw 275-00, being the former Municipal Development Plan and any amendments thereto are hereby rescinded.

3. Bylaw No. 391-17 shall come into effect upon the third and final reading hereof.

READ a first time this 7th day of March, 2017.
READ a second time this 16th day of May, 2017 as amended.
READ a third time and finally passed this 16th day of May, 2017 as amended.

Mayor – Dennis Cassie

Chief Administrative Officer – R. Kim Hauta

Town of Coalhurst Municipal Development Plan Bylaw No. 391-17 – Amendments

Bylaw No.	Amendment Description	Passed
404-19	Replace Policy 2.1.2, Part 2: Growth, General Policies with the following: "Development or subdivision on undeveloped and/or unserviced land which proposes to create 3 or more lots shall be required to prepare an area structure plan in accordance with Appendix A. The area structure plan shall be adopted, by bylaw, by Council and only Council may waive the requirement for an area structure plan by resolution if determined one is unnecessary."	5-Feb-2019

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PART 1
OVERVIEW



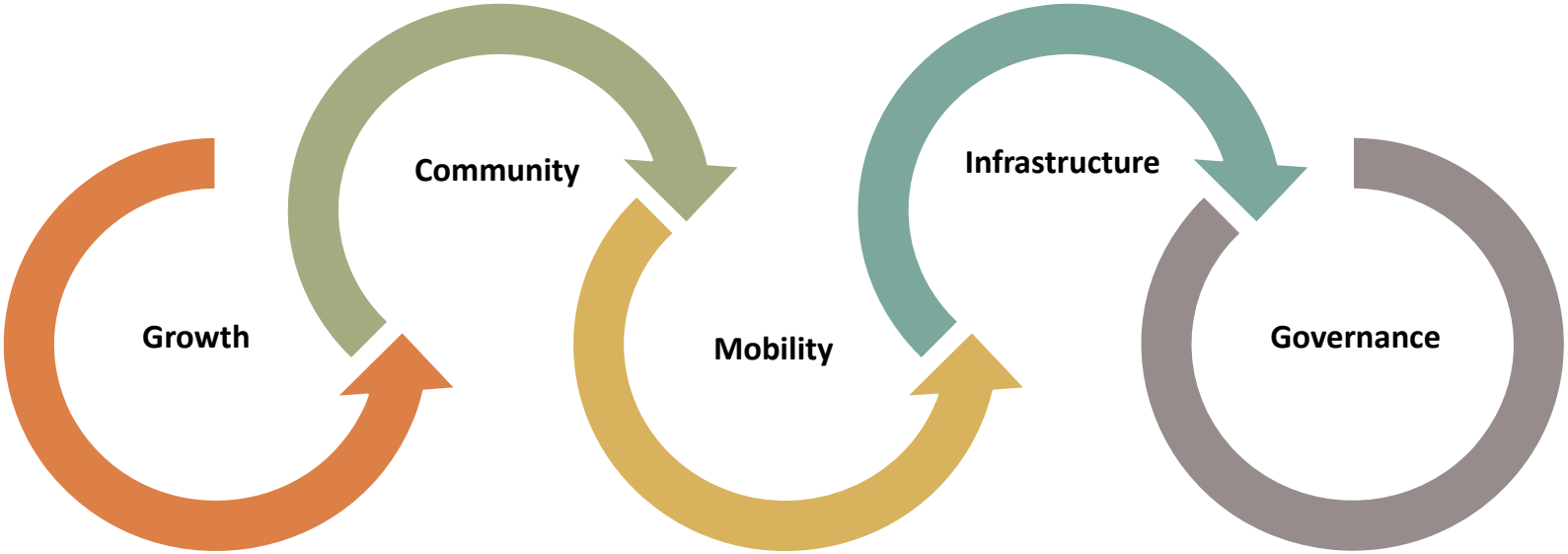
PART 1: OVERVIEW

Role and Content of the Plan

A Municipal Development Plan (MDP or Plan) is a long-range planning document which outlines a vision for a community's future and is the principal plan directing land use policy and decision making. The Town has not updated the last version of its MDP since its adoption in 2000 and Council is committed to working with the community in developing a new MDP. The purpose of this Plan is to express how Coalhurst sees itself in the future and what actions are needed to achieve important community-based goals to create a complete, sustainable community.

The content of this Municipal Development Plan is designed to provide a roadmap for the rational growth of the community, as well as the financial and social well-being of Coalhurst. It is intended that the policies contained in this Plan be interpreted as guides in the Town's actions, providing a strategic perspective to help inform development and management decisions and act as a blueprint to building the Coalhurst that the community envisions. All statutory planning documents, including area structure plans, area redevelopment plans and the Land Use Bylaw, must be consistent with the policies contained within this Plan.

The Plan is intended to guide the future of the Town of Coalhurst by defining goals and establishing polices for:



PART 1
OVERVIEW



In accordance with the *Municipal Government Act, Revised Statues of Alberta 2000, Chapter M-26 (MGA)*, the MDP will address:

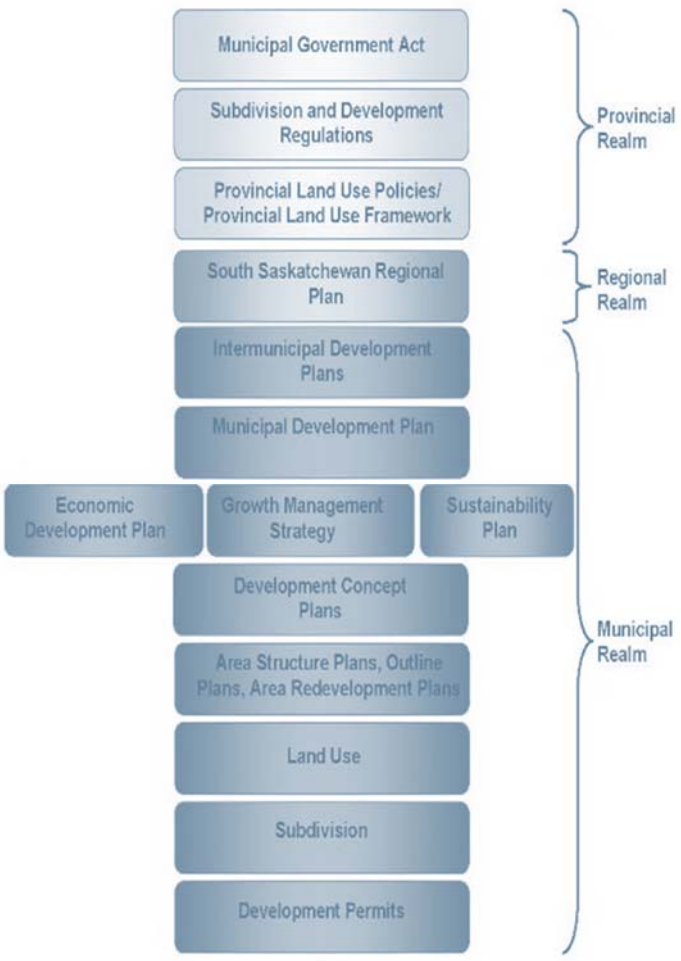
- **future land use and proposals for future development;**
- **municipal services and facilities;**
- **transportation systems;**
- **municipal and school reserves;**
- **land uses adjacent to sour gas facilities;**
- **protection of agricultural operations; and**
- **coordination with adjacent municipalities.**



In addition, the MGA allows the Plan to address a number of other considerations including:

- **the coordination of physical, social, and economic development of the municipality;**
- **environmental matters;**
- **the economic development; and**
- **development constraints.**

Planning Context



Provincial Realm

The *Municipal Government Act* sets out the legislative framework for planning in Alberta and specifically Part 17 places the authority for land use decision making at the local level. Through the legislation, a municipal council is empowered with the authority to create and adopt statutory plans, establish planning approval committees, enforce conditions of planning approvals; and to ensure that the public is involved with planning at a local level. The Subdivision and Development Regulation is passed by Cabinet and outlines basic procedures and approval criteria for subdivision and development decisions at the local level. The *Alberta Land Stewardship Act (ALSA)* is the legal authority to implement the province's Land Use Framework and provide direction and leadership in identifying objectives of the Government regarding land use, economics and the environment. As well, it creates policy that enables sustainable development and sets the stage for regional planning which includes seven regional plans.

Regional Realm

The South Saskatchewan Regional Plan (SSRP) is a legislative instrument developed pursuant to section 13 of the *Alberta Land Stewardship Act*. The SSRP uses a cumulative effect management approach to set policy direction for municipalities to achieve desired environmental, economic, and social outcomes within the South Saskatchewan Region until 2024. A community's Municipal Development Plan must comply with the SSRP, which came into effect September 1, 2014.

Municipal Realm

An MDP does not exist or function in isolation at the local level. Over the years, numerous statutory and non-statutory plans and related studies have been completed to guide the growth and development of the Town.

- Town of Coalhurst Land Use Bylaw No. 354-12
- Town of Coalhurst Strategic Plan
- Coalhurst Economic Development Strategic Plan
- Town of Coalhurst Infrastructure Master Plan
- Town of Coalhurst Needs Assessment and Business Plan Centennial Legacy Community and Civic Centre 2012
- Town of Coalhurst Integrated Community Sustainability Plan
- Town of Coalhurst & Lethbridge County Intermunicipal Development Plan Bylaw No. 375-14

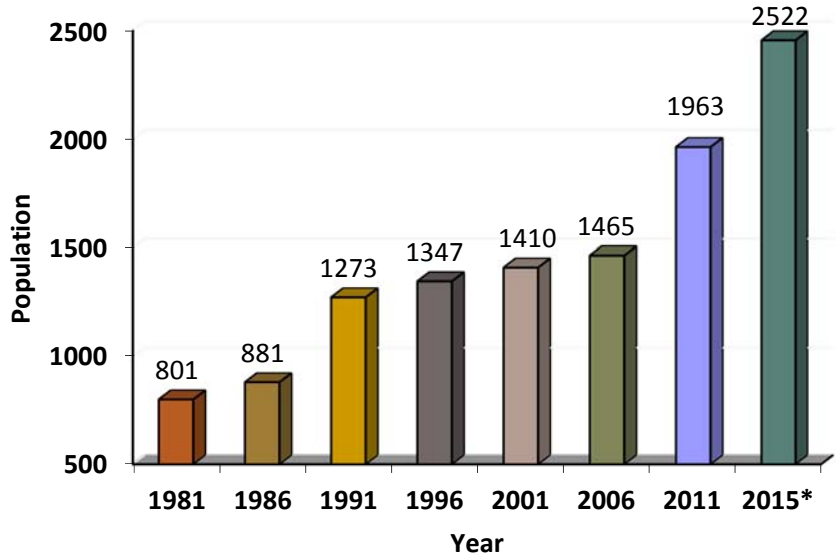
Community Context

The Town of Coalhurst is located within Lethbridge County which is a diversified agricultural area that features a variety of agri-businesses alongside the traditional production of grains and livestock. Located 10 km west of the City of Lethbridge, adjacent to Highway 3, the short commuting distance between Coalhurst and the City has made the community an attractive location to live for those employed in local businesses, farming operations, or attending post-secondary school.

Demographics

Coalhurst, incorporated as a Village in 1979, has faced considerable change over the years and has experienced both stable and rapid population growth. Between 1981 and 2006, the Town has experienced a slow but steady increase in population. Federal Census data revealed that since the 2006 federal census the population of the community has increased significantly, representing a 72.2 percent increase in total population in the past ten years or an average of 8.0 percent increase per year. The latest municipal census, completed in June 2015, recorded the population of Coalhurst at 2,522, growing by 28.5 percent from the 2011 population of 1,963.

Historic Population 1981 – 2011

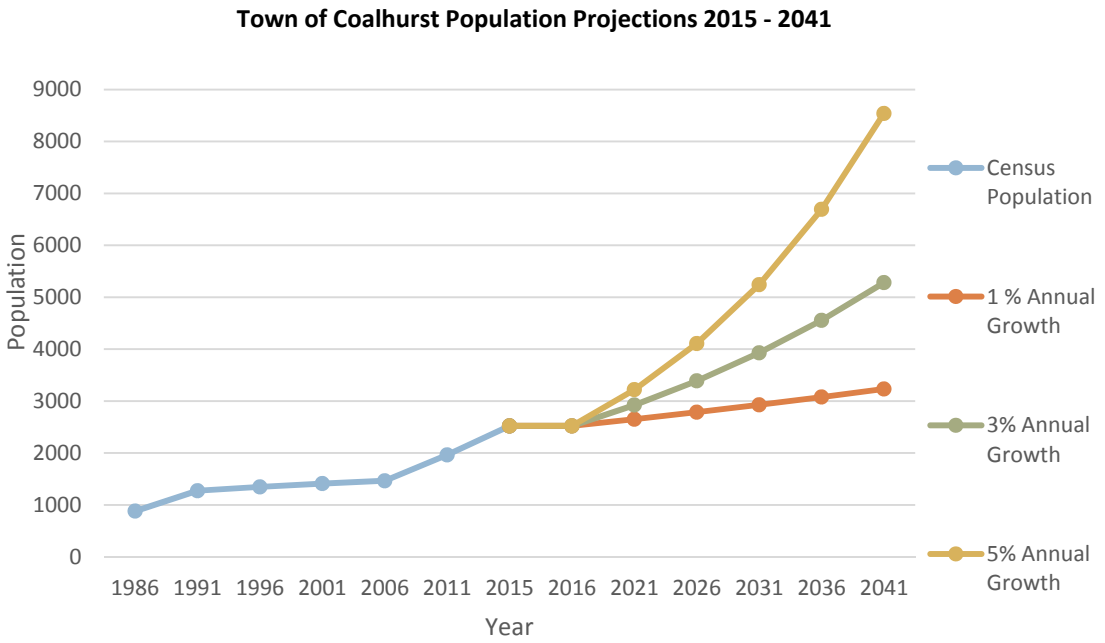


The population of the community has increased significantly, representing a 72.2 percent increase in total population in the past ten years or an average of 8.0 percent increase per year.

Population Projection Analysis

A 20-year growth forecast was prepared for the Town of Coalhurst (see Chart) using the annual percentage growth method of population forecasting and three different growth rates [average (1 percent), moderate (3 percent), and very strong (5 percent)].

Projections for the year 2041 showed a population range from a low of 3,234 residents (1 percent annual growth) to a high of 8,540 residents (5 percent annual growth). In either circumstance, the Town should plan for continued stable population growth that will support and build the community. Based on the past, the most likely scenario is continued 3 percent to 5 percent annual growth which may result in a projected population of approximately 5,281 to 8,540 people residing in Coalhurst by 2041.



Average Annual Growth Rate

1981 to 1986	1991 to 1996	2001 to 2006	2006-2011	2011 to 2015*
2.0 %	8.9 %	0.9 %	6.8 %	7.1 %

Alberta Official Population List (1981 to 2011) (Alberta Municipal Affairs 2014)
* Town of Coalhurst Municipal Census Results (2015)

Community Vision





Through consultation activities and the MDP steering committee, the community was asked the following three questions:

WHAT DO YOU WANT TO PRESERVE IN THE COMMUNITY?

