

VILLAGE OF COUTTS

MUNICIPAL DEVELOPMENT PLAN





Bylaw No. 570

March 2020

Consolidated to Bylaw No. 587, August 2022



OLDMAN RIVER REGIONAL SERVICES COMMISSION

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Prepared for the Village of Coutts

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Village of Coutts Municipal Development Plan Bylaw No. 570 – Amendments

Bylaw No.	Amendment Description	Legal Description	Passed
587	Amend Map 1 Existing Land Use to remove 300 metre sewage buffer from map legend. Amend Map 2 Future Land Use Concept and Growth Directions: Redesignation: "Commercial" to "Residential" Redesignation: "Commercial" to "Residential or Commercial"	 Plan 36EG, Block 5, The East Half of Lot 6 and that Portion of Lot 7 which Lies to the West of the Easterly 25 feet Throughout the Said Lot 7 Plan 36EG, Block 5, Lot 5 and the West half of Lot 6 Plan 204BD, Block 2, Lot 7 Plan 204BD, Block 2, Lot 8 Plan 204BD, Block 2, Lot 9 (east portion) Plan 204BD, Block 2, The East Half of Lot 15 and All of Lot 16 Plan 204BD, Block 2, Lot 17 Plan 204BD, Block 1, Lot 10 Plan 204BD, Block 1, Lot 11	9-Aug-2022

VILLAGE OF COUTTS
IN THE PROVINCE OF ALBERTA

BYLAW NO. 570

BEING A BYLAW OF THE VILLAGE OF COUTTS, IN THE PROVINCE OF ALBERTA, TO ADOPT A MUNICIPAL DEVELOPMENT PLAN FOR THE MUNICIPALITY.

WHEREAS, the Municipal Government Act requires every municipality to adopt a municipal development plan by bylaw;

AND WHEREAS, the purpose of Bylaw No. 570 is to provide a comprehensive, long-range land use plan pursuant to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended;

AND WHEREAS the Council of the Village of Coutts has prepared a long-range plan to fulfill the requirements of the Municipal Government Act and provided for its consideration at a public hearing.

NOW 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 duly assembled does hereby enact the following:

1. Bylaw No. 570, being the Village of Coutts Municipal Development Plan, is hereby adopted.

2. Bylaw No. 368, being the Village of Coutts General Municipal Plan and any amendments thereto, is hereby rescinded.

3. This Bylaw comes into effect upon the third and final reading.

READ a **first** time this 23 th day of January, 2020.

***Mayor** – Jim Willett* ***Chief Administrative Officer** – Lori Rolfe*

READ a **second** time this 10 th day of March, 2020, as amended.

***Mayor** – Jim Willett* ***Chief Administrative Officer** – Lori Rolfe*

READ a **third** time and finally PASSED this 10 th day of March, 2020.

***Mayor** – Jim Willett* ***Chief Administrative Officer** – Lori Rolfe*

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PART I




HAVELOCK PARK
FORMERLY
MONT Ave

PART I: OVERVIEW

1.0 INTRODUCTION

It can be said that municipalities are in the business of creating communities. The concept of community incorporates the many and varied aspects of the lifestyles of the people who choose to reside within a municipality as well as the social, political, natural, and economic systems which serve as the building blocks for beneficial development and settlement patterns.

Creating successful communities does not happen on its own—it requires community planning. The Municipal Development Plan (MDP) is the most common community planning tool used to help municipalities achieve their desired future and one which all municipalities in Alberta are required to adopt. By addressing matters such as future land use, provision of servicing, transportation systems, and other matters related to the physical, social and economic development of the municipality, the Municipal Development Plan provides a framework for sustainable, orderly and rational community development. As both a visionary and strategic document, the Plan balances the economic, social and environmental interests of the residents while helping to establish long-term stability for the community.

In accordance with the requirements of the *Municipal Government Act*, the MDP is required to address the following:



MDPs may also address several other considerations including the coordination of physical, social and economic development of the community, environmental matters, development constraints, and financial resources.

PURPOSE OF THE MUNICIPAL DEVELOPMENT PLAN

Most actions required to achieve a community's goals will take place on land. Managing the use and development of land is the primary role of the Municipal Development Plan. Therefore, a MDP can be defined as a framework for decision-making that helps guide future development and redevelopment. It studies both a community's past experiences and evaluates its current circumstances in order to anticipate its future needs. The content of a MDP is designed to encourage municipalities to integrate proposals into long-term plans for the financial and social well-being of the community, as well as the physical landscape.

The Municipal Development Plan outlines the goals and objectives for the community's future, typically for a period of 20 years or more. As a long-range plan, it helps council and administration make decisions on planning and development matters, informs the content of the land use bylaw and other land use plans (e.g., area structure plans, area redevelopment plans and conceptual schemes), and provides a framework to coordinate other municipal bylaws, programs and investments.

PLANNING CONTEXT

The MDP is not a stand alone document, but rather an integral component of a larger context of Provincial, Regional and Municipal documents and regulations.

Provincial Realm

The *Municipal Government Act (MGA)* 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 provides 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 *ALSA*. 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 MDP must comply with the SSRP, which came into effect September 1, 2014. The Village of Coutts MDP has been prepared consistent with the intent of the SSRP (see Part V of the Plan for the relevant SSRP policies).

Municipal Realm

A MDP does not exist or function in isolation at the local level. Over the years, statutory plans such as the Village of Coutts General Municipal Plan and non-statutory plans and related studies have been completed to help guide the growth and development of the Village, including the Village Land Use Bylaw and various infrastructure studies.

1.2 Plan Implementation

The success of the MDP depends on the degree to which it is integrated into ongoing decision making. The MDP provides the means whereby council, town administration, and other decision-making bodies such as the Municipal Planning Commission can evaluate situations and proposals in the context of a long-range plan for Coutts. It is primarily a policy document that is to be utilized as a framework within which both public and private sector decision making can occur.

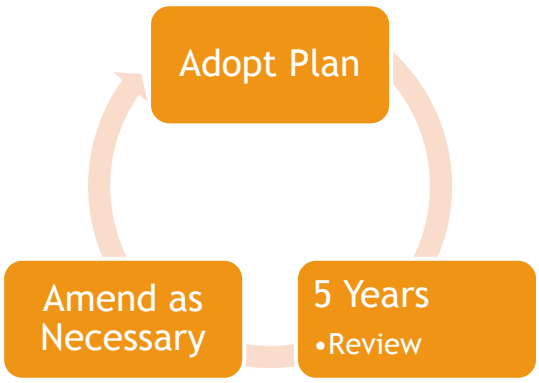
The Plan policies may be implemented throughout various planning and strategic documents and processes, such as:

- Village Land Use Bylaw
- Area Structure Plans
- Area Redevelopment Plans and Conceptual Schemes
- Subdivision and development review process
- Development agreements/servicing agreements
- Various municipal bylaws such as unsightly premises and community standards
- Capital Improvement Plans
- Formal and informal municipal policy directives

It is important to note that while implementation of the MDP relies on commitment to the goals and policies of the Plan, recommendation for specific municipal projects within the Plan are not intended to represent a commitment to spending. Council, as part of its function in providing good government, fostering well-being of the environment, providing services and facilities, and developing and maintaining safe and viable communities, will need to consider any projects referred to in the MDP along with all other Village spending through its regular process of budget allocation and prioritization to determine when and if implementation should occur. Pursuant to section 637 of the *Municipal Government Act*, adoption of a statutory plan does not bind the municipality to undertake the projects referred to in the Plan.

