



Town of Cochrane Municipal Development Plan



Bylaw 07/2008
Planning & Engineering Services

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**TOWN OF COCHRANE
BYLAW NUMBER 07/2008**

Being a Bylaw to Adopt the Municipal Development Plan
for the Town of Cochrane, in the Province of Alberta

WHEREAS pursuant to Section 632 of the Municipal Government Act, Statutes of Alberta, 1994, Chapter M26.1, and amendments thereto, a council of a municipality having a population of 3,500 or more shall, by bylaw, adopt a plan for the municipality to be known as that municipality's municipal development plan;

AND WHEREAS pursuant to Section 632 of the same Act, a municipal development plan shall describe the land uses proposed for the municipality; the manner of and the proposals for future development in the municipality; the co-ordination of land uses, future growth patterns, and other infrastructure with adjacent municipalities if there is no intermunicipal development plan; the provision of transportation systems and municipal services and facilities; the development constraints; the provision of municipal, school or municipal and school reserves;

AND WHEREAS pursuant to Section 632 of the same Act, a municipal development plan may address proposals for the financing and programming of municipal infrastructure; the physical, social, and economic development of the municipality; environmental and development constraint mailers within the municipality; and the financial resources of the municipality;

AND WHEREAS the Municipal Council for the Town of Cochrane in the Province of Alberta (hereinafter called the Council") in a duly assembled meeting did pass a resolution authorizing the preparation of a municipal development plan;

AND WHEREAS the Council has caused to be prepared by its Administration and Urban Systems Ltd., the planning consultant, a draft Municipal Development Plan for Council approval;

NOW THEREFORE the Council, duly assembled, hereby enacts as follows:

1. This Bylaw may be cited as the "Cochrane Municipal Development Plan";
2. The Cochrane Municipal Development Plan, being Schedule "A", as attached to and forming a part of this Bylaw is hereby adopted;
3. Bylaw No. 17/98 and subsequent amendments thereto are hereby rescinded.
4. This Bylaw comes into full force and effect upon the date of third and final reading.

Read a first time March 25, 2008
Read second time October 14, 2008
Read a third time October 14, 2008



Mayor


Municipal Clerk

1.0 VALUES, VISION, PRINCIPLES & SUSTAINABLE DEVELOPMENT

Policy development for this Municipal Development Plan (MDP) was guided by the values, vision, and principles described in this section.

1.1 SHARED COMMUNITY VALUES

Participants at various workshops identified a series of values that focused on the strengths and assets of the Town of Cochrane. The community's long-term vision emanates from these underlying values:

1. Community Pride

The community of Cochrane is proud of its strong spirit, its small-town charm, and the friendliness of its neighbours.

2. Economic Vitality

The community of Cochrane takes pride in the entrepreneurial spirit demonstrated in the existing business community and sees great potential for diversifying the local economy and drawing on opportunities in the tourism sector.

3. Rich Heritage

Cochrane's unique sense of place is closely tied to its rich heritage. The community believes that the preservation and enhancement of heritage resources and the western heritage theme is essential to maintaining Cochrane's unique identity.

4. Beauty of the Natural Environment

Cochrane's natural environment is the foundation of its high quality of life. The community considers the Bow River and its tributaries, the rolling foothills, and the rugged Rocky Mountains as its most cherished assets.

5. Social Responsibility and Respect

The community of Cochrane cares for its people. This compassionate spirit is exhibited through the provision of a variety of accessible services. Cochrane also experiences a high rate of volunteerism.

6. Safety

Safety contributes greatly to Cochrane's high quality of life. Residents value the sense of safety they feel living in Cochrane and have come to appreciate the high level of emergency services provided.

7. Arts, Culture, and Recreation

Recreational areas and cultural venues provide opportunities to socialize, to be creative, and to lead a healthy life. Cochrane residents possess many talents and appreciate ongoing support in order to share these gifts with the greater community.

8. Diversity of Housing

Cochrane's goal is to ensure that housing is available to all, regardless of income, lifestyle, or life cycle.

1.2 VISION FOR THE FUTURE

On March 4, 2006, the MDP Task Force held a visioning workshop to determine what is important to the residents of the community. The values were then used to create a "Vision for the Future."