WHAT DO YOU WANT TO CHANGE IN THE COMMUNITY?

WHAT DO YOU WANT TO CREATE IN THE COMMUNITY?

The results indicated that the community appreciates and wishes to preserve the sense of small town, the feeling of safety and security, as well as the friendly attitude of the residents. There was a desire by residents to create recreational opportunities including a master trail system, dog park, and more recreation facilities for all ages. As well, it was expressed that a retail and service hub was desired to provide a level of convenience and local options for shopping, dining, and personal services. Finally, the community provided an inventory of items that need attention which includes development of business core, a community hub which includes a library and flex space for community groups, and a transportation strategy that would link the community with neighbouring urban centres.

Guiding Principles

Through consultation, the following key themes and values important to the community emerged and will influence future development and propel sustainable community growth to create a unique and superior quality of life that the community expects and demands today and for future generations. This MDP is guided by the following values and principles:

COMMUNITY COHESION AND INCLUSIVITY

The Town recognizes that the people of Coalhurst are its most important resource. To provide effective governance, Council will rely on the collective knowledge, experience and creativity of the Town's residents. Involvement of the community in decision making is instrumental to creating a cohesive and unified community.

INNOVATIVE AND CREATIVE PROBLEM SOLVING AS GUIDES FOR DECISION MAKING

Coalhurst is committed to meeting the needs of its current community without compromising the ability of future generations to meet their needs. A sustainable Coalhurst will be achieved through balancing short- and long-term cultural, environmental, social and economic objectives/goals although always with an aim of promoting the efficient use of land. The Town recognizes the importance of strong governance to lead and promote sustainable growth and its duty to make fiscally responsible decisions.

LAND USE AND URBAN DESIGN

Maintaining a high quality of life in Coalhurst requires the responsible stewardship of the built and natural environment. By creating diverse and inclusive residential neighbourhoods and walkable and interactive commercial nodes, Coalhurst will achieve a balanced urban footprint. Protecting the natural environment and its biodiversity through efficient uses of land, energy, water, watersheds and protection and enhancement of other natural features is essential to ensuring environmental sustainability.

ECONOMIC DIVERSIFICATION

A financially sustainable future relies on an economically diverse and prosperous economy. Encouraging a strong and diversified workforce, while providing efficient and cost-effective municipal services, will support a successful Coalhurst economy now and in the future.

PRESERVATION OF CULTURE AND SMALL TOWN CHARACTER

Coalhurst's strong culture and small town character will be embraced and celebrated as unique and worth preserving for future generations. The Town will support and encourage societies and organizations that foster volunteerism and enhance Coalhurst's distinct cultural character and heritage through community programs and activities.

Implementation







The success of any MDP depends on the degree it is implemented and integrated into ongoing decision making. The MDP provides the means whereby Council, the Municipal Subdivision and Development Authority and Town staff can evaluate situations or proposals in the context of a long-range plan for Coalhurst. It is primarily a policy document that is utilized as a framework within which both public and private sector decision making can occur. As a policy document, the MDP is, for the most part, general in nature and long-range in its outlook.

One of the main tools that will be used in implementing the policies of the Municipal Development Plan is the Town's Land Use Bylaw which controls the use and development of land and buildings within the municipality. This provides a day-to-day means of implementing planning and land use components of the MDP. The preparation and adoption of area structure plans (ASPs), area redevelopment plans (ARPs) and outline plans, as well as subdivision decisions, are also available as a means of implementation. Annual budget deliberations are also a primary implementation avenue.

The MDP contains "shall", "should" and "may" policies which are interpreted as follows:

- "shall" policies must be complied with;
- "should" policies means compliance in principle but is subject to the discretion of the applicable authority on a case-by-case basis; and
- "may" policies indicate that the applicable authority determines the level of compliance that is required.

Subject to Council's approval, minor variations from the policies of the MDP shall not require an amendment to the MDP. More substantive changes shall require an amendment to the MDP and any other affected plan. The goals and policies of the MDP shall be further refined and implemented through the development, adoption and day-to-day application of statutory plans (area structure plans and area redevelopment plans), non-statutory plans (outline plans, design schemes, etc.), and the Land Use Bylaw and all statutory and non-statutory plans shall be consistent with the Municipal Development Plan.

In order to consider a Land Use Bylaw redesignation, subdivision or development application, or to generally provide directions for land use change in an area, the Town may require the preparation of an area structure plan or an outline plan or amendments to existing plans to provide the details of intended land uses, provision of utility services, roads and open space pertaining to the subject lands and, where necessary, surrounding lands.

Monitoring and Amendment

The Town Council or the general public may initiate an amendment to this Plan. Where an amendment is initiated by the general public, the Town shall require the submission of such background information as is considered necessary to support the amendment prior to commencement of the bylaw amendment process. Amendment of the MDP shall follow the appropriate procedures as outlined in the *Municipal Government Act*.

Various policies in this Plan suggest spending by the Town of Coalhurst. It is not the intention of this Plan to commit the Council to this spending. Council may consider spending proposals suggested by this Plan along with all other Town spending on an annual basis during budget allocation and the Town should introduce, where necessary, specific programs to implement the policies of this Plan as required. Pursuant to section 637 of the *Municipal Government Act*, Council is not required to undertake any of the projects referred to in this Plan.

The MDP is intended to be able to adapt to continue reflecting the priorities, goals and aspirations of the community as the Town changes, and to meet changes in development commitments, budget constraints, and market conditions. Generally, in order to ensure that the MDP is current, the entire Plan should be reviewed approximately every three to five years, preferably shortly after the municipal election, to add additional policies, to strengthen policies or to delete outdated or unworkable policies.

Council may deem it necessary to amend the Plan outside of the suggested three to five year review period. In order to allow Council to track the status of the Plan after adoption, an annual report may be prepared. This report should note any amendments which have been made or are forthcoming, any suggestions made for amendments, and any outside factors which may drive the need for Plan amendments.







Plan Consistency

As the MGA requires that all statutory plans be consistent with each other, the Town shall ensure that the Land Use bylaw ad all existing Area Structure Plans be amended to ensure consistency with the MDP. In addition, all new statutory plans and amendments to existing statutory plans shall include a statement addressing compliance with the MDP.

PART 2
GROWTH

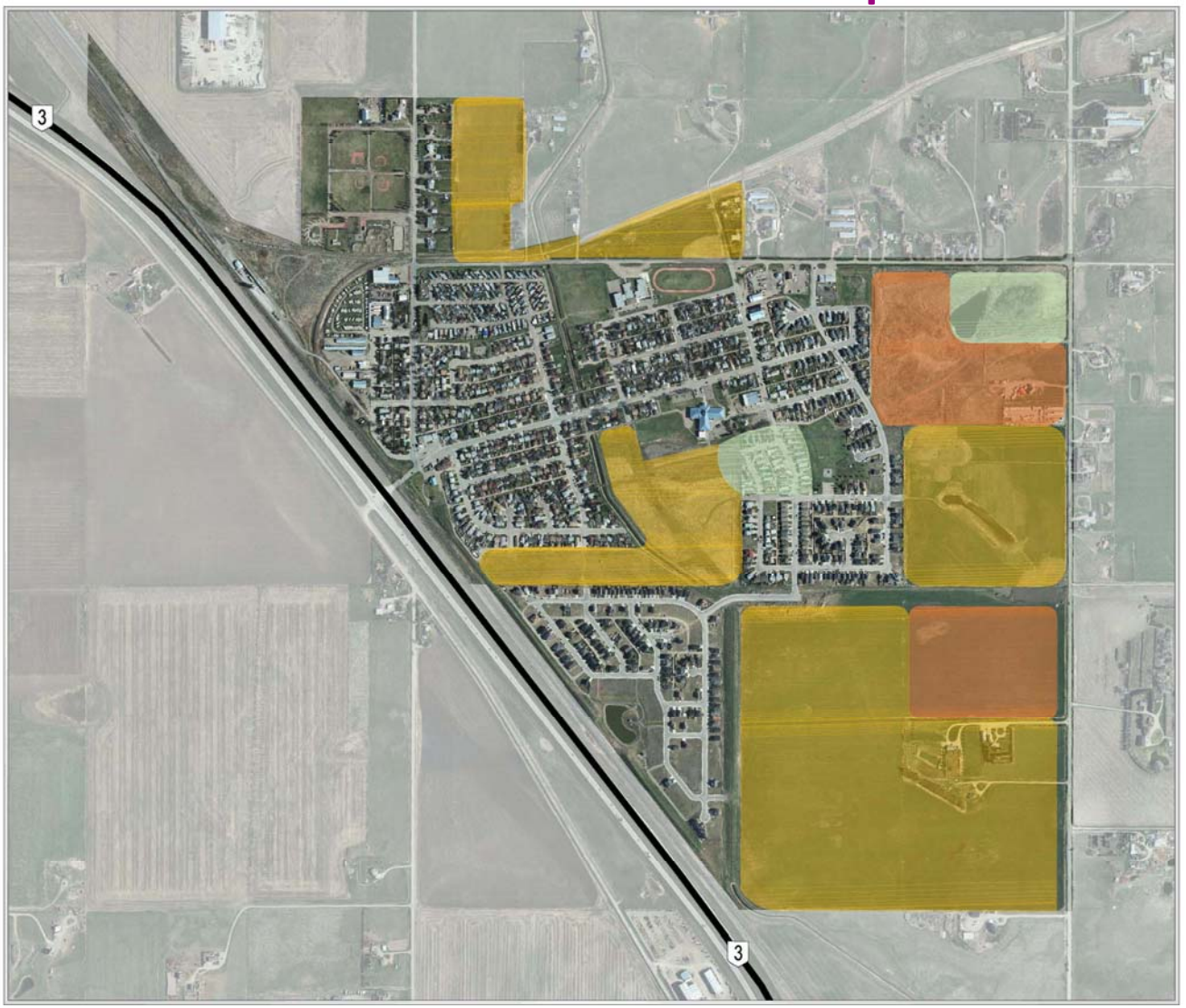


MAP 1 Future Land Use Concept

New Living Areas

New Employment Areas

Additional Planning Areas



The Land Use Areas depicted are conceptual and are to be used for planning purposes only. The land use concept represents general areas for development and redevelopment and is not intended to prescribe exact locations.

PART 2: GROWTH



Land Use Concept

The Future Land Use Concept (as illustrated in **Map 1 – Future Land Use Concept**) identifies the overall growth management strategy for the Town of Coalhurst. Through a set of land use designations and supporting policies, the Plan provides a guide for future decisions about land use and density. Map 1 identifies the locations for general land use designations listed below and more specific information on the precise uses are intended to be provided through Area Structure Plans (ASPs) or Area Redevelopment Plans (ARPs). General land use has been broken into three categories**, Living Areas, Employment Areas** and **Community Places.**

1 **Living Areas** have been identified as where the majority of residents will reside and shall be comprised mainly of single unit and multi-unit dwellings (low and medium density development) and strategically located neighbourhood parks and commercial nodes, all connected by a series of sidewalks, pathways and roadways that provide easy access to the Town Centre. Within the Living Areas, higher density housing developments and senior housing will be encouraged to locate near open spaces with good access to mobility linkages including pedestrian trails and arterial roadways.

2 **Employment Areas** are proposed to include three types of business development – Commercial Town Centre, Neighbour Convenience Commercial and Business Park. The Commercial Town Centre is expected to act as the social hub of the community with a range of local commercial and institutional uses to meet community needs. It will provide local shops and services on a pedestrian-oriented streetscape, as well as complimentary community nodes for residents to use. The expansion of non-residential land use in the Town is important as business activities provide essential goods and services to the community and can offer valuable employment opportunities for Coalhurst residents. This plan envisions business park development in the northeast area of the Town which will need to be sensitive to the existing residential uses adjacent to this area, both within Coalhurst as well as Lethbridge County.

3 **Community Places** and facilities for recreation and cultural uses are an important component of the Town. These may be located in either the Living Areas or the Employment Areas of the Future Land Use Concept and should be supported accordingly through thoughtful planning and connectivity. It is expected that Town will limit fragmentation of existing agricultural land in the future growth areas to ensure an orderly progression of development to minimize land use conflicts with and support the continued operation of current agricultural pursuits on the land until it is required for urban development.

The main types of land uses identified in this strategy are outlined in the next sections and include other key development goals that support the strategy.



Coalhurst shall ensure that a healthy, symbiotic balance is maintained between residential, business and community focussed development.

General Policies

2.1.1 Changes in land use, and future subdivision and development shall be consistent with the Future Land Use Concept (as illustrated in **Map 1 – Future Land Use Concept**).

2.1.2 Development or subdivision on undeveloped and/or unserviced land which proposes to create 3 or more lots shall be required to prepare an area structure plan in accordance with Appendix A. The area structure plan shall be adopted, by bylaw, by Council and only Council may waive the requirement for an area structure plan by resolution if determined one is unnecessary.

2.1.3 Area structure plans shall be consistent with the Town of Coalhurst Area Structure Plan Guidelines found in Appendix 1 and all ASPs shall include a stormwater management plan.

2.1.4 The Town shall discourage premature subdivision and development of agricultural and urban reserve lands until such a time that those lands are required for urban development.

Sustainability Policies

2.1.5 Developers shall be encouraged to increase the use of low environmental impact materials during the construction of developments and shall be encouraged to increase the use of locally reclaimed or recycled materials in the construction of roads, pavements, public spaces and parking lots.

2.1.7 Developers shall be encouraged to increase the use of locally sourced materials in the construction process.

2.1.8 Developers shall be encouraged to develop a sustainable water efficiency strategy at a master planning level for the whole site.

2.1.9 Developers shall ensure that any development on site does not adversely impact upon local public or private water supply through polluting aquifers or groundwater.

2.1.10 Developers shall be encouraged to incorporate the naturalization of stormwater facilities to promote biodiversity within the municipality.

2.1.11 The Town as a whole shall be encouraged to adopt forms of permeable and penetrable paving options for driveways and parking areas to reduce stormwater run-off and mitigate overland flooding.

2.1.12 The Town, its citizens and developers will pursue a street tree program for the replacement of aging street trees and the installation of new street trees in new residential and non-residential development areas.

Agricultural Policies

2.1.13 Agricultural land and existing farming operations within the Town shall be protected for as long as possible until required for future urban development.

2.1.14 The Town shall ensure an orderly progression and staging of development in order to prevent premature land development and to minimize land use conflicts with existing agricultural operations.

2.1.15 The Town shall promote compatibility between the urban land uses within Coalhurst and the agricultural operations in Lethbridge County within the vicinity of the municipal boundaries. The Town may consider the use of mechanisms available to achieve compatibility such as buffers between urban land uses and adjacent farming operations, policies/designations in intermunicipal development plans, referral responses on development applications, and general communication with Lethbridge County.





Sour Gas Facilities Policies

2.1.16 The Town shall ensure that all subdivision and development application that are located within 1.5 kilometres of a sour gas facility are referred to the Alberta Energy Regulator (AER).