1.3 Plan Monitoring and Amendment

Change is inevitable. While the MDP is a long-range plan, it is not intended to remain a static document. Regular review of the Plan is necessary to ensure that it continues to reflect the priorities and needs of the community and accounts for significant changes in development commitments, budget constraints, and market conditions. As such, the MDP should be reviewed for relevancy at regular intervals of at least once every five years.



Minor variations from the policies of the MDP will typically not require an amendment to the MDP, subject to council approval. More substantive changes, that is major shifts in policy direction, will require an amendment to the MDP and any other affected plans.

Amendment of the Plan may be initiated at any time by council or the general public. Where an amendment is initiated by the general public, the applicant will be required to submit such background information as deemed necessary by the Village to support the amendment prior to commencement of the bylaw amendment process. Amendment of the MDP shall follow the applicable procedures outlined in the *Municipal Government Act*.

1.4 WHO WE ARE

The Village of Coutts is located within the County of Warner in a dryland and irrigated farming area. Coutts is situated along the International Boundary Line of Alberta and Montana midway between the southeastern and southwestern corners of the province. It is the southernmost urban municipality in the Province of Alberta. The Village is located one hour south of Lethbridge and just 15 minutes south of Milk River. Coutts is the Port of Entry for a 24-hour border crossing with more than one million people crossing the border annually. The Village is an attractive location for those employed in local industries, farming operations and various departments of Customs and Immigration. Affordable housing, low taxes and a small-town feel are attractions to the community that cannot be found in large urban centres.

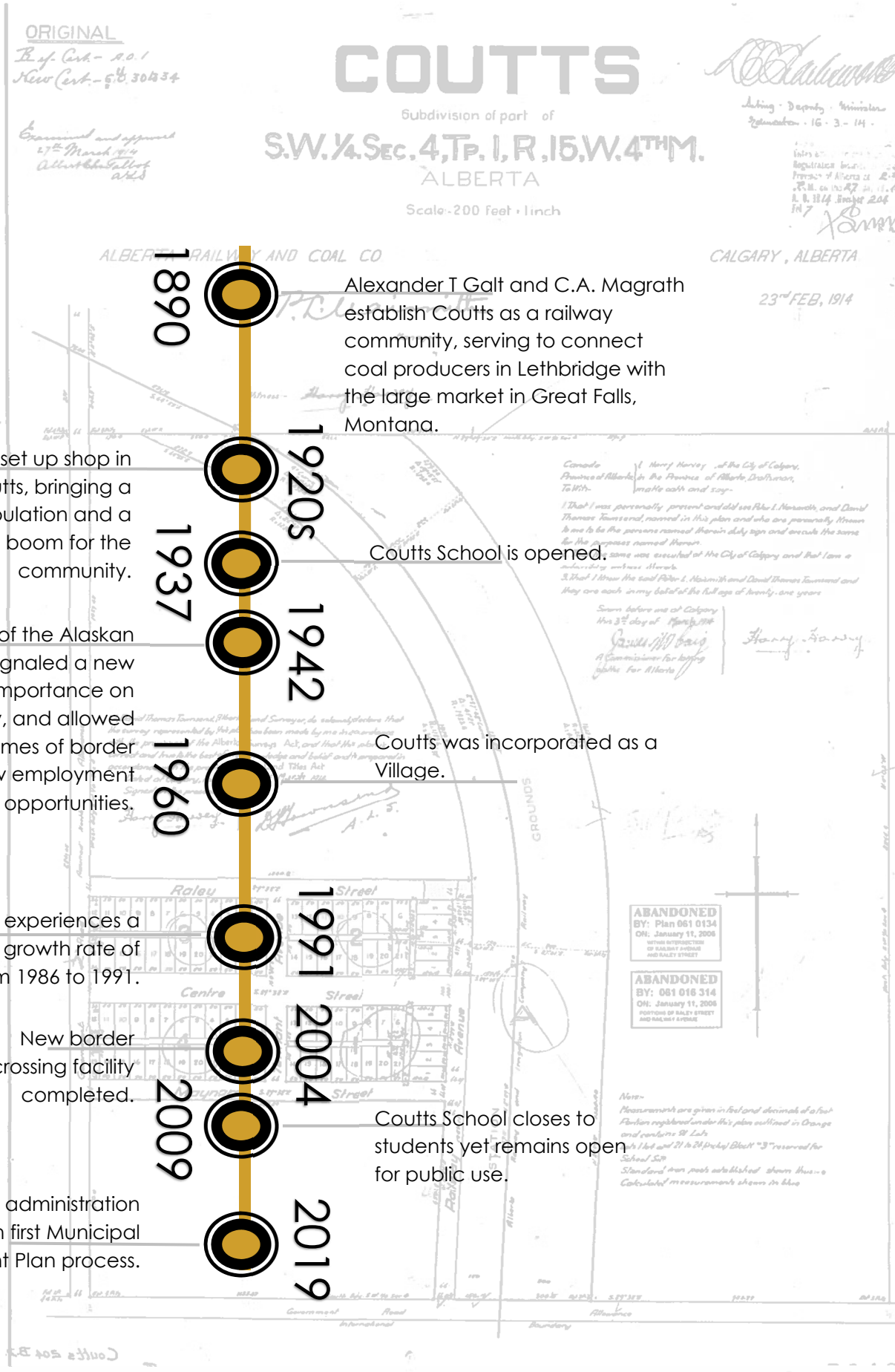
HISTORY AND SETTLEMENT

The first settlement of the Coutts area occurred in 1890 as the Alberta Railway and Irrigation Company began constructing a railway to transport coal from the Galt Mines in Lethbridge, Alberta. The name for the hamlet was chosen after Baroness Burdett-Coutts, who was a large stockholder in the A. R. and I. Company. The railway station near the border would house both Canadian and American depot agents which was later followed by Customs and Immigration departments from both countries. An outpost for the Royal Northwest Mounted Police was also established in 1890.

The Village grew slowly up until the arrival of oil refineries with the population mainly consisting of farmers and ranchers who arrived from other countries with the promise of "a quarter section for ten dollars" from the Canadian government.

Coutts experienced a boom period in the 1920s with the creation of several oil refineries. This led to great economic growth and a significant increase in the population as large crews of workmen were employed (population increased to almost 600 people). The following ten years, however, there was a significant decrease in the economy as oil refineries closed and moved north, which led to many families leaving for better opportunities elsewhere.

Since the beginnings of the Village, Coutts has served as an important border crossing between Canada and the United States. The construction of the Alaska Highway also brought a new importance for the Port of Entry in Coutts and increased employment within the Village. The major sources of employment currently are the customs and immigration service, customs brokers, warehouses, and trucking firms associated with the border crossing. Other sources of employment within the community include a motel, a bar, and a restaurant.



1890 — Alexander T Galt and C.A. Magrath establish Coutts as a railway community, serving to connect coal producers in Lethbridge with the large market in Great Falls, Montana.

1920s — Several oil refineries set up shop in the Village of Coutts, bringing a boost in population and a resulting economic boom for the community.

1937 — Coutts School is opened.

1942 — Construction of the Alaskan Highway signaled a new emphasis and importance on the Port of Entry, and allowed for high volumes of border crossings, and new employment opportunities.

1960 — Coutts was incorporated as a Village.

1991 — The Village experiences a significant growth rate of almost 2% from 1986 to 1991.

2004 — New border crossing facility completed.

2009 — Coutts School closes to students yet remains open for public use.

2019 — Village Council and administration formally launch first Municipal Development Plan process.