The community of Cochrane is committed to enhancing social well-being, environmental stewardship, and economic vitality within a context of responsible growth and community engagement. Cochrane embraces sustainability and innovation while maintaining a strong link to its vibrant western heritage.

The Town of Cochrane will be a community where:

- ◆ *Visionary community leadership flourishes;*
- ◆ *The environment is cared for and protected;*
- ◆ *The social, cultural, and recreational needs of all are addressed;*
- ◆ *The economy is diverse and resilient;*
- ◆ *Its rich heritage and small-town feel are preserved, while change is boldly embraced; and*
- ◆ *Land and infrastructure are used wisely, with the needs of future generations in mind.*

1.3 PLANNING PRINCIPLES & GOALS

From the community values and vision, a set of principles were developed. The following planning principles are intended to motivate and guide development within the Town and to provide a framework for decision-making bodies:

1. **Responsible Growth Management**
2. **Social & Cultural Well-Being**
3. **Environmental Stewardship**
4. **Economic Vitality**
5. **Community Engagement**

From each of these five principles, a set of goals was developed that describes the outcomes the Town of Cochrane would like to achieve by implementing this MDP:

Principle 1: Responsible Growth Management

Responsible growth management demands that the Town make every effort to meet the needs of a growing population, in an ecologically-aware and efficient manner, using limited natural, human, built, and financial resources.

Goals

Cochrane will be a community that...

- (1) uses its limited land base and existing infrastructure systems efficiently;
- (2) manages growth in a way that enables the Town to provide and maintain public services, such as underground utilities, roads, schools, parks, recreation facilities, transit, and emergency services;
- (3) has adequate funding in place for future services and facilities through an effective budgeting process;
- (4) is recognized as a municipal leader in the area of sustainable urban design by supporting developments founded on sustainability principles, innovation, green building technologies, and Smart Growth;
- (5) is known for its "small-town atmosphere" and unique sense of identity;
- (6) preserves its heritage resources and celebrates its western heritage.

Principle 2: Social & Cultural Well-Being

Social well-being and a high quality of life is a reflection of living in a community that creates a safe, healthy, and comfortable environment in which to live, work, and play.

Goals

Cochrane will be a community that...

- (1) meets the social needs of its residents by fostering a sense of community, lifelong education, spirituality, aesthetic enjoyment, relationship building, safety, health care, recreation, self-expression, and choice;
- (2) is caring and accepting of others;
- (3) offers safe, vibrant, and comprehensively planned neighborhoods with a diversity of housing, amenities, and employment opportunities;
- (4) has accessible and safe local and regional transportation links for pedestrians, cyclists, motorists, and, eventually, transit users;
- (5) inspires and supports a vibrant and lively arts community;
- (6) provides recreational opportunities through an adequate number of parks, trails, open spaces, recreational facilities, and access to natural areas;
- (7) gives ongoing support and encouragement to its dedicated and active volunteer base.

Principle 3: Environmental Stewardship

Environmental stewardship highlights the Town's commitment to careful and responsible management of our natural resources and ecological assets.

Goals

Cochrane will be a community that...

- (1) protects its water resources through effective conservation policies and practices;
- (2) has effective waste management policies and practices;
- (3) uses renewable energy sources to reduce its dependence on fossil fuels;
- (4) safeguards ecologically significant areas, including important habitats and sensitive terrain for their ecological, recreational, and aesthetic values;
- (5) promotes remediation of brownfield sites to allow for future development;
- (6) encourages low-impact, non-polluting industries;

- (7) anticipates and adapts to extremes in weather and climate;
- (8) ensures environmental stewardship in resource extraction;
- (9) works towards maintaining or enhancing air quality to minimize adverse effects on human health and the environment.

Principle 4: Economic Vitality

Economic vitality provides the foundation for a healthy, diverse, active, prosperous, and resilient economy.

Goals

Cochrane will be a community that...

- (1) offers a range of employment and economic opportunities;
- (2) recognizes the importance of arts and culture in making the community more attractive, strengthening local tourism, and generating commerce for local businesses;
- (3) continues to support the existing business community;
- (4) attracts industries such as research and development, technology, service, and tourism;
- (5) collaborates on local and regional economic development initiatives;
- (6) has an appropriate balance between residential and non-residential land bases.