2.1.17 Setback guidelines for sour gas facilities shall be in accordance with the standards established by the Alberta Energy Regulator.



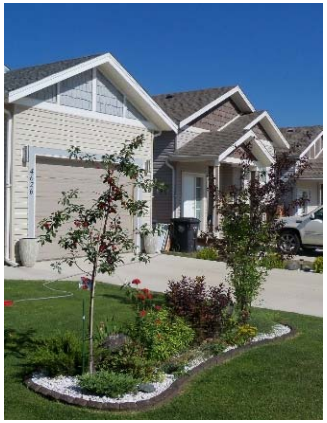
Currently, there are no sour gas facilities or abandoned oil and wells located within the corporate boundaries of Coalhurst.

Underground infrastructure from the historic Imperial Mine should be a consideration in future land use decisions.

PART 2
GROWTH

Community Design

Community design is an important tool in ensuring a high quality, liveable environment for residents and focuses primarily on the urban structure, with particular attention to the interface between the public realm (i.e. streets, parks, open spaces) and the private realm (i.e. homes, buildings, and yards). As a discipline, community design draws together many elements of place-making (e.g. economics, environmental and landscape design, engineering, architecture) in the development of places with a distinct identity. As Coalhurst grows and increases in density, attention to community design will be an important consideration in the development of high-quality places that both residents and visitors can enjoy.



Community design draws together many elements of place-making including economics, environmental and landscape design, engineering, and architecture in the development of places with a distinct identity.

GOALS

- Attract and facilitate diverse, long term economic growth that in turn fosters stability and business retention.
- Encourage development in areas that are contiguous to, or infill between, existing built-up areas.

General Policies

2.2.1 Future growth and development shall be directed in accordance with the Future Land Use Concept (as illustrated in **Map 1 – Future Land Use Concept**), as amended from time to time, and in accordance with the policies of the MDP.

2.2.2 The Town shall maintain an appropriate balance between residential, commercial and industrial uses.

2.2.3 The Town should strive to maintain access to a long term supply of serviced and serviceable residential, commercial, and business industrial lands both in and adjacent to the community and continue to explore joint planning initiatives with Lethbridge County and the City of Lethbridge and shall monitor growth needs and plan for any necessary annexation in accordance with the Intermunicipal Development Plan adopted jointly with Lethbridge County.

2.2.4 In undeveloped portions of the community, Council will encourage the use of large block design that can facilitate changes in future land uses.

2.2.5 Council shall to ensure a pedestrian street orientation and connectivity within the community by incorporating design elements which enhance the quality of the built environment and provide pedestrian connectivity between residential, commercial, business industrial, and recreational areas.

2.2.6 Through implementation of area structure plans, the municipality shall require where feasible, multiple connections to the existing street network and create a permeable network of internal streets.

2.2.7 The Town will work with the development community to encourage the development of buildings and developments that meet green building standards.

2.2.8 The Town of Coalhurst will require that development take place in a contiguous, sequential manner. Development shall not proceed unless the required transportation improvements, infrastructure and community services are in place to support it.

2.2.9 To ensure the provision of an adequate supply of land to meet short-term and long-term development needs, the Town should:

(a) undertake and periodically update utility and road studies to provide overall direction for infrastructure investments;

(b) coordinate the placement and sizing of services and roads to ensure the availability of readily serviceable land and support the logical expansion of development areas; and

(c) keep landowners and developers informed of long-range growth patterns and land consumption.

Community design is an important tool in ensuring a high quality, liveable environment for residents.









Living Areas

Areas within the community have been identified where the majority of residents will reside and these comprehensively planned neighbourhoods will include strategically located parks and commercial nodes, all connected by a series of roadways and pathways that provide easy access to the Town Centre, schools and community spaces. Within the Living Areas, family-style residential development is favoured with higher density and senior housing developments encouraged to integrate into neighbourhoods near open spaces with good access to mobility linkages including pedestrian trails and arterial roadways. There is a desire within the Town for people of all ages to be able to remain in their community as they age and consideration should be given to supporting provision of smaller units throughout the Town and supportive housing options.

GOALS

- Encourage a variety of land uses in the Living Areas, to promote integrated, complete neighbourhoods where residents can carry out most of their day-to-day activities.
- Ensure that land is developed in an efficient and rational manner.
- Maintain and protect the small-town character of existing and new neighbourhoods.
- Achieve a high quality of housing design and a variety of architectural styles.
- Establish development guidelines to assist developers in providing new multi-unit buildings that are sensitive to context and consistent with the policies of this MDP while allowing for quality, creativity and innovation.
- Enhance and sustain the Town's established neighbourhoods by promoting redevelopment that respects their character, is sensitive to its surroundings, and optimizes existing infrastructure and community service networks.
- Recognize the role that streets and parks play as a key feature of the public realm, encourage building and housing development that face public streets and parks, rather than turning its back on the public realm.

General Policies

2.3.1 The Town shall direct future residential development to the areas shown as Living Areas on the Future Land Use Concept (as illustrated in **Map 1 – Future Land Use Concept**).

2.3.2 The Town shall direct new residential developments to existing built-up areas and new areas that are contiguous to developed areas in order to optimize existing services and facilitate the efficient extension of infrastructure networks.

2.3.3 Area structure plans shall be required to support applications for residential development and should provide:

(a) architectural design guidelines that promote neighbourly interaction by:

(i) promoting front yard aesthetics; and

(ii) providing street trees and street-oriented porches or patios;

(b) community identity through the use of:

(i) street names;

(ii) architectural design guidelines that emphasize a small town look and feel; and

(iii) landscaping that uses local/native plant species;

(c) an analysis of open space and recreational needs and opportunities to determine the amount and location of land to be dedicated to parks and open space within a residential area;

(d) a transportation analysis addressing the need for an efficient vehicular and pedestrian network within, and external to, the residential area;

(e) a market demand study, if neighbourhood commercial is proposed, to show that:

(i) the current supply of the proposed commercial land use is approaching build-out, and there is a demonstrated need for the use; and

(ii) the proposal will contribute to the fiscal balance of the municipality.

2.3.4 The Town shall encourage and support the establishment and operation of home occupations in residential areas, provided they meet performance standards in the Land Use Bylaw.

Within the Living Areas, family-style residential development is favoured with higher density and senior housing developments encouraged to integrate into neighbourhoods near open spaces with good access to mobility linkages including pedestrian trails and arterial roadways.

PART 2
GROWTH

Neighbourhood Design

The design of new residential neighbourhoods shall be encouraged to include an appropriate mix of housing choices in terms of form and tenure as a means of meeting lifecycle and diverse social and economic needs of the community. The Town shall require a high standard of subdivision design to promote the efficient use of land, roads and utilities, compatibility between housing types and land uses, and aesthetically pleasing residential environments.



GOALS

- Provide for varied lot sizes and densities to accommodate different housing types, sizes and designs.
- Encourage sustainability considerations in the design including housing orientation.
- Minimize through traffic on local roads while allowing for common and emergency service vehicle access.
- Provide sufficient off-street parking.
- Encourage the retention and integration of natural and historically significant amenities and features.
- Accommodate adequate parks, open space and pathway systems.
- Provide opportunities for lots with and without lanes.
- Provide buffers and/or distance separation of land uses and features of lesser compatibility.
- Promote high visual standards and interesting streetscapes.

Neighbourhood Design Policies

2.4.1 The Town shall support the development of a mix of housing types and forms in all residential neighbourhoods and shall encourage the integration of multi-unit development in new neighbourhoods. For the purposes of this policy, “multi-unit” refers to semi-detached, duplex, townhouse and secondary suite development.

2.4.2 The development of medium and high density residential use shall be supported in cases where the proposal is identified for such use in an approved Area Structure Plan (ASP) or Area Redevelopment Plan (ARP); and/or the site is adjacent to arterial or collector roads; and in convenient proximity to community amenities, schools, recreation opportunities, and commercial areas where the greater amenity and infrastructure capacity can afford to sustain higher densities; and appropriate buffers are provided for sites that are adjacent to low density housing development.

2.4.3 In locating sites for multi-family housing, the following criteria should be applied:

(a) close proximity to a major collector or arterial road,

(b) adjacent or nearby open space and path system,

(c) proximity to a school, and

(d) compatibility with existing housing.

2.4.4 Manufactured homes, as defined by the Land Use Bylaw, may be permitted only as replacements for units within the existing manufactured home community or as part of a comprehensively designed and architecturally controlled manufactured home subdivision or park that is compatible with the overall design and character of surrounding residential uses.

2.4.5 The design of new neighbourhoods shall be encouraged to include compatible non-residential uses, such as local commercial services that serve the needs of area residents, to help create neighbourhood identity and bring basic services closer to residents.

2.4.5 The Town shall support the development of home occupations and bed and breakfast establishments that are developed in accordance with the requirements of the Land Use Bylaw in residential neighbourhoods at compatible locations.

2.4.6 The Town shall require that sidewalks be provided on both sides of all residential streets, that utilities lines be placed underground, and all roads and laneways shall be paved in all new subdivisions.

2.4.7 In undeveloped portions of Coalhurst, promote small block sizes, encouraging the development of 60 metre to 100 metre block widths in order to encourage walking and cycling.

2.4.8 For new developments, ensure that site layout and building design considers microclimate and other physical conditions to create neighbourhoods that are sensitive to their site context and that reduce resource needs.











Housing Options Policies

2.5.1 Recognizing that today's families are not uniformly composed, duplex or semi-detached residences are encouraged to locate on corner lots where additional street frontage allows for more parking and unique facade design and entrance placement can result in a better integration with existing and future single-unit dwellings.

2.5.2 The Town supports the development of secondary suites provided that they are development in accordance with the Land Use Bylaw and Alberta Building Code, and the integrity of the neighbourhood is protected through such measures as the provision of adequate on-site parking and available servicing capacity.

2.5.3 Encourage a range of housing types within all areas of Coalhurst, with close access to neighbourhood services and amenities.

2.5.4 Increase the overall density of housing in existing urban areas to reduce the requirement for additional infrastructure servicing.

2.5.5 Increase the overall planned densities in the new residential areas to bring these plans into conformance with the efficient use of land policies found in the South Saskatchewan Regional Plan.

2.5.6 Prepare a secondary suite policy and implementation strategy that will result in an amendment to the Land Use Bylaw to direct opportunities for secondary suites to appropriate areas of the municipality.

Redevelopment Polices

2.6.1 When the integration of new residential development with established residential neighbourhoods is proposed, the Town shall consider:

(a) the visual impact on the established residential neighbourhood,

(b) the compatibility of the new development in terms of appearance and density,

(c) that the landscaping of new development is carried out in a manner suitable to the character and appearance of the established residential neighbourhood,

(d) that local infrastructure capacity is not compromised, and

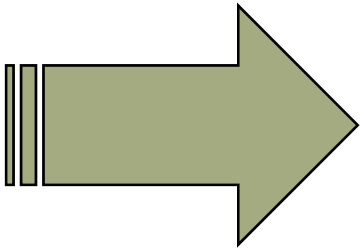
(e) the sufficiency of on-site parking in the new development in accordance with the provisions of the Land Use Bylaw.

2.6.2 Infill and higher density housing shall be encouraged on a site specific basis.

2.6.3 The redevelopment of existing housing located between 49 Avenue and Spruce Drive, as illustrated in **Map 1 – Future Land Use Concept**, will be encouraged and the Town should prepare a redevelopment strategy for these lots.

Examples of Redevelopment Opportunities





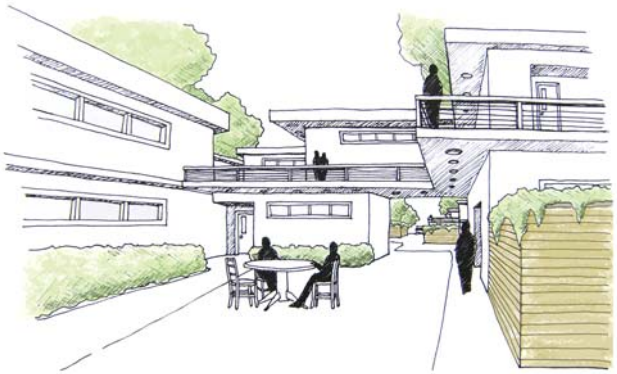












Seniors' Accommodations, Affordable Housing and Supportive Living Policies

2.7.1 The Council should pursue partnerships to promote both market and non-market affordable housing to be developed for a variety of housing situations including seniors, people with special needs, and people experiencing transition and emergency housing needs.

2.7.2 The Council should develop and implement an Affordable Housing Strategy to encourage the availability of affordable housing options through policies, regulations and incentives.

2.7.3 The Council should develop policy to set neighbourhood targets for percentages of new housing units to be developed as affordable or attainable housing.

2.7.4 Explore the potential to create a Community Land Trust to ensure affordable housing remains affordable in perpetuity.

2.7.5 The Town shall partner with other orders of government and private, public and non-profit organizations in the creation of low-income and special needs housing. For the purpose of this policy, community housing shall be defined as dwelling units that are designed to be both adequate in meeting the size and safety needs of individuals and families, and affordable to households with incomes as defined in provincial standards.

2.7.6 Through its FCSS structure, the Town shall endeavour to create partnerships to facilitate the development of social housing projects. Such partnerships may include the provincial government, special needs and advocacy groups that require the housing, and private sector organizations that construct facilities.

2.7.7 The Town shall prepare guidelines for the integration of community housing projects in existing and developing neighbourhoods.

2.7.8 In recognizing the unique requirements for housing for seniors and moderate income residents, the Town should monitor the demand for and supply of suitable housing; encourage senior governments, community agencies and the private sector to provide housing in response to these needs; and designate sites to accommodate suitable housing.

Employment Areas

The Town should focus on the development of non-residential nodes to foster the development of service and employment centre(s) for the community. As well, allowing for home occupations within the residential district will encourage the expansion of services available for residents as long as development standards are in place to ensure the residential nature of the area is not negatively impacted and the enjoyment and value of adjacent properties is not compromised. The development of a comprehensive Town Centre focused on providing personal services to residents should be a priority to ensure the community has access to shopping and service needs. Neighbourhood commercial is intended to provide services to the local residential community that is not immediately in the vicinity of the Town Centre commercial area. As well, there should be a focus on developing areas to provide for light industrial, commercial and office uses within a serviced business park. Due to the proximity of the business park areas to residential development, future designs will need to ensure a compatible interface with the adjacent community and an attractive appearance when viewed from an adjoining public road.

Focus on the development of non-residential nodes to foster the development of service and employment centres for the community

GOALS

- Create a unique and sustainable Town Centre that provides all of the daily shopping, service and institutional needs of the community's residents.
- Create an employment and service centre with a wide range of local employment opportunities in clean, light business parks for a strong local economy and high quality of life.
- Establish sound planning polices and guidelines for commercial developments that protect existing developments and encourage new ones.
- Develop guidelines that will ensure visually attractive development.