POPULATION

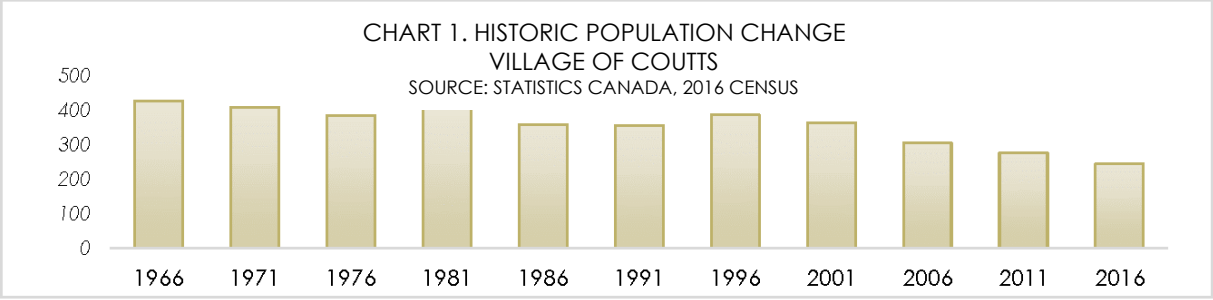
Studying historic growth of a community reveals important trends and serves as a basis for population projections, which are necessary to help determine future community needs.

Over the past 50 years, the Village of Coutts has been experiencing a general decline in population, likely resulting from shifting local economies and urban migration patterns. The most significant decrease in population occurred between 2001 and 2006, whereby the Village experienced a loss of just over 15% of its population. The largest increase in population over the past 50 years occurred between 1991 and 1996, with an 8% gain in population, resulting in 386 persons. Given the historic population changes, it is likely the population of Coutts will continue to decline. While continued population loss poses considerable challenges for long-range planning and community sustainability, it is an unfortunate truth that many small communities are facing and need to plan for.

TABLE 1. HISTORIC POPULATION CHANGES
VILLAGE OF COUTTS

Year	Population	Annual % Change	5-Year % Change
1966	427	-	-
1971	407	-0.9	-4.7
1976	385	-1.1	-5.4
1981	407	1.1	5.7
1986	359	-2.4	-11.8
1991	355	-0.2	-1.1
1996	386	1.7	8.7
2001	364	-1.1	-5.7
2006	305	-3.6	-16.2
2011	277	-1.8	-9.2
2016	245	-2.3	-11.6

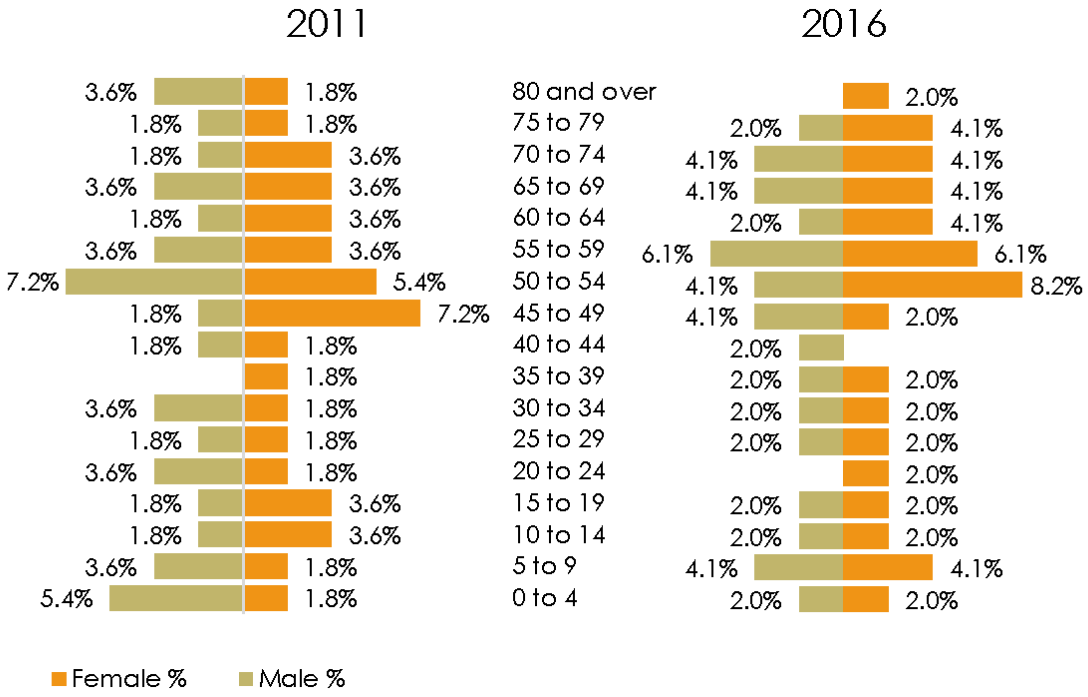
SOURCE: STATISTICS CANADA, 2016 CENSUS



A review of population pyramids for the Village of Coutts illustrates the distribution of various age groups as well as male and female segments of the population. The Village population structure does not represent a classic pyramid shape.

As a comparison, the age structures for the 2011 and 2016 populations are shown on Charts 2 and 3. The youth population remained consistent between 2011 and 2016 population data. There was a large decrease in the 20 to 49 age group from 34% in 2011 to 22% in 2016, suggesting that working age residents may be moving to larger centres for better opportunities. In comparison, the population age 65 and older increased considerably from 20% in 2011 to 29% in 2016.

CHART 2. POPULATION PYRAMIDS: 2011, 2016
VILLAGE OF COUTTS
SOURCE: STATISTICS CANADA, 2016 CENSUS



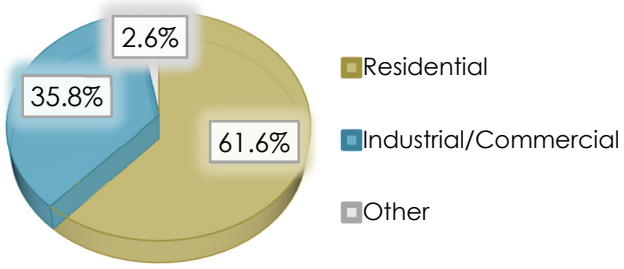
EMPLOYMENT

The economy of Coutts is interconnected with other municipalities, the surrounding rural community and the province. According to Census Canada data (2016), residents of Coutts are employed in 'administration and administrative support' (37%); 'transportation, warehousing and wholesale trade' (29%); 'healthcare and social assistance' (13%); 'construction' (13%), and; 'agriculture' (8%).

EQUALIZED ASSESSMENT

Municipal assessment provides crucial information regarding the types of development and the amount of economic activity in a community. According to the 2018 Equalized Tax Assessment report, the majority of the assessment (61.6%) consists of residential property, compared to 35.8% of non-residential assessment and 2.6% classified machinery/equipment, railway, farmland and linear assessment. The value of all land and buildings in the Village of Coutts is just over $22.6 million.

CHART 3. EQUALIZED ASSESSMENT
VILLAGE OF COUTTS 2018
SOURCE: MUNICIPAL AFFAIRS - MUNICIPAL PROFILES, 2018



LAND USE

The shape and character of a community is directly related to the quality, quantity and location of land use within its boundary. By studying the land use patterns we can achieve an understanding of how residential and non-residential development functions, including their relationship to one another, and the amount of land a community may require in the future.

The Village of Coutts encompasses approximately 311.20 acres (125.93 ha). The majority of the community is bounded to the north and east by Highway 4 and the sewage lagoon buffer. Coutts is also constrained to the south due to the International Boundary Line between Alberta and Montana. The only logical area for potential expansion of Coutts would be to the west of the community, which is currently agricultural land. Some land within the western portion of Coutts is already zoned for future residential and commercial use, with 23 unserviced residential lots and a few serviced commercial lots.