Principle 5: Community Engagement

Community engagement builds trust, ensures accountability, and improves the quality of decision making as the public plays a valuable role in formulating plans and developing services.

Goals

Cochrane will be a community that...

- (1) creates opportunities for the public and the Town to dialogue and exchange ideas about planning and development matters in a fair, respectful, and open way;
- (2) has successful partnerships at local and regional levels;
- (3) collaborates with other jurisdictions to develop broad-scale planning for the region;
- (4) provides ongoing support for Council committees and appreciates the value residents bring to the Town.

1.4 SUSTAINABLE DEVELOPMENT

The spirit of the MDP is based on input from residents, business owners, Town Council, committees, administration, and community groups within Cochrane and its surrounding area. Two other sources of influence have been the global emphasis on sustainable development and "Smart Growth" principles. These two influences are discussed below.

One of the most commonly used definitions of sustainable development evolved from a report authored in 1987 by Gro Harlem Brundtland, Prime Minister of Norway and Chairman of the World Commission of Environment and Development:

Humanity has the ability to make development sustainable – to ensure that it meets the needs of the present without compromising the ability of future generations to meet their needs.

To enhance the Brundtland definition, more in-depth principles of sustainability must be considered. A community's efforts to move towards sustainability require that nature must *not* be subject to the following:

- i) systematic increases of concentrations of substances extracted from the earth's crust;
- ii) systematic increases of concentrations of substances produced by society;
- iii) degradation by physical means, and;
- iv) in order to become a sustainable community, we must contribute as much as we can to meeting the human needs in our society, over and above the measures taken to address the above three points.

The Brundtland definition and the sustainability principles mentioned above provide guidance on what sustainability is and is not. The practices of sustainable development are often outlined as Smart Growth:

a pattern of development that makes efficient use of our limited land base and our existing infrastructure systems; protects important resource lands and natural areas; promotes a variety of transportation and housing options; creates more complete communities; and fosters high quality and environmentally sensitive development practices.

By referring to these definitions and principles as well as to the public engagement outcomes, this MDP is forward thinking, and has been produced as the Town of Cochrane's guiding document for decision making. A Sustainability Matrix (Appendix I) has been developed to help guide a sustainable approach to development in Cochrane. The Matrix is based on the planning principles and goals as outlined in Section 1.3. Sample questions are provided for staff and Council when reviewing a development proposal. (See Appendix I for more information.)

2.0 INTRODUCTION

2.1 GEOGRAPHICAL SETTING

The Town of Cochrane is situated in the foothills of the majestic Rocky Mountains and along the banks of the beautiful Bow River, into which three tributaries merge just beyond the western limit of the Town: the Jumpingpound Creek from the south, Big Hill Creek from the northeast, and Horse Creek from the north. All are part of the Bow Watershed. The Stoney-Nakoda Reserve shares a portion of the Town's western boundary and the Municipal District of Rocky View surrounds Cochrane on all sides. Cochrane is also situated at the junction of two of Alberta's major transportation routes, Highway 1A and Highway 22, and is bisected by the Canadian Pacific Railway.

At its widest points, the Town extends roughly 6.4 kilometres from east to west and 7.8 kilometres from north to south. The total land area of the Town of Cochrane is approximately 3,085 hectares. Terrain elevation ranges from 1,100 metres along the Bow River to 1,350 metres at the Big Hill.

Located only 20 kilometres west of the City of Calgary, 13 kilometres north of the TransCanada Highway, and 110 kilometres northeast of the Town of Banff, Cochrane residents are offered easy access to services and amenities of the big city and the recreational and leisure opportunities of nearby Kananaskis Country and the Rockies.

From an ecological perspective, Cochrane is located in the Foothills Parkland Natural Sub-Region of Alberta. As such, Cochrane's natural areas are typified by rolling to hilly native grasslands on southerly slopes, aspen woodlands or willow scrublands in low lying areas and on northerly slopes, and hay lands on undulating to rolling terrain.

A key feature of the Foothills Parkland Natural Sub-Region is cooler summers and shorter growing seasons, but warmer winters with more precipitation. Due to these factors, the surrounding rural lands are mainly used for hay or feed grain production or for native or improved rangeland. In addition, the underlying geology in this region encourages significant oil and gas exploration and development. These industries are major contributors to the economy and development of Cochrane.