General Policies

2.8.1 Pedestrian and bicycle linkages leading to and along Town Centre and Business Park Development should be convenient, attractive, and efficient. Linkages to community nodes should allow for ease of movement between these areas and the greater community.

2.8.2 The use of fencing in commercial areas should not be permitted, other than for buffering adjacent lands in non-residential/residential interface areas, screening of garbage bins, or for security purposes, provided the security area is adjacent to the side or rear of the primary building.

2.8.3 High quality landscaping should be emphasized in the non-residential/residential interface setback area. A landscape plan shall be prepared for the setback as part of an area structure plan that addresses the requirements of the Town's Land Use Bylaw and applicable design guidelines.



The Town Centre area shall provide a range of local commercial services for residents that contribute to an attractive pedestrian environment and meeting places for residents.

Town Centre Policies

2.9.1 Town Centre development within the Coalhurst shall be supported in the areas identified as Town Centre Concept as illustrated in Map 1 and shall provide a mix of uses, including but not limited to:

(a) local commercial,

(b) community nodes and public space, and

(c) institutional uses.

2.9.2 The Town Centre area shall provide a range of local commercial services for residents that contribute to an attractive pedestrian environment and meeting places for residents.

2.9.3 Small and medium sized commercial developments should be encouraged within the Town Centre, in which building sizes may range from 200 m^2 to 1000 m^2.

2.9.4 The Town shall encourage commercial uses to locate in the Town Centre that:

(a) will enhance Coalhurst's position as a local commercial, administrative, service, and retail destination;

(b) have a small development site; and

(c) have parking requirements that can be met by on-street parking, public parking lots or on-site parking areas.

2.9.5 To facilitate development of a Town Centre, the Town may, in consultation/partnership with developers and property owners, prepare architectural guidelines that support development and addresses:

(a) building orientation, design and appearance guidelines fostering an attractive and pedestrian friendly environment;

(b) the integration of any theme components through architectural guidelines;

(c) streetscape improvements such as signage, boulevard landscaping and tree planting, street furniture, and lighting; and

(d) the replication or preservation of historical elements of the associated to the community.



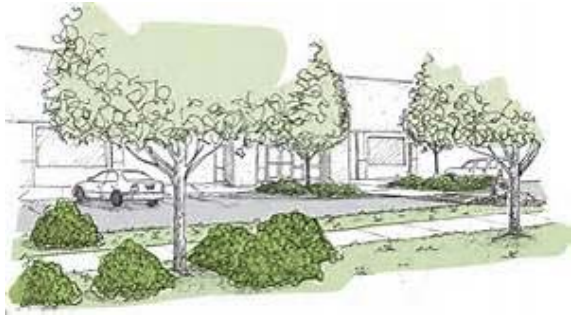
Examples of a Future Town Centre with architectural guidelines to promote walkability.

A Town Centre focused on providing personal services to residents should be a priority.





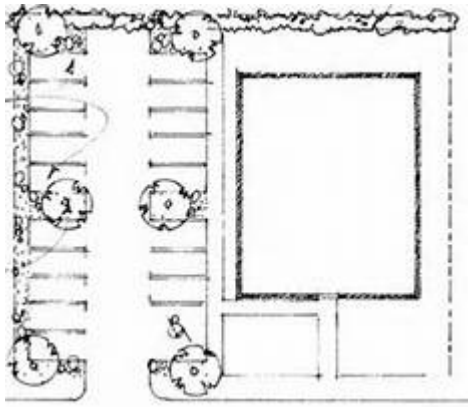
Development should provide for a mix of uses including local commercial, community nodes and public space, and institutional uses.



2.9.6 The Town should require that development within the Town Centre to orient the front façade and entrance to the street.

2.9.7 The Town should maintain or define a 'build-to-line' that provides a wide pedestrian area between the building and the street that can accommodate wide sidewalks, lighting, landscaping, street furniture, and seating.

2.9.8 The Town should require that on-site parking and access to the parking be located at the side and/or rear of the development.



2.9.9 Develop guidelines to locate parking behind, under, above, or to the side of buildings where appropriate. Provide well-lit and comfortable pedestrian walkways connecting the street to rear parking areas. Share walkways with adjacent sites as much as possible.

2.9.10 Consideration is to be given at the subdivision and development stages to create and utilize rear laneway systems wherever possible for parking and loading.

2.9.11 Provide improvements to the public realm such as sidewalks or pathways, landscaping, street furniture, lighting and public art or other similar elements and ensure a barrier-free design so that the Town Centre is accessible to all people including those who are elderly and disabled.

Neighbourhood and Convenience Commercial Policies



2.10.1 The Town, through the area structure plan process, shall support the development of convenience commercial sites and similar development that foster the creation of complete neighbourhoods.

2.10.2 At the development approval stage, the Town shall pay special attention to the scale, design, and appearance of neighbourhood commercial uses in an effort to maximize compatibility with adjacent residential uses. The Town may also require the provision of buffers, such as landscaping, fences, berms, or any combination of these things, between neighbourhood commercial uses and adjacent residential uses.

Business Park Development

2.111 Business park land uses shall be supported on lands within the Town of Coalhurst as identified as Employment Areas on Map 1.

2.11.2 Business park development shall be separated, screened, and buffered from adjacent non-industrial, non-business land uses, and roads.

2.11.3 Residential land uses are not considered appropriate uses within the business park area.

2.11.4 Business park uses such as warehousing, transportation, services, construction, and manufacturing that do not have a significant off-site nuisance impact are considered to be appropriate uses.

2.11.5 Institutional and business uses that have minimal impact on the local infrastructure and do not generate large retail traffic volumes may be appropriate within the business park.

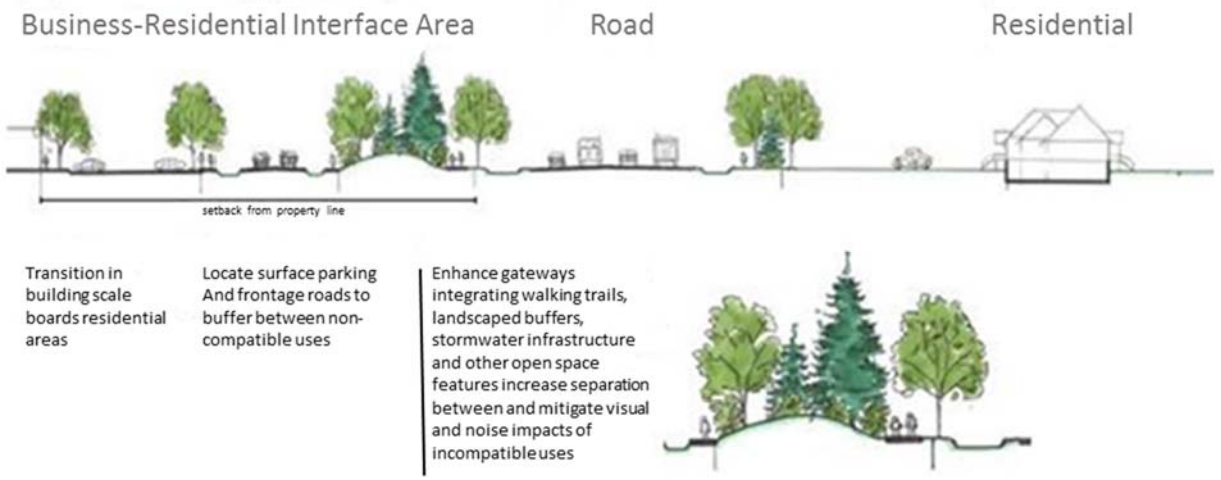
2.11.6 The use of fencing in business park areas should not be permitted, other than for buffering adjacent lands in non-residential/residential interface areas, screening of outside storage, screening of garbage bins, or for security purposes, provided the security area is adjacent to the side or rear of the primary building.

2.11.7 All private lighting including security and parking area lighting shall be designed to respect "dark sky" requirements, conserve energy, reduce glare, and minimize light trespass onto surrounding properties.

The Town will ensure that sustainable development standards for business park sites are maintained and include consideration of building design, provision for landscaping and screening, and signage.



Examples of a Future Business Park with landscape guidelines to promote compatibility.



Aesthetic and Design Standards for Business Park Development

2.12.1 The Town shall require that area structure plans be prepared for future business park areas. These plans should incorporate sustainable development strategies relating to efficient utility servicing, measures for the preservation and integration of environmental features, and innovative land use patterns/concepts such as eco-industrial parks.

2.12.2 Through the provisions of the Land Use Bylaw and the implementation of area structure plans, the Town shall ensure that appropriate separation distances and transition between Business Park and residential uses are maintained.

2.12.3 The Town should prepare an area structure plan for a new business park area located along 55 Avenue to address the long-term future use of these areas.

2.12.4 The appropriateness of a business park use and its location will be evaluated with full consideration of its environmental impact and compatibility with existing and future land uses in its proximity. It is desired that little and preferably no impact due to odour, air borne particles, surface drainage and noise will be generated to adversely affect neighbouring properties.

2.12.5 As a means of optimizing the Town's existing non-residential land base, the Town should discuss opportunities with CP Rail to facilitate the development of underutilized lands located adjacent to the rail line on the west side of the community.

2.12.7 Mass plantings and/or berms are required to minimize the visual impact of the commercial/ industrial buildings within an interface area. The plantings and/or berms:

(a) should incorporate natural contours and variations in height in order to achieve a natural landscaped appearance; and

(b) may be located in either the non-residential/residential interface area or the municipal reserve, if provided.

2.12.8 High quality building appearance should be emphasized where non-residential buildings face residential areas.

2.12.9 The Land Use Bylaw shall be reviewed by the Town to ensure that it contains reasonable, sustainable development standards for business park sites, including the location and design of buildings, provisions for landscaping and screening, and signage.

Mass plantings and/or berms are required to minimize the visual impact of the commercial/ industrial buildings within an interface area.



Examples of a mass planting and landscape buffers minimize visual impacts of development.





Community Places

Open space, parks, pathways, and trails contribute to community building by preserving landscapes and providing residents with opportunities for passive and active recreation. Communities need to have a wide range of accessible, connected, inviting, and safe parks and open spaces to meet the diverse needs of residents, businesses, schools, and other institutions.

Open space means all land and water areas, either publicly owned or offering public access that are not covered by structures. Open space may include current and future parks, environmentally significant areas, and other natural areas, pathways and trails, greenways, parks, land for schools and recreation facilities, utility corridors, golf courses, and cemeteries.

GOALS

- Conserve and sensitively incorporate natural features as an integral part of the community's open space system.
- Provide open spaces that are functional and effective in satisfying the needs of residents and visitors to the community.
- Ensure a system of pathways linking parks, open space and natural areas will develop as the community grows; the system of pathways should be incorporated within each community and provide access to local services and adjacent communities/neighbourhoods.
- Encourage the sharing and optimal use of open space and recreational facilities between multiple uses.

Open Space, Pathways and Trail Development Standards

2.13.1 The Town shall support the use of open space areas to accommodate as broad a range of activities and user groups as possible without creating unsafe conditions or the potential for conflicts among users.

1.13.2 The Town shall prepare an Open Space Master Plan to forecast future outdoor recreation and open space needs and establish a program for the ongoing maintenance of public open spaces (as illustrated in **Map 2 – Open Space and Primary Pathway Plan**).

2.13.3 Multi-purpose and joint use sites for schools, parks, and recreation facilities are encouraged, where needed.

2.13.4 Local playgrounds and parks shall be provided within residential areas and sited to be accessible to the immediate neighbourhood and provide safe environments. Wherever possible, linkages between open spaces, community facilities, schools, the central commercial core, and housing areas shall be provided using an integrated system of linear parks and pathways.

2.13.5 Contaminated brownfield sites should be used for open spaces and parks once they are reclaimed.

MAP 2 Open Space and Primary Pathway Plan



Proposed Pathways

The Open Space and Primary Pathway Plan depicted is conceptual and are to be used for planning purposes only. The plan represents general areas for development of trails and park space and is not intended to prescribe exact locations.

2.13.6 The Town shall work to develop a Primary Pathway Network (as illustrated in **Map 2 – Open Space and Primary Pathway Plan**) to link activity centres that are recognized as attractors to potential pathway users. This system should be lit and maintained year round to encourage active mode travel in all seasons.

2.13.7 Future primary pathway network connections should be a minimum 2.8 m wide asphalt pathway for use by all active mode users. Local pathway networks in subdivisions, parks and commercial areas, shall provide access to and supplement the primary pathway network.

Municipal, School and Environmental Reserves

Open space, parks, pathways, and trails contribute to community building by preserving landscapes and providing residents with opportunities for passive and active recreation.

2.14.1 Through the subdivision process, the Town shall require that lands considered unsuitable for development, environmentally sensitive areas, unstable, subject to flooding or consisting of a swamp, gully, ravine, coulee, or natural drainage course are dedicated as environmental reserve or placed under environmental reserve easements in accordance with the provisions of the Municipal Government Act.

2.14.2 Lands dedicated as environmental reserve or placed under an environmental reserve easement shall remain in their natural state or be used as a public park, at the discretion of the Subdivision Authority.

2.14.3 Upon subdivision, the Subdivision Authority shall require that 10 percent of the developable land, defined as the gross parcel area excluding land dedicated as environmental reserve, is dedicated as municipal reserve in accordance with the provisions of the Municipal Government Act. Dedication of municipal reserve, in combination with environmental reserve dedications, shall be used to provide school sites, parks, recreation areas, and linear park corridors that accommodate key trail routes as identified on Maps 2 and 3.

2.14.4 In addition to the provision of municipal reserve parcels for linear parks, the Town wherever possible requires that municipal reserves be provided in large parcels rather than numerous small parcels in order to better accommodate a variety of recreational uses.

2.14.5 Municipal reserve dedication in residential subdivisions shall ordinarily be provided in the form of land. Municipal reserve sites shall be located to allow for convenient access by the public and shall not consist of lands that contain excessive slopes, are susceptible to flooding, or are legally encumbered. Municipal reserve dedication may be taken in the form of cash-in-lieu where, in the opinion of the Town, dedication in the form of land is either unnecessary or not desirable.

2.14.6 Municipal reserve dedication in non-residential subdivisions shall be provided in the form of a cash-in-lieu contribution unless, in the opinion of the Town, land is required to provide buffers between different land uses. Cash-in-lieu contributions shall be used to enhance and upgrade other reserve sites or acquire additional park areas.

2.14.7 Municipal reserve parcels shall be landscaped by the developer to the Town's satisfaction. Where possible, existing mature trees and vegetation shall be preserved and incorporated into the design and landscaping of park spaces. The number of trees within the community including parks and open space should be increased.

2.14.8 A reserve analysis may be required with the preparation of an area structure plan to determine the amount, type, and use of reserves owing within the development area. The reserve analysis shall include a determination of:

(a) the total gross area of the local plan;

(b) the type and use of reserves to be provided within the local plan area;

(c) other reserves owing on an ownership basis;

(d) the location of the reserve types and amounts in relation to the local plan area's overall open space system, with this information to be shown on a map; and

(e) the amount of residual reserves to be taken as money in place of land.