A land use survey was conducted to identify existing uses within the Village. The results of that land use survey are illustrated in Table 2 (refer to Part IV: Map 1 for existing zoning districts)

TABLE 2. EXISTING LAND USE SURVEY
VILLAGE OF COUTTS

Use	**Acres**	**Hectares**	**% of Total**
Roads/ROWs	66.99	27.11	21.5
Agricultural	54.54	22.07	17.5
Residential	37.51	15.18	12.1
Institutional	35.88	14.52	11.5
Railway	27.84	11.27	8.9
Industrial	17.28	6.99	5.6
Commercial	17.14	6.94	5.5
Recreation / Open Space	14.58	5.90	4.7
Federal	12.30	4.98	4.0
Vacant	27.14	10.98	8.7
Residential	4.55	1.84	1.4
Commercial	1.69	0.68	0.5
Industrial	20.90	8.46	6.7
Total	311.20	125.93	100

Residential Land Use

It is important to understand existing residential land uses so the Village may better prepare for future housing demands. Residential land uses comprise 37.51 acres (12%) of the total land area.



According to the 2016 Statistics Canada census, there are 159 private dwellings in the Village—122 of which are currently occupied. Of the existing housing stock, 89% are in good condition and only require regular maintenance, while 11% require major repairs or renovation. The existing housing supply is adequate to serve current and projected populations. Currently, there are very few vacant residential lots remaining in mature neighbourhoods; an additional 23 vacant, unserviced lots are located in the western portion of the Village, however.

Commercial Land Use



Commercial activity is an important element for the economy of Coutts, both in terms of providing a source of tax revenue for the municipality and in offering employment opportunities for residents. Developed commercial land accounts for approximately 17.14 acres (or 6%) of the total land in Coutts. This commercial land is primarily located in the downtown and in the northern portion of the community, in order to attract highway traffic without causing disturbances to the internal residential neighbourhoods (Part IV: Map 1). Currently, the majority of the commercial services within the Village are customs-related and are largely supported by the significant amount of traffic crossing the border (i.e., warehousing, customs brokers).

The commercial landscape is lacking in variety and would benefit from a greater range of services available. Improving the variety of services in Coutts would increase employment, improve the tax base, and may encourage more development activity in the community. The Village could capitalize on opportunities, such as tourism, as it could be prosperous in its current location.

Industrial Land Use

The land use analysis indicates that approximately 17.28 acres (6%) of the current land is industrial. Like the commercial development, industrial land uses within the Village are tailored towards the trucking and transportation industry. The industrial land uses in the Village are located along the outermost boundary of the community—directly to the north and to the east to serve commuter and commercial traffic as it passes through the International Border. A light industrial/business land use designation should be considered to better accommodate commercial and compatible industrial uses in the commercial zoned area in the north of the Village.



Recreational / Open Space Land Use



The Village maintains a strong commitment to providing park space and recreational opportunities for Village residents. The current stock of recreation, parks and open space constitutes 14.58 acres (5%) of the total land area. Amenities and facilities available for public recreational use include: the Historic Coutts School (community centre), recreation hall (former Catholic Church) outdoor basketball courts, tennis court, beach volleyball, baseball diamonds, a spray park, and a playground.

The Historic Coutts School contains a gymnasium, workout room, classroom and a stage that may be used by the public. Recreation, education, and community programming and events are held in the old school year-round, and offer residents from Coutts and the surrounding area, the opportunity to participate in a wide variety of activities. Additional programs available for youth and adults should be explored to help attract new residents and keep current residents.

Municipal Water and Sewage Systems and Waste and Recycling



Coutts' potable water supply is piped from the Town of Milk River to the Village from a water treatment plant that was upgraded in 2012. The water treatment upgrades were designed to serve the community for at least 30 years.

The sewage treatment lagoon facility is located east of Highway 4 and the railway. The sewage system for the Village is expected to be adequate for the long-term, as it is currently working at less than half its capacity. The system is designed to support 600 to 1000 people.

The Town of Milk River provides Coutts with curbside collection for garbage, which then is delivered to the nearest transfer station. A recycling trailer is located within the Village for individual use.

Community Services

A variety of community services are available within the Village or nearby in Milk River to enhance resident quality of life and provide essential services.



Emergency services available to the residents of Coutts include police, fire and ambulance service. Policing for the Village is provided by the local detachment of the Royal Canadian Mounted Police (RCMP). The RCMP is based out of Milk River and check the Village frequently. Coutts has a fire hall in the center of the Village and a volunteer fire brigade. The Village also provides emergency medical first responder service to residents, dispatched from the fire hall. Ambulance service is provided by Milk River and a 24-hour medical centre is available in Milk River for surrounding rural communities.

Health care services are available primarily in Milk River. The Milk River Center provides 24-hour emergency care, radiology, occupational therapy, mental health, laboratory, and palliative care. Other services include a dentist, chiropractor, home care, massage therapist, social workers, and mental health workers. Limited seniors housing is available in Coutts—a senior housing complex is located in the center of Coutts which has six rooms available for residents. Intermunicipal bus service is available through the Heritage Handibus.

Kindergarten, elementary, middle and high school is provided in Milk River. Busing is available for students located in Coutts with just a 15-minute bus ride. Additional educational opportunities are provided by the County of Warner Further Education Council which offers a variety of courses at the Historic Coutts School.

There are several clubs and organizations located within the Village, including the Coutts Recreation and Arts Society, Coutts 4-H Club, and Coutts District Seniors Club. Other community services available include the Coutts Community Library, post office, and a place of worship. A number of yearly events are also hosted in Coutts that provide interaction within the community and improves quality of life within the Village.

Roads & Transportation Networks

At 66.99 acres (22%), the largest share of municipal land is used for roads, lanes, and rights-of-way. The road pattern within Coutts is characterized by a traditional grid system. Avenues in Coutts run east to west, and streets run north to south. Most roads within Coutts have been paved and appear to be in good condition.



The main roads within the Village include Centre Avenue, 1st Avenue, and 3rd Street West. Centre Avenue contains some of the businesses within the Village and 1st Avenue and 3rd Street are used as a truck route and also allow access to many of the residential areas within the Village.

The truck route is contained along 3rd Street West, 4th Street West, and 1st Avenue North. No trucks within the Village are allowed south beyond 1st Avenue North in order to limit truck traffic in the Village, to ensure safety of residents and minimize road damage.

Federal Lands



Unlike most municipalities, the Village of Coutts has a large share of federally owned and operated lands (4%). This is attributed entirely to the existing Canadian customs facility.

The facility is located adjacent to commercial uses to the east, and the CPR rail-line to the west, in the southeastern corner of the Village. Highway 4 diverts traffic away from the Village, and these lands are fenced off from the Village.

These lands are outside of the jurisdiction of this Plan, and subject to the rules and regulations of the Federal Government. However, the existence of this high-volume border crossing affects land use decisions pertaining to traffic, advertisement, and growth directions for the Village of Coutts.

1.5 What do We Want To Become?

To help understand what the residents of the Village of Coutts desire for the future, a public consultation initiative was undertaken as part of the plan preparation process. Based on the community survey, which was distributed to 90 residents in the Spring of 2019, the following overarching themes were identified. These themes serve as the foundation of the vision statement for the community and are central to the policies of the plan in the forthcoming sections.







PART II





PART II: COMMUNITY VISION, GOALS & FUTURE LAND USE



VISION STATEMENT

The Village of Coutts is a welcoming, self-sufficient, safe, and affordable community, where families and businesses can grow, and residents of all ages can enjoy a variety of residential, community, recreational and social opportunities for a great quality of life!

The community's vision statement represents a general shared understanding of the desired future for the Village and serves as the foundation upon which the Village of Coutts Municipal Development Plan goals and policies have been crafted.