2.2 MDP PURPOSE & PROCESS

Established under the authority of the Province of Alberta *Municipal Government Act* (MGA), a municipal development plan (MDP) is a comprehensive, long-range policy document that guides Council, administration, developers, residents, and adjacent municipalities in making accountable land use planning decisions. An MDP sets out principles, goals, and policies concerning the form and character of existing and future land uses, transportation systems, urban municipal services and amenities, agriculture, environmental protection, and community and economic development for the entire community.

The MGA provides the legislative framework under which an MDP must be prepared and adopted. Upon Council adoption, the new MDP becomes the primary planning document for the Town of Cochrane, and all future land use plans, policies, guidelines, and developments must conform to the

goals and policies outlined in the MDP. However, the MDP is not a “static” document, but rather an evolving one that will adapt to new trends in society and respond to changing circumstances within the Town. The next major review of this MDP is scheduled for 2011 and will, once again, involve public engagement to ensure the replacement plan reflects the priorities and aspirations of Cochrane citizens.

Cochrane's MDP is intended to focus on the “big picture” concerning the general direction and management of future growth. It is designed to address matters in a way that provide direction and guidance for the decision-making bodies and stakeholders. For the MDP to be effective, several tools are required to implement its goals and policies. These tools include, but are not limited to, the use of municipal bylaws, policies, agreements, and procedures such as those contained in the land use bylaw, off-site levy bylaw, stop orders, redevelopment levies, servicing agreements, restrictive covenants, and encroachment agreements.

In 1998, Council adopted the *Cochrane Municipal Development Plan*, Bylaw No. 17/98 (1998 MDP). The 1998 MDP recommended that a comprehensive review of the 1998 Plan be undertaken approximately every five years. Accordingly, in 2005, Council decided to proceed with this review. Council appointed members to a Municipal Development Plan Review Task Force (MDPTF) and directed it to oversee the review and update of the 1998 MDP to ensure that the new MDP contained policies that would be proactive in guiding future planning and development within the Town. The MDPTF represents a cross-section of interests in the community, and its members were instrumental in providing advice and feedback throughout the MDP review process.

This MDP is the result of an extensive community engagement process that was an integral part of the project. In 2005, the *Cochrane and Area Community Survey* evaluated existing community services, identified important community issues, and highlighted statistically significant data and trends. These survey results became the initial source of background information in the review of the 1998 MDP. In February and March of 2006, four community workshops were held to identify planning and development issues and to develop a shared vision for the future of planning in Cochrane. Two additional workshops with Town of Cochrane staff led to an understanding, from those who work with the 1998 MDP and other Town policies, about which policies were practical and effective and which needed to be enhanced. Town staff also offered recommendations for new policy themes to augment and improve the Plan. Following completion of the first draft of the MDP, the MDPTF held several public engagement sessions to present the draft MDP to the public and to receive their feedback, which resulted in refinements to the draft policies.

In addition to public engagement conducted for the review of the MDP, extensive consultation over the years led to development of a number of key planning documents that provided important information during the MDP review process. These documents include the following:

- Griffin Road Area Redevelopment Plan (1994) (amended in 2001)
- South Ridge Area Structure Plan (1994) (amended in 2002)
- Western Heritage Design Guidelines (2000)
- Youth Survey Report (2000)
- Town of Cochrane/M.D. of Rocky View Intermunicipal Development Plan (2001)
- Affordable Housing Strategy (2002)
- Lower East Neighbourhood Plan (2002)
- Cochrane Heritage Management Plan (2002)

- Cochrane Heritage Register (2002)
- Analysis of Future Bow River Bridge Crossings: Planning Study (2002)
- Heritage Conservation Incentives Program and Heritage Awareness Program (2004)
- Downtown Area Redevelopment Plan (2005)
- Cochrane and Area Community Survey (2005)
- Off-Site Levies and Acreage Assessments Discussion Paper (2005)
- Cochrane Economic Development Plan (2005)
- Economic Base Analysis (2005)
- Sunset Ridge Area Structure Plan (2005)
- Town of Cochrane Land Use Bylaw (2005)
- Livability Indicators Report (2005) (2008)
- Comprehensive Development Plan (2006)
- Transportation Plan (2008)
- Cochrane West Area Structure Plan (2007)

Important considerations reflected in the MDP include the principles of sustainability, housing diversity, a strong commitment to quality development and the importance of the natural environment. The Town has a responsibility to use its resources efficiently and effectively.