Community Recreation Services and Facilities

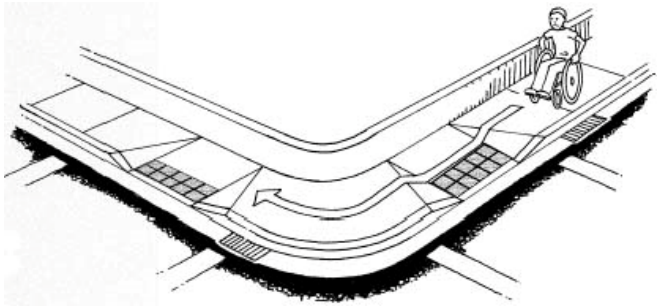
2.15.1 The Town shall support the use of joint agreements with Lethbridge County and Palliser Regional School Authority to make effective use of existing and future facilities in providing leisure and recreation opportunities for Coalhurst residents.

2.15.2 The Town shall explore and pursue all approaches to the funding and provision of recreation services/facilities including the involvement of the public, private and not-for-profit sectors and the formation of partnerships for this purpose.

2.15.3 New infrastructure and retrofits that address special needs such as ramps, sidewalks, and handicapped parking should be provided in new developments and the public realm as feasible.







PART 3
COMMUNITY



PART 3: COMMUNITY



Sense of community is one of the most important factors for residents of the Town. In developing the Community Sustainability Plan and the Municipal Development Plan, it was apparent that residents think many aspects of the Municipal Development Plan are essential to Town life, but that a sense of community brings the Town to life. The residents of Coalhurst want the Town to grow and become vibrant, but they do not want to lose the small town feel and friendly attitudes.

Public support is strong for municipal leadership and promotion of community-building initiatives. Currently, citizens enjoy a wide variety of social and cultural services and amenities that are offered within the town boundaries. Recreation and leisure options are offered, but a majority of residents would like the recreational facilities and programs expanded in the future. In addition to these aspects of community life, residents support developing a community that is inclusive and promotes opportunities to celebrate multiculturalism and find opportunities for people of all ages and interests.

Many aspects of the Municipal Development Plan are essential to Town life, but a sense of community brings the Town to life.

GOALS

- Encourage and facilitate provision of public and private programs, services and support which promote the well being of Coalhurst residents of all ages and enhance, strengthen and stabilize family and community life.
- Provide, encourage and support an adequate range of social care opportunities to meet the needs of the community in appropriate and accessible locations.
- Protect the residents of Coalhurst from criminal activity and unlawful conduct and ensure that the community can adequately deal with emergency situations.

Social

3.1.1 The Town shall collaborate with potential partners to provide a high level of health care within the Town through appropriate facilities and attracting/retaining health care providers and work with public and private providers of health and social services to meet community needs.

3.1.2 The Town will encourage the integration of compatible land uses such as child care services, religious assemblies, youth oriented facilities, senior facilities, and extended care facilities in appropriate locations.

3.1.3 Facilities accommodating social, religious and health services should be:

(a) located in areas convenient to users generally in proximity to major activity areas, shopping facilities or open space;

(b) designed to permit phased expansion;

(c) able to accommodate multiple uses; and

(d) accessible to handicapped persons and seniors.

3.1.4 The Council shall seek opportunities to collaborate with regional educational partners, businesses and local school authorities to encourage the provision of a wide diversity of educational opportunities within the Town.

3.1.5 The Town should continue to explore opportunities for partnering with local post-secondary education institutions in the region.

3.1.6 The Town should continue to provide support to the local regional library and work to expand opportunities.

3.1.7 The Town will work with all non-profit societies who wish to participate in civic governance, events and sustainable community growth.

3.1.8 The Town will cooperate will all non-profit societies to forward positive community development agendas.

3.1.9 The Town will ensure that proposed developments support a vibrant, diverse and inclusive community which integrates with surrounding communities.

Families and Youth

3.2.1 The Town should work to promote youth participation in civic life by encouraging youth programming and leadership opportunities.

3.2.2 Council may create a youth strategy to provide recreation, leisure and skills training opportunities for the Town's youth.

3.2.3 The Town should encourage the creation of childcare facilities within neighbourhoods.

3.2.4 The Town will work with the school authorities to ensure adequate school facilities exist in the community to meet the educational needs for early childhood through Grade 12 and continue to address lifelong learning and post secondary requirements.

Seniors

Residents support developing a community that is inclusive and promotes opportunities to celebrate multiculturalism and find opportunities for people of all ages and interests.

3.3.1 The Town should encourage civic involvement by seniors and ensure seniors' needs are addressed and may create a Seniors Action Plan to address future needs.

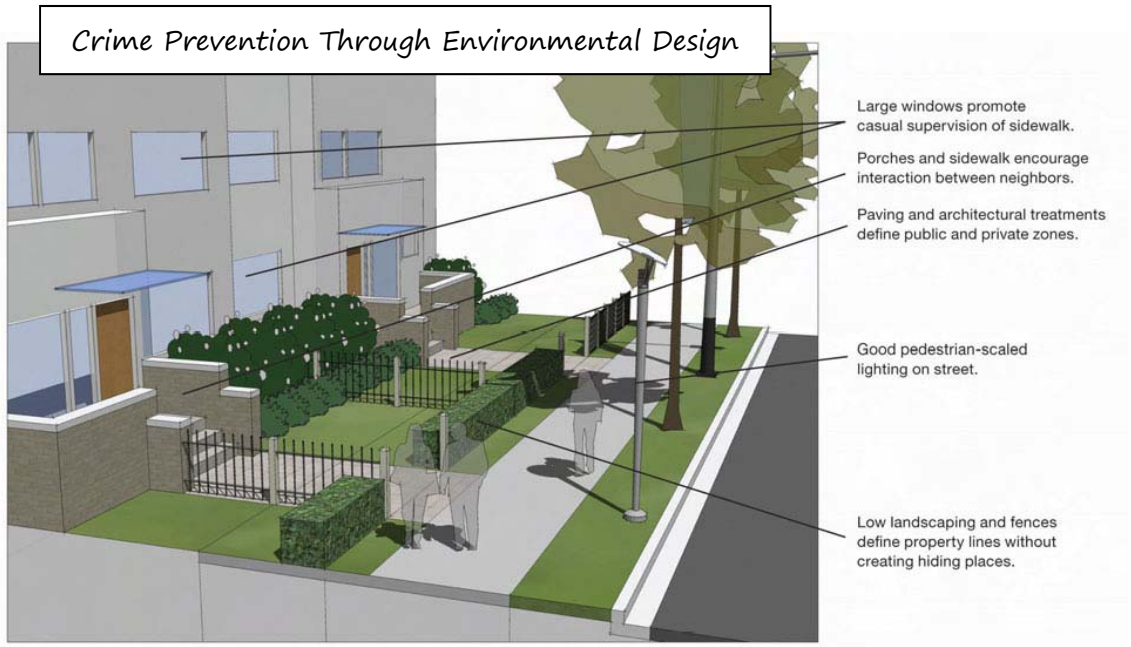
3.3.2 The Town should work to create an accessible and inclusive seniors space that would meet the needs of the residents of the community.

Safety

3.4.1 The Town shall ensure residents and businesses are protected by supporting a high quality of protective services and shall continue to build relationships with the RCMP.

3.4.2 The Town shall encourage the use of Crime Prevention Through Environmental Design (CPTED) principles in site planning for all private and public development as a means of enhancing security and safety within the community.

3.4.3 The Town shall ensure provision of police, fire, ambulance and disaster services agencies that are appropriate and meet the needs of the community.



Culture



3.5.1 The Council shall continue to recognize outstanding volunteers and generally promote volunteerism in the community.

3.5.2 The Town should support the local arts community by involving local artists in beautification, revitalization and public space projects.

3.5.3 Promote civic programming of public spaces to celebrate the Town's rich history and contemporary culture.

3.5.4 Council should consider the development of a heritage resources management plan including an inventory of all buildings, structures, landscapes, and archaeological resources, and policies to promote the conservation and reuse of heritage resources.

3.5.5 The Town shall continue to collaborate with business partners to develop and/or maintain high quality recreation and leisure facilities.

3.5.6 The development and incorporation of a cultural centre within an existing public facility is encouraged.

3.5.7 Opportunities to better utilize heritage buildings should be explored.

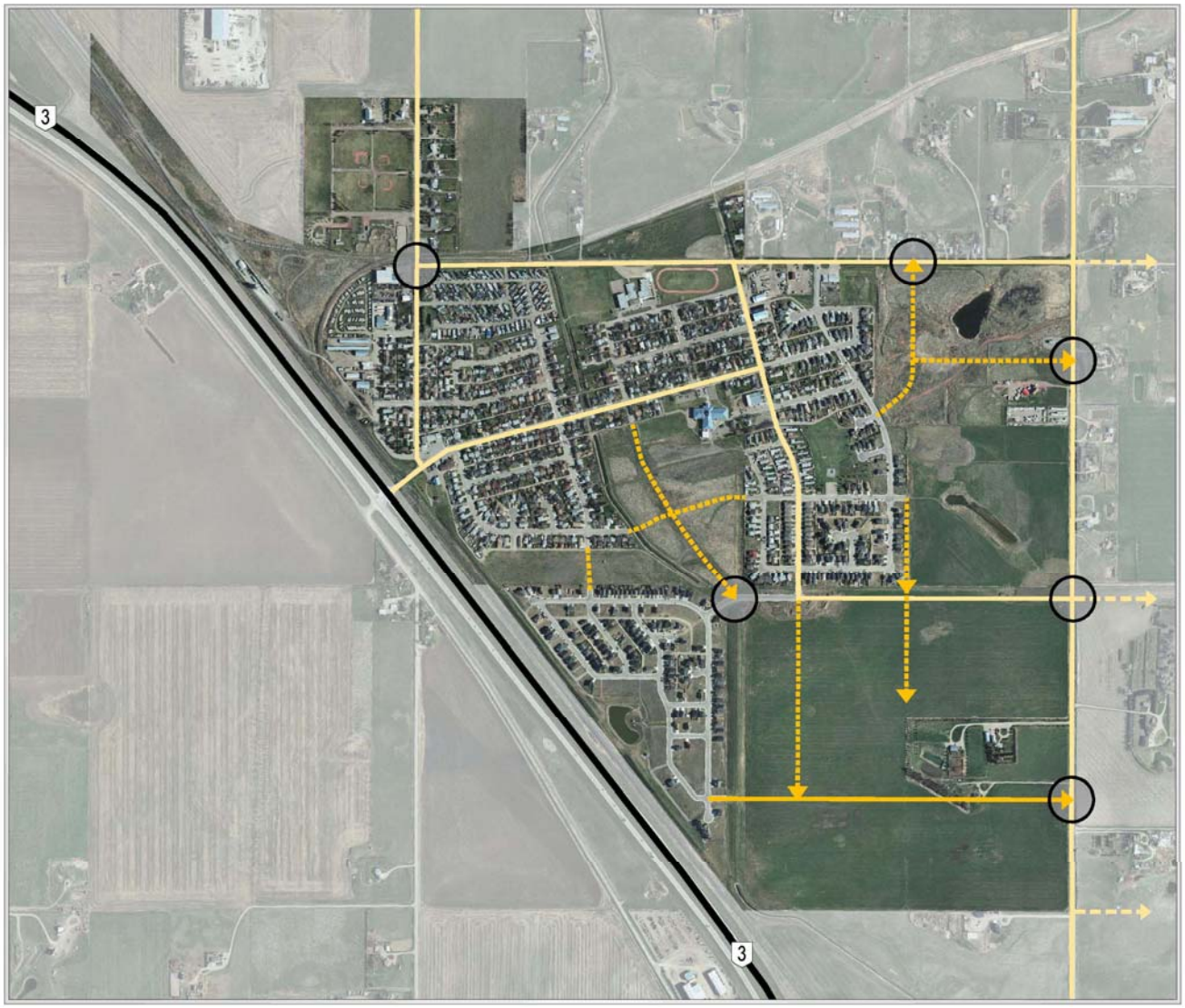
3.5.8 The Town shall explore and pursue all approaches to the funding and provision of cultural services/facilities including the involvement of the public, private and not-for-profit sectors and the formation of partnerships for this purpose. Specifically, the Town should formulate agreements with the Province for development referrals to assist in the identification and protection of historic resources with the scope of their jurisdiction.



PART 4
MOBILITY



MAP 3 Mobility Plan



Major Road

Future Major Road

Future Road

Intersection

The Transportation concept depicted is conceptual and is to be used for planning purposes only. Potential roads will be determined in more detail at the Area Structure Plan, Conceptual Design Scheme or subdivision/development stage with consideration for matters such as, but not limited to, existing road alignments, parcel boundaries, topography, improvements, circulation needs, etc.

PART 4: MOBILITY

PART 4
MOBILITY

In planning the Town and moving forward, it is important to ensure that there is a balance between recognizing the implications that the transportation network has on urban form and the urban form on transportation. Traditionally the preferred mode of transportation within Coalhurst is by automobile as there is a strong need to commute to Lethbridge for services, employment and shopping. Therefore, Coalhurst currently has a well-developed road network, but future planning initiatives should be focused on actively including more passive modes of transportation (e.g. pedestrian and cyclist networks).

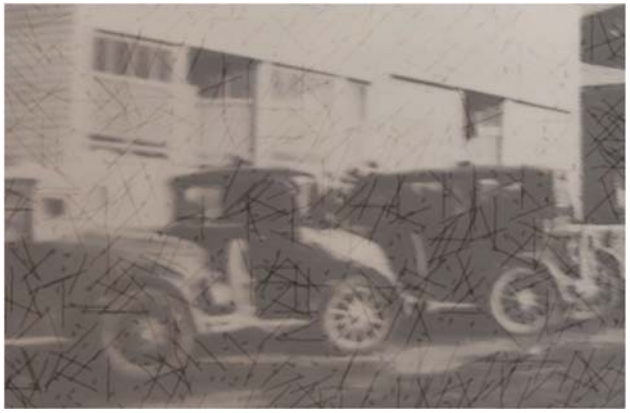
As residential neighbourhoods and commercial nodes develop, coordinated land use and transportation planning is required to ensure that a balance can be achieved. In the coming years, these alternative modes will become more important in transporting local workers, supporting the goals of the commercial and community hubs, and providing a robust transportation network for a growing community.

A mobility framework plan includes roads, lanes, and pedestrian and cyclist networks and plays a key role in establishing the Town's urban structure. The reliance on vehicles has the potential to influence choices around housing density and parking while the quality of the pedestrian and bicycle network has an influence on the ability of residents to recreate or travel to other communities safely and efficiently. Coalhurst's Mobility Plan is as illustrated in **Map 3 – Mobility Plan**).

Mobility includes roads, lanes, and pedestrian / cyclist networks and plays a key role in establishing the Town's urban structure.