COMMUNITY GOALS

1. Encourage and attract new investment, business and industry to provide employment opportunities, more services, a broader tax base, population growth, and improved real estate values.

2. Ensure that key community services and amenities remain available and continue to serve the needs of the Village as may be fiscally attainable.

3. Promote, maintain and enhance the friendly, small town atmosphere and great quality of life within the Village.

4 Enhance the livability of the community through improved shopping, municipal services and housing opportunities.

5 Promote continued enhancement of the community appearance, including the Village entrance, public spaces, and private development.

6 Encourage and support Village cooperation with service clubs, community groups, volunteer organizations and government agencies to enhance quality of life and provide continued social and recreational opportunities.

7 Foster public engagement and opportunities for communication with council and administration within the municipal planning processes.

8 Consult and coordinate with neighbouring municipalities and organizations on matters of mutual interest or concern that have the potential to provide community benefits and maximize efficiencies in service delivery.

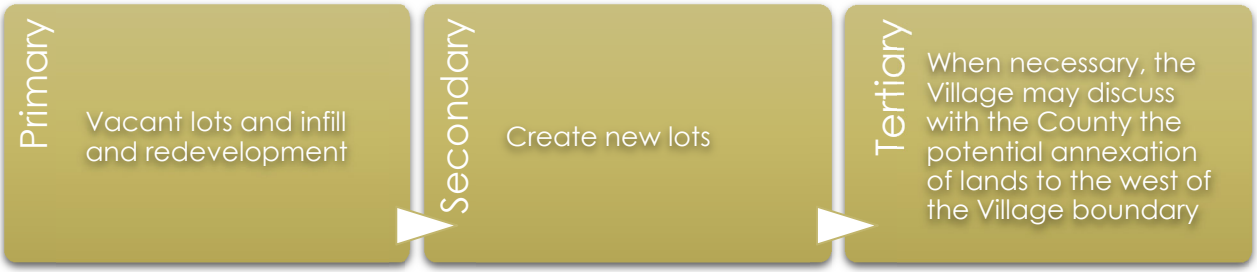
FUTURE LAND USE CONCEPT

The Future Land Use Concept and Growth Directions (illustrated in Part IV: Map 2) is intended to establish a framework to accommodate a variety of future land uses in an efficient manner that sustains and promotes a healthy local economy and a vibrant community. The concept serves as a broad guide for decision making regarding future growth and development with the intention that specifics regarding district designations, land uses, and growth directions be further refined through additional study, area structure plans or conceptual design schemes.

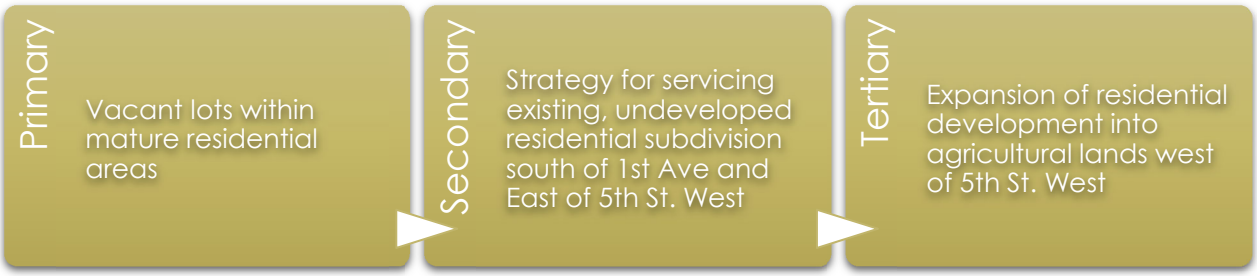
Based on the historic rate of growth, the Village of Coutts has enough land currently available within the existing municipal boundary to serve its development needs. As such, expansion through annexation will likely not be necessary for many years. That said—while development of land within the Village boundary is the preferred growth strategy, there may be times when annexation of land is necessary to support the needs of the community. Given the physical constraints of the International Boundary and Highway 4, the most feasible area for Village expansion is westward, as illustrated on Map 2 (Part IV). At such time as annexation is determined to be necessary, the Village will discuss its expansion needs with the County of Warner in advance of pursuing an annexation proposal.

The following schematic provides general guidance for the preferred sequence of residential, commercial, and industrial growth for the Village of Coutts. Recognizing that the timing for development of existing vacant lots and infill/redevelopment is reliant on individual landowners' desires to develop, flexibility in sequencing will be necessary, however.

GENERAL GROWTH



RESIDENTIAL GROWTH



COMMERCIAL GROWTH



INDUSTRIAL GROWTH



OUTCOMES

General Growth

- Expanded tax base
- Improved Village aesthetic
- Stabilization of population

Residential Growth

- Affordable, readily serviced residential lots
- A variety of housing options

Commercial Growth

- Quality, readily available commercial lots
- Expanded local economy
- Diversity of services for enhanced quality of life

Industrial Growth

- Quality, readily available light/industrial lots
- Expanded local economy
- Compatibility of industrial uses and residential/community uses

PART III




ALBERTA
CANADA

PART III: MUNICIPAL DEVELOPMENT PLAN POLICIES

The policies of this section are long-range and serve as a guide for evaluating proposals by council, administration and other decision-making bodies and ideally are intended to guide future development and growth toward the community's desired future. The policies of the Municipal Development Plan apply to all land within the Village.

1.0 GENERAL POLICIES

1.1 The MDP, for the most part, is general in nature and long-range in its outlook. The MDP provides the means whereby council and administration can evaluate proposals in the context of a long-range plan for the Village of Coutts. The policies of the MDP, however, are not intended to be so rigid in interpretation and application that they preclude consideration of refinement or amendment.

1.2 Subject to council's approval, minor variation from the policies of the MDP will not require amendment to the Plan. Substantive changes to policy direction will require amendment to the MDP and any other affected plan.

1.3 The policies of the MDP will be further refined and implemented through the development, adoption and day-to-day application of statutory plans, the Village Land Use Bylaw, various other municipal bylaws, agreements and strategic planning documents.

1.4 Amendment of the MDP must follow the applicable procedures outlined in the *Municipal Government Act*.

1.5 All statutory plans shall be consistent with the MDP.

1.6 This MDP should be reviewed every five years and amended as deemed necessary by council to ensure it remains relevant and reflective of the priorities and needs of the community.

HOW WE GROW

2.0 GENERAL LAND USE

2.1 Development of land within the Village boundary is the preferred growth strategy to the extent it is reasonably possible.

2.2 At such time council determines annexation is necessary to support the needs of the community, the Village will discuss its expansion needs with the County of Warner in advance of initiating a formal annexation application and address any requirements of the Intermunicipal Development Plan.

2.3 Population growth rates should be monitored, and an appropriate management strategy developed to ensure facilities and services can be adequately sustained and sufficient land is readily available to serve residential and non-residential development needs.

2.4 Decisions regarding future land use should generally be consistent with the concepts illustrated in the Future Land Use Concept and Growth Directions Map (Part IV: Map 2). In consideration of policy 1.1, however, the concepts illustrated are not intended to preclude consideration of alternative uses and refinement through further planning study.

2.5 New growth and development should occur in a stable and fiscally sound manner, given infrastructure, land carrying capacity and physical constraints.

2.6 Future urban growth should be directed to areas with existing municipal infrastructure capacity or to locations where infrastructure extensions can be made most appropriately.

2.7 Efficient use of land and infrastructure within the Village is a priority. The Village will encourage developers and landowners to consider the use of efficient land planning tools when designing subdivision and development proposals.

2.8 Premature subdivision and development of agricultural lands will be generally discouraged until such time the lands are required for urban development.