3.0 INTERPRETATION OF THE MDP

3.1 MAP INTERPRETATION

Unless otherwise specified within the MDP, the boundaries or locations of any symbols or areas shown on a map are approximate only and shall be interpreted as such. They are not intended to define exact locations except where they coincide with clearly recognizable physical features or fixed boundaries, such as property lines or roads and utility rights-of-way.

3.2 POLICY INTERPRETATION

Where a purpose section accompanies a policy, it is provided for information purposes only to enhance the understanding of the policy. Should an inconsistency arise between the purpose section and a policy, the policy will take precedence.

Where "shall" is used in a policy, the policy is considered mandatory. However, where actual quantities or numerical standards are contained within a mandatory policy, the quantities or standards may be deviated from provided that the deviation is necessary to address unique circumstances that will otherwise render compliance impractical or impossible, and that the intent of the policy is still achieved.

Where "should" is used in a policy, the intent is that the policy is strongly encouraged and can be deviated from only where unique circumstances, such as an impractical or impossible situation, dictate a different course of action. However, the general intent is compliance.

Where "will" is used in a policy, the intent is that the policy is strongly encouraged and can be deviated from only where unique circumstances, such as an impractical or impossible situation, dictate a different course of action. However, the general intent is compliance.

Where a policy requires submission of studies, analysis or information, the exact requirements and timing of the studies, analysis or information shall be determined by the approving authority at the appropriate planning stage as per implementation section of this plan.

4.0 RELATED PLANS

Council has adopted a number of detailed statutory area plans for specific areas within Cochrane. Map 1: Area Plans in Effect illustrates the boundaries of existing and pending (as of February 2008) Area Structure Plans and Area Redevelopment Plans. These statutory planning documents must be consistent with the policies contained within the MDP. The *Town of Cochrane Land Use Bylaw* is an important statutory planning tool used to implement the MDP and the area plan policies on a detailed and site-specific basis. The documents listed in Section 4.1 have been adopted as statutory planning policy documents of Council and should be considered in conjunction with the MDP. In addition to the statutory documents, Council has adopted by resolution various policy documents that provide technical standards and guidelines for development.

In addition to the MDP, the MGA and its regulations and other federal and provincial legislation may be applicable and should be consulted.

4.1 STATUTORY PLANNING POLICY DOCUMENTS

- ◆ Town of Cochrane Land Use Bylaw (2004), Bylaw 01/2004, as amended
- ◆ Town of Cochrane/M.D. of Rocky View Intermunicipal Development Plan (2001), Bylaw 7/01, as amended
- ◆ Gleneagles Area Structure Plan (1990), Bylaw 19/90, as amended
- ◆ South Ridge Area Structure Plan (1994), Bylaw 14/94, as amended
- ◆ Sunset Ridge Area Structure Plan (2005), Bylaw 01/2005, as amended
- ◆ Cochrane West Area Structure Plan (2007), Bylaw 09/2007, as amended
- ◆ Griffin Road Area Redevelopment Plan (1994), Bylaw 22/93, as amended
- ◆ Downtown Area Redevelopment Plan (2005), Bylaw 05/2005, as amended
- ◆ Lower East Neighbourhood Plan (2002), Bylaw 28/01, as amended