GOALS

- Integrate transportation and land use considerations in all transportation and development decision making.
- Use a system of transportation planning and management that establishes a safe and efficient transportation system with a clear hierarchy to the road network.
- Encourage and facilitate multi-modal transportation (automobile, pedestrian, bicycle) where feasible.
- Coordinate transportation planning with Alberta Transportation and Lethbridge County.
- Protect major transportation routes from functional issues associated with allowing too many direct accesses to and from roadways of such classifications.
- Ensure off-street parking and loading areas are thoughtfully designed and oriented to provide a balance between the efficient use of land, the orientation, layout and massing of buildings, and the human scale.



PART 4
MOBILITY

General Polices

4.1.1 The future major road system shall be in accordance with the future land use concepts contained in the Municipal Development Plan. More precise alignment of new arterial and collector roads shall be determined through the preparation of area structure plans, outline plans and plans of subdivision.

4.1.2 The Town shall prepare and maintain a Transportation Master Plan to guide development of the roadway and pathway networks.

4.1.3 The Town shall enter into development agreements with potential developers to provide for construction or upgrading of such amenities as roads, light standards, sidewalks, and curb and gutter systems.

4.1.4 The Town will work with Lethbridge County and Alberta Transportation to coordinate the provision and development of regional transportation networks and corridors. The Town should explore the development of highway vicinity agreements with Alberta Transportation to employ appropriate setbacks and mitigating measures relating to noise, air pollution and safety on lands that may impact Highways 3 and 25.

4.1.5 The Town shall work with Canadian Pacific Railway to ensure the safe interaction of train, vehicular, and pedestrian/bicycle traffic and work to minimize noise, vibration and safety concerns associated with rail operations on development within Coalhurst.

4.1.6 Noise attenuation devices and visual screens, other land uses, special development regulations (e.g. increased lot depth), or landscaped buffer strips should be required to be installed by developers between new residential development and highways, railways and arterial roads.

4.1.7 Transportation studies shall be completed at the sole expense of the developer and shall identify:

(a) the amount of traffic to be added to the system by the proposed development;

(b) other known planned projects and their effects on the street system;

(c) the direct, indirect and cumulative adverse impacts of project traffic on street system operations, safety, and access to the downtown;

(d) mitigation measures necessary to provide for project traffic while maintaining Town level-of-service standards;

(e) the responsibility of the developer to provide improvements;

(f) the timing of all improvements; and

(g) any other information deemed necessary by Council or the Municipal Subdivision and Development Authority.

Roadways and Laneways

Local Transportation Network – General

4.2.1 The designation and design of local roads within the transportation network, including classification, street sizing, and intersection/access spacing, shall be determined at the time of the area structure plan preparation.

4.2.2 Town roads shall be classified according to function and as follows:

(a) arterial roads which are designed to move traffic efficiently. Property access is deemphasized, whereas traffic movement is emphasized;

(b) collector roads shall be moderate-speed, low-to medium-volume facilities which serve to collect traffic from local streets and distribute to the arterial system. Collector streets also provide for direct property access, but their role of serving traffic is equally important;

(c) local roads shall be low-speed, low-volume facilities which are used primarily to access property; and

(d) lanes provide rear access to parcels and are utilized for access to accessory structures, parking and loading.

4.2.3 Access control on arterial roadways should be uniformly applied and maintained in urban areas to reduce congestion and traffic delay, and to encourage safety and economy of the transportation system. (Source: Alberta Transportation)

4.2.4 Access control should address the varying needs and functions of each arterial and collector roadway section, which will depend on: abutting land use type, existing and proposed development, density of development, and relative urban location. For example, more frequent intersection spacing with some direct access will likely be necessary in central business areas (due to existing development), whereas in outlying residential areas, there should be no direct access and arterial/collector intersections should be spaced at least 400 m apart. (Source: Alberta Transportation)

4.2.5 All functional planning and preliminary design of major collector roadways should assess the ramifications of access accommodation to all abutting property parcels and developments (existing and proposed), in conjunction with projected traffic volumes and operating speed. (Source: Alberta Transportation)

4.2.6 To overcome operational problems on existing major collector roadways, access control should be exercised following an assessment of existing and potential accident rates and vehicle delay, and prediction of the effects of access control techniques. (Source: Alberta Transportation)

A Mobility Plan includes roads, lanes, and pedestrian and cyclist networks and plays a key role in establishing the Town's urban structure.

4.2.7 Local roads shall be designed and constructed in accordance with the cross-section requirements established by the Town's Engineering standards.

4.2.8 For the purposes of access management of Coalhurst's collector system, intersection spacing shall be 120 m for all rights-of-way. Driveway and alley accesses should also be limited and where allowed should be right turn in and right turn out only.

4.2.9 Lethbridge County landowners' access onto Town controlled roads requires the County landowner to enter into a Servicing Agreement with the Town and adhere to all engineering requirements and other access control policies.

ROADWAY TYPE	MAIN FUNCTION	ACCESS	PARKING	CONNECTS TO	SIDEWALKS & PATHWAYS
Arterial	Movement of traffic	• Limited • 400 m intersection spacing desirable (300 m minimum where determined to be necessary)	• No Parking	• Highways • Arterials • Collectors	• 1.6 m separate sidewalk on one side of roadway, 3.0m separate pathway on other side.
Collector	To distribute traffic from arterials to local roadways	• Direct access to abutting properties • Minimum 120 m intersection spacing adjacent to arterials • Minimum 60 m intersection spacing for other conditions	• On-Street Parking Allowed • Limited Near Intersections	• Highways • Arterials • Collectors • Locals • Lanes	• 1.5 m sidewalk on each side
Local	To provide direct access to properties and distribute traffic from residential properties to collector roadways	• Minimum 60 m intersection spacing	• On-Street Parking Allowed	• Collector Road • Local Road • Lane	• 1.5 m sidewalk on one side • Adjacent to school site, 1.6 m sidewalk on both sides
Lane	Access to Properties		• No Parking	• Collector Road • Local Road • Lane	



Local Roads and Laneways Design Standards

4.3.1 The road network in both Living and Employment Areas shall be designed to support an interconnected road and pedestrian system and should provide internal pathways and pathway connections to the regional trail network.

4.3.2 New street networks shall be a logical extension of the existing road network prioritizing providing connectivity while minimizing through traffic. Cul-de-sacs should be minimized to locations where it is impractical to provide a through street.

4.3.3 All development shall be serviced by a paved transportation network including roads, lanes and pathways.

4.3.4 Employment areas transportation networks may require additional road right-of-way dedication than the typical 20.1 m (60 ft) right-of way in residential developments.

4.3.5 The Town shall have the right to review and approve internal circulation plans for all new developments.

4.3.6 Traffic studies shall be required for all major development proposals and may be required at the discretion of the Town under other circumstances where there may be significant effects on the street system overall. A major development may include, but is not limited to the following:

(a) an area structure plan, or

(b) Town Centre or neighbourhood commercial development proposals, or

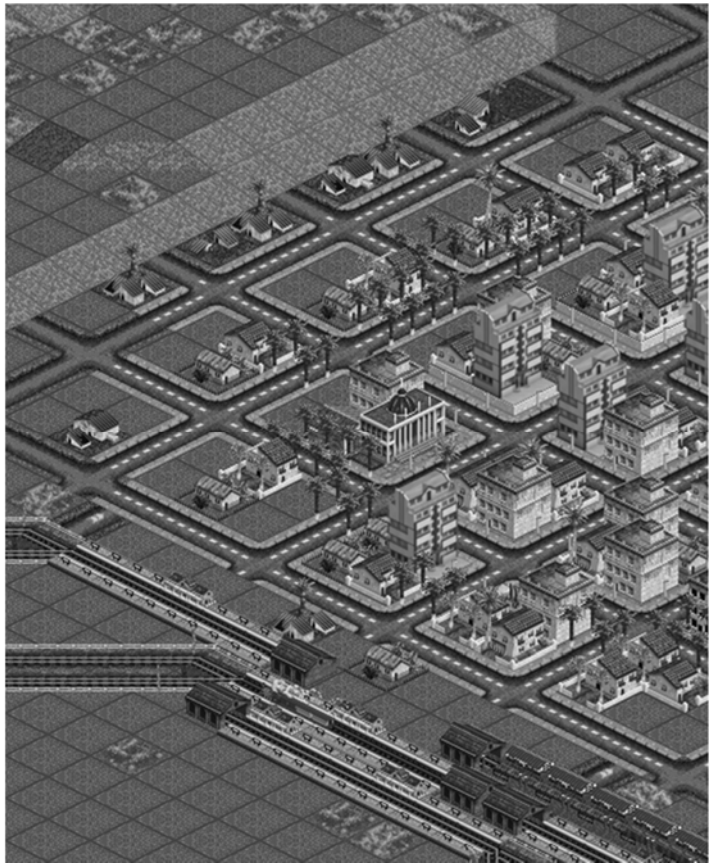
(c) business park development proposals, or

(d) multi-unit residential development proposals, or

(e) tentative subdivision maps, or

(f) when any proposal would potentially increase a Level of Service.

All development shall be serviced by a paved transportation network including roads, lanes and pathways.



Parking and Driveways



4.4.1 Parking facilities and driveways will be paved or hard-surfaced when connected to a paved street or lane.

4.4.2 Investigate the use of parking controls (i.e. signage) to limit parking in certain locations.

4.4.3 Driveways providing access onto major collector streets may be denied if alternate access is available or if the Town identifies potential safety issues.

4.4.4 For the purposes of collector roads, residential driveways shall not face the street, which means garages must be located in the rear of properties and accessed via alleys. All other uses shall have limited access and take advantage of shared access driveways. Turning movements may be limited to right in and right out.

4.4.5 Offset driveway locations should be avoided whenever possible.

4.4.6 Where the street frontage is proposed to be improved, all abandoned driveways shall be removed and the curbing and sidewalk to be restored to Town standards.

Pedestrians and Cyclists



4.5.1 The Town shall encourage the establishment of bicycle and pedestrian routes as integral components of the transportation, recreation and open space systems. Key routes will primarily focus on linking parks, recreation, community and education facilities.

4.5.2 Ensure that building frontages encourage pedestrian usage of streets contributing to vitality.

4.5.3 All arterial and collector roads should have a sidewalk on both sides of the road.

4.5.4 The Town shall endeavor to reduce the need or requirement to travel by car to essential facilities by having them within a reasonable walking distance.

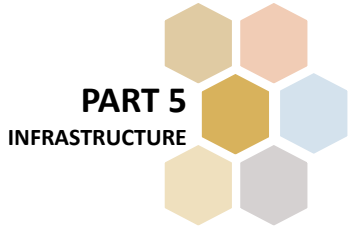
4.5.5 Pathways and trails should not have midblock crossings on arterial and collector roads and should be avoided on local roads. All crossings on these road categories should be at intersections for pedestrian safety and free flow of traffic. Any approved midblock crossings shall be designed with pedestrian safety features.



PART 5
INFRASTRUCTURE



PART 5: INFRASTRUCTURE MANAGEMENT



Well-designed and effective utility services are the foundation of a well-planned community. New development is expected to connect to the Town's water, wastewater, and stormwater systems. An Infrastructure Master Plan for the community was prepared by MPE Engineering Ltd. for the purposes of reporting on the condition of the infrastructure owned and maintained by the Town of Coalhurst as well as delineating a plan to provide improved infrastructure to the community *(Town of Coalhurst Infrastructure Master Plan, MPE Engineering Ltd., July 2006).*

GOALS

- Maintain an appropriate infrastructure standard for water, sanitary sewer and storm sewer services that will attract new institutional, industrial, commercial and residential investment while providing safe and reliable services to existing and future residents.
- Proactively plan for the maintenance, replacement and upgrading of water, sanitary sewer and storm sewer systems.
- Promote the use of sustainable practices to reduce utility consumption, demands on utility systems and impacts on the environment.
- Maintain an offsite levy bylaw which overtime covers the cost of development.

The Town shall encourage the residents, businesses and institutions of Coalhurst to reduce their overall consumption of treated municipal water and control stormwater runoff on individual properties wherever possible.

General Polices

5.1.1 All new development shall be required to be sustainably serviced by all municipal utilities to a standard satisfactory to the Town.

5.1.2 The Town shall endeavour to regularly review and update the Infrastructure Master Plan to identify existing capacities, desired levels of service, maintenance needs, short-term upgrading requirements, long-term servicing and sustainability concepts.

5.1.3 In accordance with approved master plans, the Town shall:

(a) monitor the capacity of all utility systems to ensure the provision of adequate service to meet domestic, non-residential, institutional, and emergency requirements;

(b) endeavour to optimize the use of existing services prior to expansion or extension; and

(c) ensure the sizing of utility extensions is based on the ultimate pattern of future growth and extensions are appropriate to the staging of development.

5.1.4 The Town shall encourage the residents, businesses and institutions of Coalhurst to reduce their overall consumption of treated municipal water and control stormwater runoff on individual properties wherever possible.

5.1.5 The Town may require the provision of easements and/or public utility lots to accommodate municipal services and utilities through the subdivision and development processes.

5.1.6 The Town shall extend and upgrade its storm water management system as required to effectively manage storm water runoff from urbanized areas in accordance with the requirements of Alberta Environment and Parks and best management practices.

5.1.7 Where possible utilities will follow transportation corridors.

5.1.8 Where technically feasible, sanitary and storm lift stations will be minimized to avoid additional maintenance costs.

Water

The Town of Coalhurst receives its potable water from the City of Lethbridge via a pipeline that was constructed in 2005 and operational in 2006. The system is operated according to an agreement with the City that determines the flow and total volume of water and the Town pays a unit rate for the treated water from Lethbridge. The Town holds water licenses that allow the community to divert water from the Oldman River for municipal purposes (Priority numbers 1910-07-11-002 and 1981-09-24-001). The licenses define the total volume (476,544 m^3/year of raw water) and the maximum flow rates at which diversion can be made.

An analysis of historic water use was completed in June 2012 which revealed that the average consumption was approximately 359 litres per capita per day which is below the Water for Life guideline of 500 litres per capita per day. Calculations to determine the limits of growth within the confines of the existing water license indicates that growth could be sustained to approximately 3,162 people if current average consumption of 359 litres per day capita can be maintained. The Town is currently pursuing additional water allocation.



5.2.1 All new development shall, if infrastructure and capacity is available, connect to the piped potable water system.

5.2.2 A water use assessment may be required as part of the area structure plan preparation process, subdivision application, and/or development permit application to determine water demand and infrastructure requirements.

5.2.3 Development and buildings relying on the municipal potable water system should try to incorporate the use of low flow fixtures and appliances.

Wastewater

The Town of Coalhurst has completed construction on a pipeline to transfer raw sewage to the City of Lethbridge for treatment and disposal. The system operates according to a 25-year agreement, through to 2035, with a renewal notice required 5 years prior to the end of the agreement. The system includes the construction of a lift station, near the existing Town lagoons, and a force main connected to the City of Lethbridge collection system aligned south along Range Road 22-3. The system has been designed with capacity for a projected population of 5000. (Town of Coalhurst Infrastructure Master Plan, MPE Engineering Ltd., July 2006 and Town of Coalhurst Sewage Pipeline Feasibility Study, MPE Engineering Ltd., February 2008)

5.3.1 All new development shall, if infrastructure and capacity is available, connect to the municipal wastewater system.