2.9 The obligation for supplying and expanding infrastructure and services to serve new development will be at the developer's/applicant's cost. Opportunities for cost-sharing may be explored where council determines that the improvements would be beneficial to the community as a whole and are economically feasible.

2.10 Pursuant to the *Municipal Government Act*, as a condition of approval of any development or subdivision, a developer/applicant may be required to enter into a development agreement to provide for the construction of roadways, public utilities, walkways, parking facilities, loading facilities, and other improvements, including the provision of security and oversizing of infrastructure.

2.11 All development will be required to connect to the municipal sewer and water systems unless it is demonstrated to the satisfaction of the Municipal Planning Commission that circumstances exist that services are not required.

2.12 Proposed subdivisions should be evaluated with respect to the following considerations:

a. compatibility with possible future development of residual and/or adjacent lands;

b. appropriate connections to existing roadway and utility infrastructure as deemed necessary, and;

c. the suitability of the land to accommodate the proposed use.

2.13 Before initiating the formal rezoning process, developers/applicants may be required to undertake a public consultation process involving community groups, residents and neighbours, and to report the results of the public consultation to council.

2.14 The Village, at its discretion, may require:

a. the preparation and adoption of an area structure plan or approval of a conceptual scheme, at the developer/applicant's cost, which will govern subsequent subdivision and development of the specific area prior to considering any proposal to rezone, subdivide or develop land.

b. a design concept plan be prepared by a developer/applicant and submitted for review by the Municipal Planning Commission prior to approval of any proposal to subdivide or develop land;

c. the developer/applicant to provide any additional information not addressed or contemplated in this Plan or other guidelines, at the time of application review to support the proposal.

3.0 LIVING AREAS

3.1 Future residential development should be directed to the areas of the Village identified as Residential in the Future Land Use Concept (Part IV: Map 2) considering availability and ease of servicing, with the initial priority being infill and development of existing vacant residential lots.

3.2 The Village should regularly monitor vacancy rates, development and subdivision activity, land supply, economic activity, and population and income profiles so that the needs for serviced residential land can be reasonably anticipated.

3.3 Residential development strategies should promote:

a. variety in housing types catering to the needs and income levels of the community;

b. safe, attractive residential environments minimizing incompatible land uses;

c. rational and economical extensions of existing municipal services.

3.4 The land use bylaw will continue to provide opportunities for a variety of housing types in residential neighbourhoods.

3.5 Future residential development shall be located pursuant to any setbacks contained within the Subdivision and Development Regulation or any subsequent provincial legislation, except where a variance has been obtained from the applicable authority.

3.6 Adequate seniors' housing is critical to ensuring residents can continue to live in the Village as they age. The Village supports and will continue to work cooperatively with government departments and various agencies that provide seniors' housing.

4.0 INDUSTRY, BUSINESS & SERVICE AREAS

4.1 The Village encourages local businesses and other prospective investors to develop non-residential land in Coutts.

4.2 An economic development strategy should be formulated to help attract new economic opportunities and expand commercial sector offerings and services.

4.3 The Village should investigate opportunities to enable provision of modern and adequate infrastructure (e.g., fibre optic) to support operation of technology-based industries and high-tech business within the municipality.

4.4 The commercial and industrial zoning districts should be reviewed periodically to ensure they adequately encompass the needs of the community and business.

4.5 A new mixed light industrial/business district should be investigated and considered for inclusion in the land use bylaw to provide additional opportunity for business and minimize potential land use conflicts between non-residential and residential development.

4.6 A planning analysis should be conducted to investigate suitable areas for expansion of the commercial district to ensure adequate supply of commercial land in the future.

4.7 When land use bylaw amendments are proposed to accommodate new commercial and industrial uses, consideration should be made to existing and adjacent land use patterns in the area.

4.8 Outdoor storage of unsightly materials in the commercial and industrial districts should be properly screened and enforced by an appropriate municipal bylaw.

4.9 The Village supports the efforts of business owners to improve the appearance of commercial and industrial areas.

4.10 The establishment of home-based businesses that are compatible with residential uses is encouraged with the intent that they may grow and eventually require space in a commercial district.

4.11 Small-scale neighbourhood commercial development may be considered where there is an identifiable need and it is compatible with the surrounding neighbourhood.

5.0 RESERVES & HISTORIC RESOURCES

5.1 Municipal and/or school reserve will be provided in accordance with section 666 of the *Municipal Government Act*.

5.2 Land dedicated for municipal reserve purposes should be suitable for active or passive recreation.

5.3 Developers/applicants will typically be responsible for landscaping municipal reserve land within an approved subdivision to the Village's satisfaction.

5.4 Where the municipal reserve requirement is to be satisfied as money-in-lieu of land, it shall be done so in accordance with the provisions of section 667 of the *Municipal Government Act*.

5.5 Where the Municipal Planning Commission is of the opinion that certain lands may be resubdivided in the future, it may require that municipal or school reserves be deferred by caveat pursuant to section 669 of the *Municipal Government Act*.

5.6 The Village of Coutts will receive all municipal reserve funds paid and, should a school authority in the future require land for a school, an agreement for possible municipal assistance will be discussed at that time.

5.7 At the discretion of the Municipal Planning Commission, environmental reserve or environmental easements may be required at the time of subdivision, in accordance with section 664(3) of the *Municipal Government Act*.

5.8 Conservation reserves may be required at the discretion of the Municipal Planning Commission in accordance with section 664.2(1) of the *Municipal Government Act*.

5.9 On lands that have been identified by the province as having a Historic Resource Value, the developer/applicant will be responsible for obtaining any applicable Historical Resources approvals and clearances prior to commencement of development or registration of a subdivision.

6.0 AGRICULTURE

6.1 Existing agricultural land within the Village will be protected until required for future urban development.

6.2 The Village will ensure an orderly progression and staging of development to minimize premature development of agricultural land and reduce potential conflicts with existing agricultural operations.

6.3 Compatibility between the urban land uses within Coutts and the agricultural operations in the County of Warner within the vicinity of the municipal boundaries is supported. The Village 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 the County of Warner.

7.0 SOUR GAS SETBACKS

7.1 Setback guidelines for sour gas facilities shall be in accordance with the standards established by the Alberta Energy Regulator, the Subdivision and Development Regulation, or any subsequent and additional standards.



HOW WE THRIVE

8.0 ECONOMIC DEVELOPMENT

8.1 Council should strive to create a diverse, livable, safe community with adequate parkland, recreational opportunities, and other public amenities, as may be financially feasible, to help foster local business growth and generate economic benefits.

8.2 Measures to create a more diverse tax base and local economy will continue to be investigated. Regular assessment of community needs and development strategies to attract and retain business and industry should be undertaken.

8.3 The Village should regularly evaluate its promotional practices and develop strategies to encourage new development and tourism opportunities within the municipality.

8.4 Municipal decisions should be made with special attention to creating an atmosphere that promotes the Village of Coutts as a friendly, attractive community to live and invest.

8.5 The Village will continue to actively promote opportunities for economic development and investigate funding programs, including regional partnerships, that provide benefits for the community.

9.0 RECREATION & CULTURE

9.1 The Village should strive to make all public spaces enjoyable, safe and accessible to all members of the community, including those with special needs and ensure that recreational spaces are compatible with other adjacent land use activities.

9.2 The Village should investigate various funding alternatives and partnerships to offset the increasing costs of park and recreation land maintenance.

9.3 Where feasible, the Village should endeavor to maintain and improve existing recreational facilities.

9.4 The Village should continue to take inventory of the municipal parks and prioritize their need for maintenance or replacement based on the state of their physical condition.