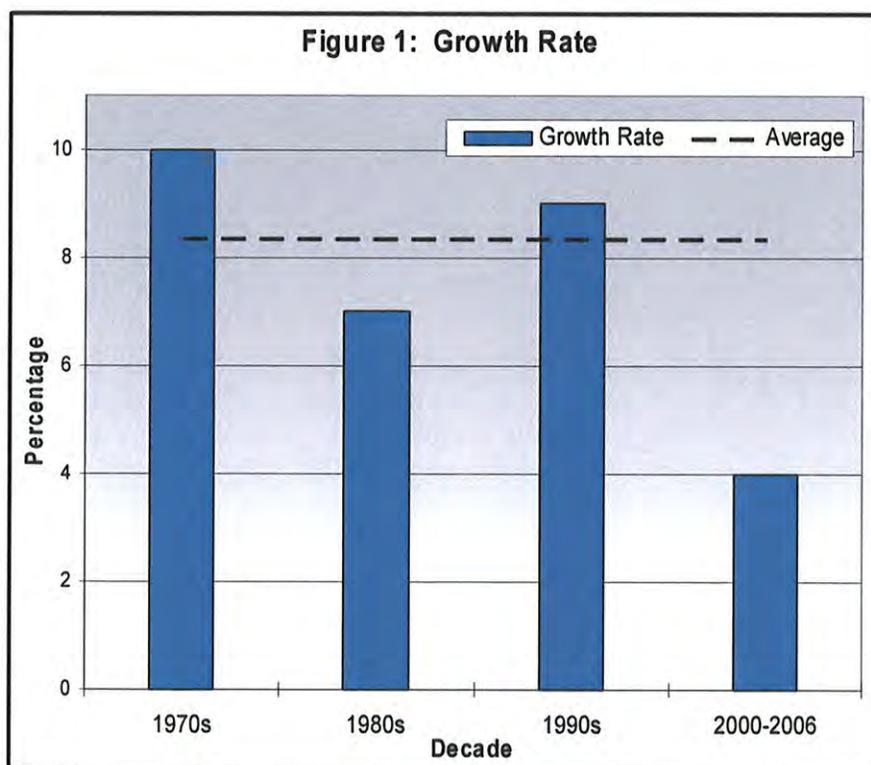
4.2 POLICY DOCUMENTS

- ◆ Cochrane Floodplain Study (1990), Alberta Environment, Water Resources Management Services, Technical Services Division
- ◆ Initiatives in Affordable Housing (1997), Cochrane Affordable Housing Committee
- ◆ Analysis of Future Bow River Bridge Crossings: Planning Study (2002)
- ◆ Heritage Hill of Cochrane Concept Plan (2005)
- ◆ Cochrane Economic Development Plan (2005)
- ◆ 2007 Transportation Plan Update (2008)

5.0 COMMUNITY CONTEXT

5.1 A HISTORY OF GROWTH

During the 1990s, the Town of Cochrane experienced significant growth pressures. According to the federal census, from 1996 to 2001 Cochrane was the fastest growing small urban center in Canada at a growth rate of 58.9% over this period. Cochrane's population for 2006, as identified in the federal census, was 13,760, a population increase of 14.3% since 2001. Over a ten-year period between 1990 and 2000, the Town of Cochrane grew from 4,898 people to 11,173 people, representing a 128% increase in the population. During times of economic recession, as occurred from 1983 to 1989, the average rate of population growth was 2% per year, and the population declined at -0.5% between 1983 and 1984. In contrast, during periods such as 1976 to 1981, Cochrane's population grew tremendously, on average by 23% per year. Although Cochrane has experienced population booms and busts over a thirty-five year span, the average annual growth demonstrates a fairly constant and high rate of growth at 8.3%, as outlined in Figure 1.