5.3.2 A wastewater servicing study may be required as part of the area structure plan preparation process, subdivision application, and/or development permit application to determine wastewater demand and infrastructure requirements.

5.3.3 Notwithstanding policy 5.3.1, agricultural and transitional land uses may provide wastewater service by a private sewage treatment system in accordance with provincial regulation if infrastructure and capacity is not available.

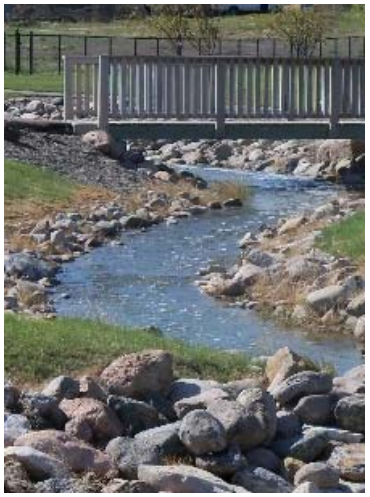
5.3.4 Sump pumps shall be connected to the storm system and not to the wastewater system.

The wastewater system has been designed with a capacity for a projected population of 5000 people.

Stormwater Management

The Town of Coalhurst has a comprehensive storm water management plan outlined in their existing Infrastructure Master Plan. The system is a series of overland and underground facilities that work to capture the storm water and convey it to an outfall line east of the community to the Oldman River where flows are discharged to the river. Future plans call for the construction of storm water detention/retention ponds that would detain and store the excess storm water in key locations.





Local Stormwater Management

5.4.1 Stormwater conveyance systems should develop in an orderly, logical, and sequential pattern of development.

5.4.2 Where required, proponents of new development shall identify, secure, and implement, in consultation with the Town, the downstream stormwater conveyance system.

5.4.3 Stormwater conveyance systems must provide a right-of-way of sufficient width to accommodate upstream stormwater flow.

Local Stormwater Standards and Design

5.5.1 Storm water management facilities should be designed to function as a part of the open space system and consideration should be given to the naturalization of the facilities whenever feasible.

5.5.2 Stormwater infrastructure shall be constructed, operated, and maintained in accordance with the Town of Coalhurst Engineering Standards and provincial regulations. The stormwater management system should be designed to:

(a) operate on a gravity basis or mechanical methods with appropriate power backup,

(b) accommodate stormwater flows from adjacent transportation networks,

(c) accommodate stormwater flows from upstream lands,

(d) preserve the value of existing wetlands, and

(e) conform to an urban standard where a curb and gutter transportation system is provided.

5.5.3 As part of an area structure plan preparation process, the applicant shall submit a stormwater management plan consistent with the approved master drainage plan, Town Engineering Standards, provincial regulations, and the policies of this Plan.

5.5.4 The stormwater management report shall comply with any new stormwater plans, management policies, and interim servicing policies that may be introduced after the adoption of this Plan.

5.5.5 A stormwater management report should address the following:

(a) impacts on existing infrastructure such as ponds, pipes, pumps, and ditches;

(b) the use of gravity systems are preferred over pressurized pipe or pumped systems;

(c) an adequate emergency escape path;

(d) the potential staging and practical tie-in points for proposed development;

(e) inclusion of backup generators to power pumps in case of power outages;

(f) accommodate the additional base flow generates from sump pumps;

(g) flow contributions from the upstream natural catchments; and

(h) downstream impacts.

5.5.6 Best management practices and alternative solutions for the improvement of stormwater quality and reduction of stormwater quantity should also be implemented.





Example of Naturalized Storm Facility

Storm water management facilities should be designed to function as a part of the open space system and consideration should be given to the naturalization of the facilities whenever feasible.

Shallow Utilities

5.6.1 The development of utility services should support an orderly, logical, and sequential pattern of development.

5.6.2 All new development shall be serviced with shallow utilities at the expense of the developer and all utility lines shall be placed underground in all new subdivisions.

5.6.3 Commercial communications facilities (towers) should locate on land identified for business park uses and be in accordance with Town siting policy.

5.6.4 The location and size of utility rights-of-way and easements, and related line assignments, should be determined at the local plan stage to the mutual satisfaction of the Town, the developer, and the utility companies.

5.6.5 Utility rights-of-way and easements shall be provided to accommodate shallow utilities at the subdivision or development permit stage, as deemed necessary by the utility provider and all easements should be granted in the name of the Town.



PART 6
GOVERANCE



PART 6: GOVERNANCE

PART 6
GOVERNANACE

The Municipality and the community have a strong connection, based on a shared vision and plan for the future. Council shall creatively and carefully manage development that is consistent with community values identified through the preparation of the MDP and will endeavor to make wise choices for effective resource use. Council, through administration, will deliver infrastructure, municipal and recreational services within the Town's financial capacity to all residents. Council will continue to work cooperatively with neighbouring municipalities, stakeholders and government partners to continue to advance the vision of the community.

Community development requires input and contribution from many different participants. Working together, Council sets the directions for services and development that meet Coalhurst's needs. Open and inclusive discussion enables representation and leadership that is connected and accountable. Good governance is critical to meeting residents' and stakeholders' needs. Legislative, administrative, monitoring and service systems will lead to actions taking us closer to the Vision.

Major policy directions, to ensure a fit between resources and needs, include:

- integrated decision-making,
- engaging the community,
- enhancing intermunicipal partnerships.



Council's Role

GOALS

- Implement the Plan through other statutory and non-statutory planning documents including the preparation of master plans for key areas of the community.
- Implement the Plan through decisions of the Council and direction through policy to the Municipal Subdivision and Development Authority.
- Periodically review and monitor the Plan and efforts in achieving its goals and to provide for plan amendments when deemed desirable and necessary.



PART 6
GOVERNANCE

POLICIES

6.1.1 Council shall, within the scope of its authority:

(a) assign Town administration, delegated officers, committees, commissions and boards, to the administration and implementation of the Municipal Development Plan;

(b initiate and oversee the planning programs, budgets, recommendations and activities necessary to administer and implement the Municipal Development Plan;

(c) consult with and seek advice from all relevant stakeholders on decisions required to administer and implement the Municipal Development Plan.

The Town will be fiscally responsible by ensuring expenditures are matched to sustainable revenue sources.

6.1.2 The goals and policies of the Municipal Development Plan shall be further refined and implemented through the development, adoption and day-to-day application of statutory plans (area structure plans and area redevelopment plans), non-statutory plans (outline plans, design schemes, etc.), and the Land Use Bylaw.

6.1.3 In order to consider a Land Use Bylaw redesignation or to generally provide directions for land use change in an area, Council may require the preparation of an area structure plan or an outline plan or amendments to existing plans to provide the details of intended land uses, provision of utility services, roads and open space pertaining to the subject lands and, where necessary, surrounding lands.

6.1.4 Subject to Council's approval, minor variations from the policies of the Municipal Development Plan shall not require an amendment to the MDP. More substantive changes shall require an amendment to the MDP and any other affected plan.

The Town will promote best practices and innovation in service delivery.

6.1.5 The Town will be fiscally responsible by ensuring expenditures are matched to sustainable revenue sources.

6.1.6 The Town will promote the efficient use of resources, so that the cost of providing effective services at reasonable levels can be minimized, while still ensuring the needs of residents, business and other stakeholders are met.

6.1.7 The Town will develop formal policies in areas under its jurisdiction that will allow a strategic framework for municipal action. Legislative compliance, best practices and strategic intent will inform the discussion. When making decisions, the Town will consider alternatives based on policies, to ensure long-term planning and strategic objectives.

6.1.8 The Town will promote best practices and innovation in service delivery.

Public Engagement and Communication

PART 6
GOVERNANACE

The Town recognizes that meaningful public involvement in municipal projects results in invaluable information and currently engages with the public on a wide variety of projects. Coalhurst also hosts a number of boards and committees that have members of the public as key participants. The Town encourages civic involvement in municipal decisions, and is continuously improving its process to ensure the public has the opportunity to participate meaningfully in civic decisions.

Meaningful public participation is a key ingredient in ensuring a broad base of public support for the planning and other policy proposals considered by Council on behalf of the Town of Coalhurst. The Municipal Government Act specifies circumstances and types of decisions when public input must be sought. Beyond these requirements, municipalities are able to pursue as much public input as they feel is warranted by a particular issue or proposal. Various tools exist to achieve public input such as notification through mail and newsletter, open houses, workshops, public meetings, surveys, and questionnaires. Public participation can serve to educate and inform all participants about issues of importance to the community, planning processes and the nature of planning decisions.

Develop a public participation framework to ensure that consideration for public involvement is consistent for all municipal projects.

GOALS

- Continue to raise awareness for public participation and to enhance opportunities for the public to participate in municipal planning processes.
- Make the Municipal Development Plan available to citizens, community groups and other stakeholders.
- Foster awareness of land use planning policies and participation opportunities in planning processes by members of the general public and the private sector.



POLICIES

6.2.1 Develop a public participation framework to ensure that consideration for public involvement is consistent for all municipal projects.

6.2.2 Within the public participation framework, promote creative participation techniques and recognize the need to reach out to all groups within the community.

6.2.3 Actively encourage the public to be involved in municipal decision-making and the implementation of the Community Sustainability Plan and Municipal Development Plan vision.

6.2.4 Be proactive in providing transparent communication to the public regarding opportunities for involvement and upcoming municipal decisions.

Foster awareness of land use planning policies and participation opportunities in planning processes by members of the general public and the private sector.

6.2.5 Establish standards regarding the type and quality of public engagement for all development proposals. Ensure that all development applications meet the public engagement standards before being considered for approvals.

6.2.6 Require municipal initiatives and development proposal applications to communicate how the proposal contributes to the Municipal Development Plan's vision and goals.

6.2.7 As part of the process of community growth and change, the Town shall facilitate public input on matters of general or specific planning interest wherever possible.

6.2.8 The Town should guide and work with citizens, community groups and the private sector on matters of planning importance to the community and in these undertakings, the Town should pursue the goals and policies of this Plan wherever possible.

6.2.9 The Town shall ensure that copies of the Municipal Development Plan and other statutory and non-statutory plans are readily available for interested members of the public.

6.2.10 The Town shall diversify the manner in which information is available to the public through use of the Town office, the Town website, and existing public participation initiatives such as the annual Community meeting.

6.2.11 The Town may consider the creation of a blog or other electronic communication tool on the Town website for innovative ideas.







Intermunicipal Cooperation



Communities throughout Alberta are exploring the advantages of regional cooperation by working together to improve the sustainability of each community within the region. Therefore, it is very important for the Town of Coalhurst to continue working with neighbouring municipalities who have common economic goals and development objectives.

GOALS

- Ensure cooperation in planning issues between neighbouring municipalities.
- Allow municipalities to take advantage of mutual opportunities to maximize efficient use of transportation systems, infrastructure and other mutual interests.
- Ensure cooperation and dialogue between municipalities on matters of mutual interest or concern.
- Promote intermunicipal cooperation between the municipality and adjacent rural municipalities.

POLICIES

6.3.1 The Town will continue its existing collaborative relationship with Lethbridge County and the City of Lethbridge, including the support of mutually beneficial service agreements.

6.3.2 The Town will work to identify new areas for collaboration in the delivery of programs, services and facilities operation, economic development and land use planning.

6.3.3 The Town will endeavour to foster new partnerships with businesses, government, School Boards, post-secondary institutions and non-profit sectors, to develop and operate recreational, cultural and community facilities.

6.3.4 The Town will continue to work with Lethbridge County throughout the planning process — from conceptual design to development — to ensure compatible land uses in adjoining areas as agreed to in the Intermunicipal Development Plan.

The Town will endeavour to foster new partnerships with businesses, government, School Boards, post-secondary institutions and non-profit sectors, to develop and operate recreational, cultural and community facilities.

PART 7
SOUTH SASKATCHEWAN REGIONAL PLAN



PART 7: SOUTH SASKATCHEWAN REGIONAL PLAN



South Saskatchewan Regional Plan Conformance

The Alberta Land Use Framework, implemented by the Provincial Government in 2008 provides a blueprint for land-use management and decision-making that addresses Alberta's growth pressures. The Land Use Framework established seven new land-use regions and requires the development of a regional plan for each. The Town of Coalhurst is located with the geographical area of the South Saskatchewan Regional Plan (SSRP) which was effective the fall of 2014. The SSRP lays out a number of key desired outcomes and strategic directions relating to the region's economy, people, environment, and resources.

All statutory plans and relevant documents must comply with the SSRP by no later than September 1, 2019. Compliance can be achieved by updating relevant statutory and other relevant documents, and filing a statutory declaration declaring compliance with the province. The timing of the 2016 update of this Municipal Development Plan is convenient, providing an opportunity for Coalhurst to align its highest level statutory planning document with the SSRP. However, ongoing consideration of what alignment means is recommended, as the implications of the SSRP continue to be determined and realized at all levels of government in Alberta.

Section 1: Use Land Efficiently

1. All land use planner and decision-makers responsible for land-use decisions are encouraged to consider the efficient use of land principle in land-use planning and decision making. (5.1)

1.1 Reduce the rate at which land is converted from an undeveloped state into permanent, built environment.

Relevant MDP Policy: 2.1.4; 2.1.13; 2.1.14

1.2 Utilize the minimum amount of land necessary for new development and build at a higher density than current practices.

Relevant MDP Policy: 2.4.1; 2.4.2; 2.5.2; 2.5.4; 2.5.5

1.3 Increase the proportion of new development that takes place within already developed or disturbed lands either through infill, redevelopment and/or shared use, relative to new development that takes place on previously undeveloped lands.

Relevant MDP Policy: 2.3.2

1.4 Plan, design and locate new development in a manner that best utilizes existing infrastructure and minimizes the need for new or expanded infrastructure.

Relevant MDP Policy: 2.2.4; 2.5.4

1.5. Reclaim and/or convert previously developed lands that are no longer required in a progressive and timely manner.

Relevant MDP Policy: 2.6.1; 2.6.2

1.6 Provide decision-makers, land users and individuals the information they need to make decisions and choices that support efficient land use.