10.0 COMMUNITY IMAGE

10.1 Landowners are encouraged to rehabilitate, redevelop and/or renovate existing buildings in poor condition and clean up derelict properties.

10.2 Financial resources for maintenance of municipal buildings and facilities should be allocated in a manner that improves the appearance of the community and balances the welfare and best interests of the public.

10.3 Bylaw enforcement may be used as an effective tool in creating and maintaining a positive community image.

10.4 The Village should review its Unsightly Premises Bylaw to and undertake any amendments necessary to ensure it supports maintenance of a visually attractive community.

10.5 The establishment of enhanced landscaping standards within the Village Land Use Bylaw should be explored as a means to improving community aesthetics.

11.0 Environmental Sustainability

11.1 Stormwater management will be required to be addressed by the developer/applicant through the subdivision and development planning processes.

11.2 Developers are encouraged to investigate the naturalization of stormwater facilities to promote biodiversity within the municipality and incorporate green spaces into developments as may be requested by the Village.

11.3 The Village will encourage the reclamation and/or conversion of developed lands that are no longer in use to make efficient use of the land base and existing utilities, services and infrastructure.

11.4 Landowners of brownfield sites are encouraged to reclaim sites in a timely manner.



HOW WE CONNECT

12.0 UTILITIES AND INFRASTRUCTURE

12.1 The Village will regularly monitor capacities of the sewage treatment system and water delivery system to ensure they are adequate to serve the needs of the Village.

12.2 Concurrency of services and facilities with impacts of development is expected. Development will not be permitted to outpace infrastructure capacity.

12.3 A water use and sewer assessment may be required as part of an area structure plan, conceptual design scheme, subdivision application and/or development permit application to determine infrastructure requirements and upgrades.

12.4 Development will maximize use of existing infrastructure where possible and ensure logical extension of utilities and other services in proposed subdivision designs.

12.5 Developers may be required to pay off-site levies pursuant to the *Municipal Government Act*, to help offset the capital costs for providing municipal services.

12.6 The Village will promote water wise practices to help reduce water consumption.

12.7 The Village should establish an on-going dialogue with utility companies providing service within the municipality to ensure capacity and service levels are adequately maintained.

12.8 Options for enhanced recycling opportunities should be explored and implemented as may be feasible.

13.0 TRANSPORTATION

13.1 Municipal roads or transportation initiatives should:

a. ensure proper access is available for the development;
b. be planned and developed to enhance opportunities for local businesses to benefit from the circulation of traffic bother through and within the community;
c. maintain a consistent standard of road design.

13.2 Subdivision road designs should include provisions for extension of roadways to adjacent parcels and connections to existing road alignments, where feasible.

13.3 The road network within a subdivision proposal should be consistent with the future road network identified in the Future Land Use Concept and Growth Directions (Part IV: Map 2). Development should not be permitted to locate within the identified future road network alignments.

13.4 The Village will maintain an open dialogue with Alberta Transportation regarding any transportation matters that may have an impact on the municipality.

13.5 The Village will work with the County of Warner to address any regional transportation issues that may impact the municipality, including a coordinated road network.

13.6 The Village will maintain continued dialogue with Canadian Pacific Railway to ensure the safe interaction of trains, vehicular, and pedestrian/bicycle traffic and discuss measures to minimize noise, vibration and safety impacts within the municipality.

14.0 COMMUNITY SERVICES

14.1 Non-profit groups/organizations and provincial agencies are encouraged to establish programs and operate in the community to enhance the level and quality of existing community services.

14.2 Programs and initiatives should be developed that encourage and enhance volunteerism and community service organizations as they contribute considerably to the quality of life in Coutts.

14.3 The Village should continue to support and work with government departments or agencies that help provide various community services to residents.

14.4 The Village should regularly communicate with appropriate provincial agencies to ensure support services are adequately addressing the needs of residents.

14.5 The Village should 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.



HOW WE WORK TOGETHER

15.0 COMMUNITY COHESION

15.1 The integration of compatible land uses such as childcare facilities, religious assemblies, youth-oriented facilities, seniors' facilities, and extended care facilities in appropriate locations is encouraged.

15.2 The Village should encourage civic involvement by youth and seniors to ensure their needs are addressed.

15.3 The Village will seek opportunities to collaborate with regional educational partners, businesses and school authorities to encourage the provision of a wide diversity of educational opportunities within the region.

15.4 The Village should continue to provide support to the library and work to expand opportunities and activities.

15.5 The Village will cooperate with all non-profit societies to forward positive community development agendas.

15.6 The Village will strive to ensure provision of police, fire, ambulance and disaster services agencies that are appropriate and meet the needs of the community.

16.0 PUBLIC ENGAGEMENT & COMMUNICATION

16.1 The Village supports ongoing public participation in local government and will continue to inform the public and obtain feedback about important issues through mediums such as open houses, notices, and newsletters promoting activities, events, and services, as well as implement processes for residents, community groups, and governmental and non-governmental agencies to express concerns and interests to council.

16.2 Opportunities to enhance the Village website should be explored to communicate information about community projects, development applications, proposed bylaw amendments, minutes of public meetings, and other issues of importance to residents.

16.3 The Village will continue to make information regarding the subdivision and development process readily available to the public and applicants and encourages the public to provide input on matters of specific and general planning interest wherever possible.

16.4 The Village will endeavour to provide a positive environment for listening, evaluation and responding to the concerns of its residents.

17.0 INTERMUNICIPAL COOPERATION

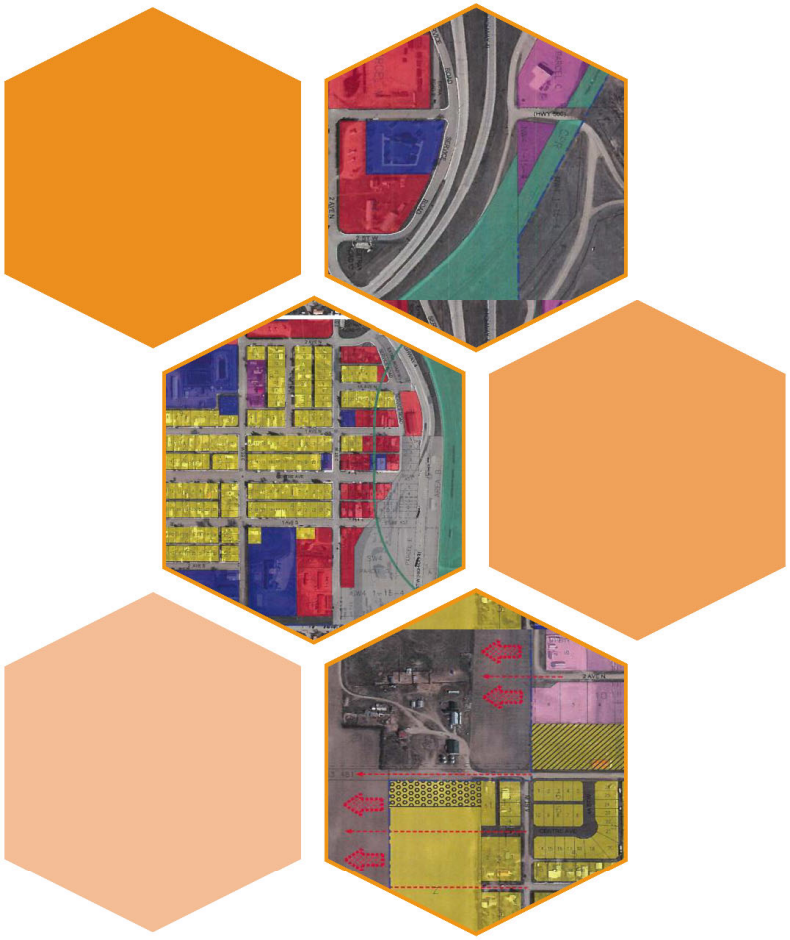
17.1 The Village of Coutts will work cooperatively with the County of Warner to address matters of joint interest, including mutually agreeable economic partnerships and a coordinated approach to regional growth and development to help foster a strong and diverse local economy.