Relevant MDP Policy: 2.5.6

2. Build awareness and understanding of the efficient use of land principle and the application of land–use planning tools that reduce the footprint of the built environment, how they might be applied and how their effectiveness would be measured over time with municipalities, land-use decisions-makers and land users, on both public and private lands. (5.2)

Relevant MDP Policy: Appendix A

Section 2: Planning Cooperation and Integration

Work together to achieve the shared environmental, economic and social outcomes in the South Saskatchewan Regional Plan and minimize negative environmental cumulative effects. (8.1)

Relevant MDP Policy: 6.3.2

Address common planning issues, especially where valued natural features and historic resource are of interests to more than one stakeholder and where the possible effect of development transcends jurisdictional boundaries. (8.2)

Relevant MDP Policy: 6.3.3

Coordinate and work with each other in their respective planning activities (such as in the development of plans and policies) and development approval processes to address issues of mutual interest. (8.3)

Relevant MDP Policy**:** 2.1.15; 6.3.1

Work together to anticipate, plan and set aside adequate land with the physical infrastructure and services required to accommodate future population growth and accompanying community development needs. (8.4)

Relevant MDP Policy: 5.1.2; 5.1.3

Build awareness regarding the application of land-use planning tools that reduce the impact of residential, commercial and industrial developments on the land, including approaches and best practices for promoting the efficient use of private and public lands. (8.5)

Relevant MDP Policy: 5.5.1

Pursue joint use agreements, regional services commissions and any other joint cooperative arrangements that contribute specially to Intermunicipal land use planning. (8.6)

Relevant MDP Policy: 6.3.2; 6.3.3

Consider the value of intermunicipal development planning to address land use on fringe areas, airport vicinity protection plans or other areas of mutual interest. (8.7)

Relevant MDP Policy: 6.3.4

Coordinate land use planning activities with First Nations, irrigation districts, school boards, health authorities and other agencies on areas of mutual interest. (8.8)

Relevant MDP Policy: 6.3.1; 6.3.3

Section 3: Building Sustainable Communities

Provide an appropriate mix of agricultural, residential, commercial, industrial, institutional, public and recreational land uses; developed in an orderly, efficient, compatible, safe and economical manner. (8.11)

Relevant MDP Policy: 2.2.2; 2.2.3

Contribute to a healthy environment, healthy economy and a high quality of life. (8.12)

Relevant MDP Policy: 6.1.6.; 6.1.7; 6.1.8

Provide a wide range of economic development opportunities, stimulate local employment growth and promote a healthy and stable economy. Municipalities are also expected to complement regional and provincial economic development initiatives. (8.13)

Relevant MDP Policy: 2.9.2; 2.1.11

Feature innovative housing design, range of densities and housing types such as mixed use, cluster development, secondary suites, seniors' centres and affordable housing. Provide the opportunity for the variety of residential environments which feature innovative designs and densities and which make efficient use of existing facilities, infrastructure and public transportation. (8.14)

Relevant MDP Policy: 2.5.1; 2.5.6; 2.7.1; 2.7.2; 2.7.5

Minimize potential conflict of land uses adjacent to natural resource extraction, manufacturing and other industrial developments. (8.15)

Relevant MDP Policy: 2.8.3

Minimize potential conflict of land uses within and adjacent to areas prone to flooding, erosion, subsidence, or wildfire. (8.16)

Relevant MDP Policy: 5.4.1; 5.4.2; 5.4.3; 5.5.6

Complement their municipal financial management strategies, whereby land use decisions contribute to the financial sustainability of the municipality. (8.17)

Relevant MDP Policy: 6.1.5; 6.1.6

Locate schools and health facilities, transportation and transit and other amenities appropriately, to meet increased demand from a growing population. (8.18)

Relevant MDP Policy: 3.1.3; 3.2.4; 4.1.2

Section 4: Agriculture

Identify areas where agricultural activities, including extensive and intensive agricultural and associated activities, should be the primary land use in the region. (8.19)

Relevant MDP Policy: The Town has determined that no policy is necessary to address this section of the SSRP.

Limit the fragmentation of agricultural lands and their premature conversion to other, non-agricultural uses, especially within areas where agriculture has been identified as a primary land use in the region. Municipal planning, policies and tools that promote the efficient use of land should be used where appropriate to support this strategy. (8.20)

Relevant MDP Policy: 2.1.13

Employ appropriate planning tools to direct non-agricultural subdivision and development to areas where such development will not constrain agricultural activities, or to areas of lower- quality agricultural lands. (8.21)

Relevant MDP Policy: 2.1.14

Minimize conflicts between intensive agricultural operations and incompatible land use by using appropriate planning tools, setback distances and other mitigating measures. (8.22)

Relevant MDP Policy: 2.1.15

Section 5: Water and Watersheds

Utilize or incorporate measure which minimize or mitigate possible negative impacts on important water resources or risks to health, public safety and loss to property damage due to hazards associated with water, such as flooding, erosion and subsidence due to bank stability issues, etc., within the scope of their jurisdiction. (8.23)

Relevant MDP Policy: 5.4.2; 5.5.1

Incorporate measures in future land-use planning decisions to mitigate the impact of floods through appropriate flood hazard area management and emergency response planning for floods. (8.24)

Relevant MDP Policy: 5.5.5

Prohibit unauthorized future use or development of land in the floodway in accordance with the Flood Recovery Reconstruction Act and the Floodway Development Regulation under development, which will control, regulate or prohibit use of development of land that is located in a floodway and define authorized uses. (8.25)

Relevant MDP Policy: The Town boundary does not contain a flood hazard area and is only prone to isolated overland flooding and has therefore determined that no policy is necessary to address this section of the SSRP.

Identify and consider, based on available information including information from the Government of Alberta, the values of significant water resources and other water features, such as ravines, valleys, riparian lands, stream corridors, lakeshores, wetlands, and unique environmentally significant landscapes within their boundaries. (8.26)

Relevant MDP Policy: The Town contains no significant water resources within its current town boundary and has determined that no policy is necessary to address this section of the SSRP.

Determine appropriate land-use patterns in the vicinity of these significant water resources and other water features. (8.27)

Relevant MDP Policy: The Town contains no significant water resources within its current town boundary and has determined that no policy is necessary to address this section of the SSRP.

Consider Local impacts as well as impacts on the entire watershed. (8.28)

Relevant MDP Policy: 5.4.2; 5.4.3

Consider a range of approaches to facilitate the conservation, protection or restoration of these water features and the protection of sensitive aquatic habitat and other aquatic resources. (8.29)

Relevant MDP Policy: The Town contains no significant water resources within its current town boundary and has determined that no policy is necessary to address this section of the SSRP.

Establish appropriate setbacks from waterbodies to maintain water quality, flood water conveyance and storage, bank stability and habitat. (8.30)

Relevant MDP Policy: The Town contains no significant water resources within its current town boundary and has determined that no policy is necessary to address this section of the SSRP.

Assess existing developments located within flood hazard areas for long-term opportunities for redevelopment to reduce risk associated with flooding, including human safety, property damage, infrastructure and economic loss. (8.31)

Relevant MDP Policy: The Town contains no significant water resources within its current town boundary and has determined that no policy is necessary to address this section of the SSRP.

Facilitate public assess and enjoyment of water features, to the extent possible. (8.32)

Relevant MDP Policy: 5.5.1

Use available guidance, where appropriate, from water and watershed planning initiatives in support of municipal planning. (8.33)

Relevant MDP Policy: The Town contains no significant water resources within its current town boundary and has determined that no policy is necessary to address this section of the SSRP.

Section 6: Historic Resources

Identify significant historic resources to foster their preservation and enhancement for the use and enjoyment by present and future generations. (8.34)

Relevant MDP Policy: 3.5.7

Work toward the designation of Municipal Historic Resources to preserve municipally significant historic places. (8.35)

Relevant MDP Policy: 3.5.4

Formulate agreements with the Ministry for development referrals to assist in the identification and protection of historic resources within the scope of their jurisdiction. (8.36)

Relevant MDP Policy: 3.5.8

Identify the location, nature and purpose of key provincial transportation corridors and related facilities. (8.37)

Relevant MDP Policy: 4.1.1; 4.1.4

Work with the Ministry to minimized negative interactions between the transportation corridors and related facilities identified in accordance with strategy 8.37 above and the surrounding areas and land uses through the establishment of compatible land-use patterns. (8.38)

Relevant MDP Policy: 4.1.6

Enter into highway vicinity agreements with the Ministry and employ appropriate setback distances and other mitigating measures relating to noise, air pollution and safety to limit access if subdivision and development is to be approved in the vicinity of the areas identified in accordance with 8.37 above. (8.39)

Relevant MDP Policy: 4.1.4

APPENDIX A



1.0 INTRODUCTION

The purpose of this document is to outline the components of an Area Structure Plan. It contains a detailed description of the purpose, application process, and requirements for an Area Structure Plan within the Town of Coalhurst. Moreover, this document intends to complement information contained in applicable provincial legislation, specifically the *Municipal Government Act*.

2.0 WHAT IS AN AREA STRUCTURE PLAN?

An Area Structure Plan (ASP) is a statutory tool that provides land use direction for a certain number of neighbourhoods through a land use concept for the area as a whole. Section 633 of the *Municipal Government Act* states that there must be a public consultation process and mandates that an ASP must describe the following:

- the sequence of development proposed for the area;
- the land uses proposed for the area, either generally or with respect to specific parts of the area *(for example, where residential, commercial, institutional, industrial and recreational uses will be located)*;
- the density of population proposed for the area either generally or with respect to specific parts of the area; and
- the general location of major transportation routes and public utilities *(for example, how required servicing infrastructure such as water and sewer systems, arterial and collector roads, schools and parks, and other public facilities like fire and police protection will be provided)*.

ASPs are statutory documents that are adopted by bylaw by the Council after three readings of the bylaw and a public hearing. These plans ensure that long-range comprehensive planning is maintained while taking into consideration the interface between adjacent lands and development, including connectivity for transportation networks, utility lines and parks.

The Council of a municipality may also require the ASP to address any other matters that it feels are necessary. Once an ASP has been adopted, it allows prospective developers to anticipate the land uses Council will assign its land in the land use bylaw. More significantly, it will streamline subsequent subdivision applications that are in compliance with the ASP as it will function as a high level blueprint for a particular area. ASPs reduce ad hoc development which results in unexpected issues (i.e., infrastructure, future development patterns, etc.).

3.0 DEVELOPMENT OF AN ASP

Town Requirements

The applicant should start compiling the following information to initiate the application:

- Application fee, payable to the Town;
- 2 paper copies and 1 electronic copy (e.g. a PDF or Word document) of the draft ASP (maps, text, and/or tables) and;
- Any additional information, studies or materials as may be required by the Town administration.

Note: An ASP shall be prepared by a certified Planner or Engineer only.

Area Structure Plan Template

The following is a sample Table of Contents for an Area Structure Plan. The sample shows the areas that should be addressed. The information required and level of detail for each plan will vary due to the differences in topography, application and proximity to other development. This is simply a guide – the actual characteristics and presentation will be unique to the applicant and the area of interest.

I. Introduction
    a. Purpose of Plan
    b. Plan Area
    c. Existing Conditions
    d. Policy Framework
        i. Town of Coalhurst Municipal Development Plan
        ii. Town of Coalhurst Land Use Bylaw
        iii. Subdivision and Development Regulation

II. Development Concept
    a. Goals of the Plan
    b. Land Use Concept

III. Transportation and Servicing
    a. Road Network
    b. Sanitary and Water Systems Servicing
        i. Water Servicing
        ii. Sanitary Sewer Servicing
    c. Storm Water Management
    d. Shallow Utilities
    e. Lot Grading

IV. Implementation
    a. Phasing
    b. Subdivision and Development
        i. Development Agreement
        ii. Detailed Engineering
        iii. Lot Sizes
    c. Benefiting Areas

4.0 ASP PROCESS

Initial Consultation

The applicant will meet with a member of Town Administration and the Town's Planning Advisor from the Oldman River Regional Services Commission to discuss parameters such as planning and statutory requirements in proposed plan area.

Stakeholder Consultation

The applicant and the Town will meet with landowners in the proposed plan area as well as any external agencies who have an interest as required (i.e. Alberta Transportation, Alberta Environment, Private Industry or Federal Government).

Information Gathering

The Town and Planner will conduct research and collect background data relevant to the proposed ASP. This may include previous civil engineering, survey work, geotechnical studies, traffic impact assessments, legislative policy and other planning documents.

Design Process

The applicant will engage in a consultation process with the Town for the ASP design. This will include land use framework, transportation networks and other relevant sections.

Public Consultation: Phase 1

An single or series of open houses will be held to gather input from the adjacent landowners and other public stakeholders who may be impacted by the ASP. The public consultations are in place to ensure that any proposed ASP takes into account the needs of all stakeholders and promotes the successful integration of the public into the policy planning and development process.

Design Review

Based on the feedback from the public and area landowners, administration will review the comments and make amendments to the proposed ASP. The review of the draft ASP will involve consideration of a number of issues including: conformity to the Town of Coalhurst's planning policies and bylaws; land use; compatibility with adjacent uses; transportation impacts; park and school requirements; environmental impacts; and servicing requirements and costs.

Formal Application Submission

After completing the preliminary consultation and design requirements, the applicant will submit a formal application to the Town.

Circulation (30 day period)

The proposed ASP must be circulated to adjacent landowners in the area external agencies who have an interest, as per Section 633 of the Alberta Municipal Government Act.

Review & Changes

Based on the feedback from the internal departments and external agencies, administration will review the comments and make amendments to the draft ASP.

Public Consultation: Phase 2

A single or series of open houses may be held to gather input from the adjacent landowners and other public stakeholders who may be impacted by the ASP. The public consultations are in place to ensure that any proposed ASP takes into account the needs of all stakeholders and promotes the successful integration of the public into the policy planning and development process.

Review & Changes

Based on the feedback from the public and area landowners, administration will review the comments and make amendments to the draft ASP.

Advertisement & Public Hearing

Council must hold a public hearing regarding the ASP, which provides an additional opportunity for the people in the community to provide their input. Notice of hearing is given by an advertisement in the local monthly newsletter and by mailing/delivering the notice to owner(s) of the subject parcel and to adjacent landowners. If there is significant concern from the public, amendments may be required and the ASP may be advertised and sent back for 1st Reading.

1st Reading

The draft ASP is presented for First Reading by a Planning Advisor and the Town Council votes to adopt the proposed ASP. Generally, Council will make comments and require changes be made to the draft ASP.

2nd Reading

This step generally occurs in the same day as the Public Hearing. Again, Council may request certain conditions that require significant revision of an ASP and it may need to be recirculated and advertised for Public Hearing.

Approval from Ministry of Alberta Transportation

If the plan area is within 800 m of a Provincial Highway Network, the proposed ASP must be submitted to the Alberta Ministry of Transportation for approval, prior to being given 3rd Reading.

3rd & Final Reading

Proposed ASP is given Final Reading and formally adopted as a Town Bylaw, pursuant to the Alberta Municipal Government Act.

5.0 WHO MAKES THE DECISION ON AN ASP?

Town Council

After the review of the application by the Planning & Development Department is complete, a summary report regarding the application with a recommendation of support or non-support will be presented to the Town Council. Council must hold a public hearing regarding the ASP, which provides an additional opportunity for the people in the community to provide their input. Notice of hearing is given by an advertisement in the local municipal newsletter and by mailing/delivering the notice to owner(s) of the subject parcel, adjacent landowners, and external agencies.

Adoption of the ASP

In order for an ASP to be adopted, Council must give three Readings to and sign the bylaw. This is required by the Municipal Government Act as all ASPs are statutory documents.