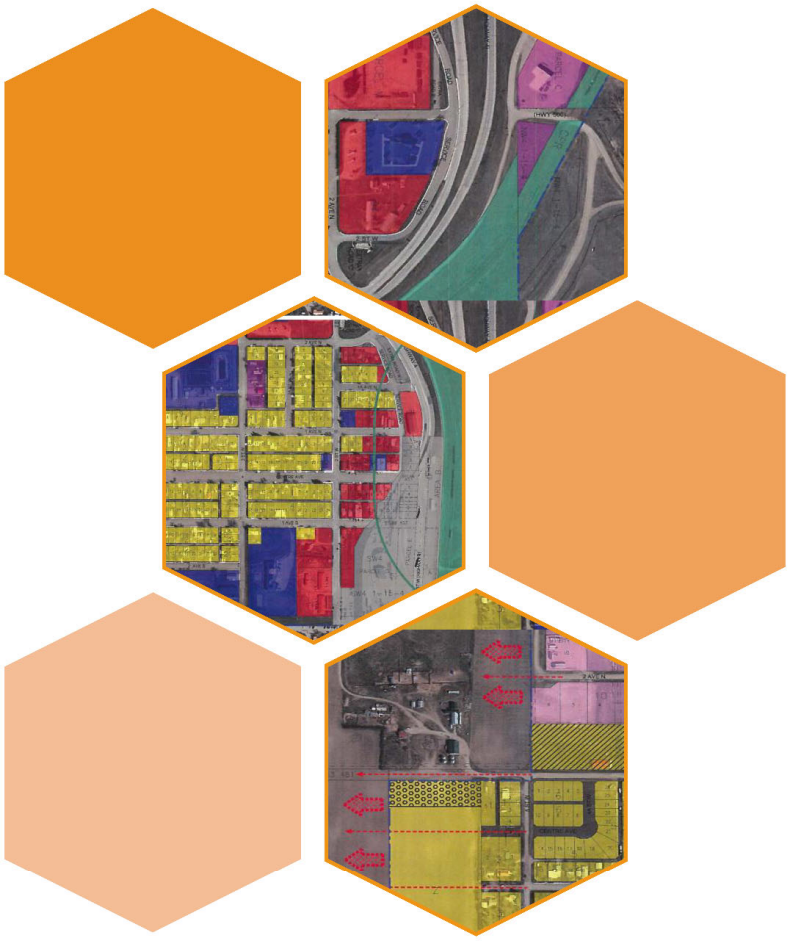
17.2 The coordination of intermunicipal programs with the County of Warner relating to the physical, social and economic development of the area will be addressed through the Intermunicipal Collaborate Framework provisions of the *Municipal Government Act* and separate agreements as deemed necessary by the Village and the County.

17.3 The policy directions of the Village of Coutts and County of Warner Intermunicipal Development Plan should be reviewed on a regular basis to ensure they adequately address the needs of the community.

17.4 The Village should continue to develop, build and maintain relationships and partnerships with other municipalities, organizations and government agencies where deemed beneficial to the municipality and which may result in enhanced service delivery and cost-savings.

PART IV





VILLAGE OF COUTTS

Municipal Development Plan
Bylaw No. 570

Map 1

Existing Land Use

Land Use Districts

Bylaw No. 523
(Amended To Bylaw 587, August 9, 2022)

- Residential
- General Commercial
- General Industrial
- Railway
- Public & Institutional
- Agricultural
- Federal Lands
- Village Boundary

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL 403-329-1344
NOT RESPONSIBLE FOR ERRORS OR OMISSIONS

PLOT SCALE 1 : 2500

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 75 150 225 300

November 16, 2022
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Coutts MDP 2019.dwg

VILLAGE OF COUTTS

Municipal Development Plan
Bylaw No. 570

Map 2

Future Land Use
Concept & Growth Directions

Future Land Use / Growth Directions

(Amended To Bylaw 587, August 9, 2022)

- Residential
- Residential or Light Industrial / Business
- Residential or Commercial
- Light Industrial/Business
- Commercial
- Industrial
- Non-Residential
- Public & Institutional
- Public & Institutional or Non-Residential
- Federal Lands
- Future Road Network/Linkages
- Growth Direction
- Village Boundary

MAP PREPARED BY:
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PART V





PART V: PLAN COMPLIANCE

SOUTH SASKATCHEWAN REGIONAL PLAN COMPLIANCE

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 Village of Coutts is located within 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.



Compliance with the SSRP is required for all statutory planning documents. This MDP has been developed in consideration of the following applicable SSRP strategies:

Efficient Use of Land

1. All land use planners 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. (SSRP Strategy 5.1)
    1.1 Reduce the rate at which land is converted from an undeveloped state into permanent, built environment.
    1.2 Utilize the minimum amount of land necessary for new development and build at a higher density than current practices.
    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.
    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.
    1.5 Reclaim and/or convert previously developed lands that are no longer required in a progressive and timely manner.
    1.6 Provide decision-makers, land users and individuals the information they need to make decisions and choices that support efficient land use.
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 decision-makers and land users, on both public and private lands. (SSRP Strategy 5.2)

Planning Cooperation and Integration

1. Work together to achieve the shared environmental, economic and social outcomes in the South Saskatchewan Regional Plan and minimize negative environmental cumulative effects. (SSRP Strategy 8.1)
2. Address common planning issues, especially where valued natural features and historic resources are of interest to more than one stakeholder and where the possible effect of development transcends jurisdictional boundaries. (SSRP Strategy 8.2)
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. (SSRP Strategy 8.3)
4. 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. (SSRP Strategy 8.4)
5. 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. (SSRP Strategy 8.5)
6. Pursue joint use agreements, regional services commissions and any other joint cooperative arrangements that contribute specially to intermunicipal land-use planning. (SSRP Strategy 8.6)
7. Consider the value of intermunicipal development planning to address land use on fringe areas, airport vicinity protection plans or other areas of mutual interest. (SSRP Strategy 8.7)

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

Building Sustainable Communities

1. 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. (SSRP Strategy 8.11)

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

3. 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. (SSRP Strategy 8.13)

4. 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 opportunities for a variety of residential environments which feature innovative designs and densities and which make efficient use of existing facilities, infrastructure and public transportation. (SSRP Strategy 8.14)

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

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

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

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

Agriculture

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

2. 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. (SSRP Strategy 8.20)

3. 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. (SSRP Strategy 8.21)

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

WATER AND WATERSHEDS

1. Utilize or incorporate measures 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. (SSRP Strategy 8.23)

2. 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. (SSRP Strategy 8.24)

3. Prohibit unauthorized future use of 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. (SSRP Strategy 8.25)

4. 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. (SSRP Strategy 8.26)

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

6. Consider local impacts as well as impacts on the entire watershed. (SSRP Strategy 8.28)

7. 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. (SSRP Strategy 8.29)

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

9. 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. (SSRP Strategy 8.31)

10. Facilitate public access and enjoyment of water features, to the extent possible. (SSRP Strategy 8.32)

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

HISTORIC RESOURCES

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

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

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

TRANSPORTATION

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

2. Work with the Ministry to minimize 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. (SSRP Strategy 8.38)

3. 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. (SSRP Strategy 8.39)