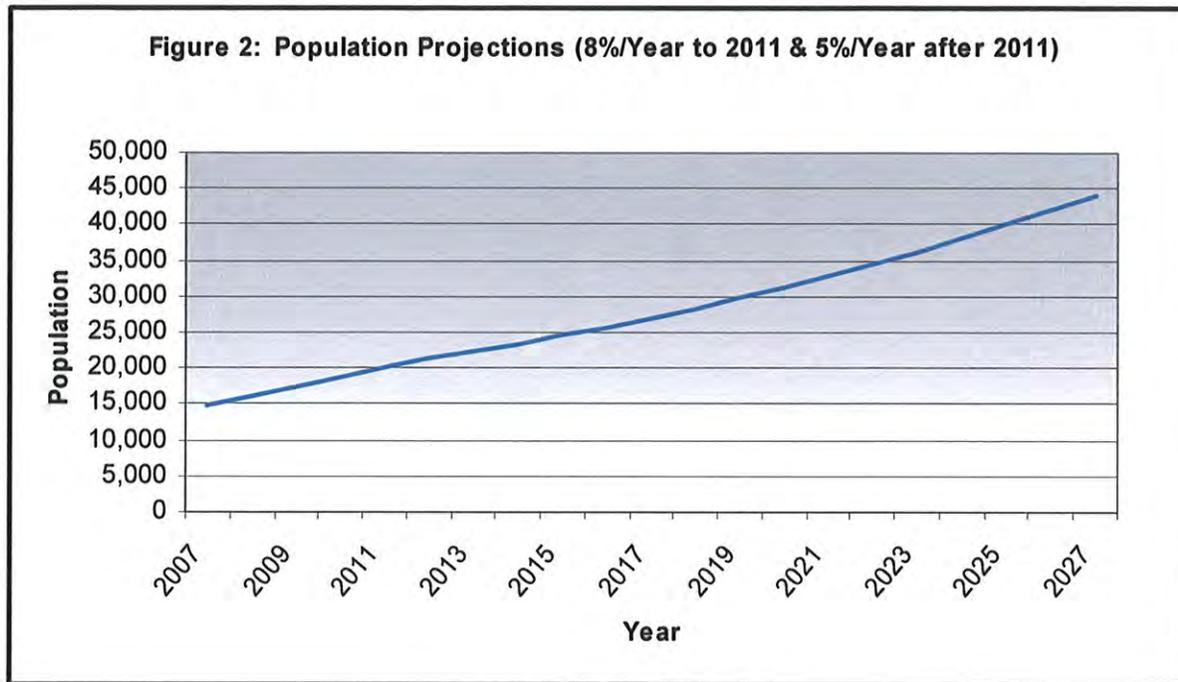


Source: Planning and Engineering Services

As the Town grew, its supply of undeveloped land diminished, and Council realized that additional lands were needed for continued growth. The Town therefore received approval to annex approximately 1,225 hectares of land as of July 1, 2004.

Along with many Alberta communities, Cochrane is facing the critical challenge of managing dramatic growth, including accommodating the land, servicing, environmental, social, recreational, and cultural

needs of a rapidly growing population. Figure 2 shows population projections at an 8% increase for each year to 2011 and 5% per annum growth thereafter. This population projection translates into Cochrane potentially accommodating an additional 5,000 residents by the time the MDP is under review again in 2011.



Source: Planning and Engineering Services

Cochrane's demographics, as illustrated in Table 1, show interesting trends. In 1983, 5.0% of the Cochrane population was aged 65 and over, compared to 6.25% of the population in 2006. In 1983, 35.9% of the population was under 20 years old; in 2006, 30.9% was under 20. However, the percentage of 20 to 54 year olds in Cochrane has held steady at between 49% and 55% over the same period.

Table 1: Age Distribution (1983–2006)

AGE	1983	% OF TOTAL	1987	% OF TOTAL	1990	% OF TOTAL	1993	% OF TOTAL	1996	% OF TOTAL	2001	% OF TOTAL	2006	% OF TOTAL
0 to 4	454	11.2	470	10.8	520	10.7	542	9.2	590	7.9	840	7.1	915	6.6
5 to 9	418	10.3	441	10.2	550	11.2	598	10.2	710	9.6	1055	8.9	965	7.0
10 to 14	339	8.4	401	9.2	404	8.2	552	9.4	735	9.9	1105	9.4	1195	8.7
15 to 19	243	6.0	300	6.9	341	7.0	391	6.6	545	7.3	955	8.1	1185	8.6
20 to 24	324	8.0	228	5.2	213	4.3	263	4.5	340	4.6	555	4.7	705	5.1
25 to 34	1084	26.8	961	22.2	933	19.0	1005	17.1	1035	13.9	1395	11.8	1330	9.7
35 to 44	612	15.1	771	17.8	971	19.8	1284	21.8	1625	21.9	2400	20.3	2395	17.4
45 to 54	235	5.8	296	6.8	385	7.9	529	9.0	880	11.9	1795	15.2	2370	17.2
55 to 64	136	3.4	152	3.5	183	3.7	250	4.2	375	5.1	835	7.1	1435	10.4
65 to 69	56	1.4	68	1.6	100	2.0	115	2.0	135	1.8	270	2.3	415	3.0
70 and over	143	3.6	176	4.1	296	6.0	355	6.0	445	5.9	590	5.0	860	6.25

unknown			73	1.7	2	0.04			9	0.12	3	0.03		
TOTAL	4044		4337		4898		5884		7424		11798		13760	

Source: Municipal and Federal Census

Table 2 shows Cochrane's population in comparison with the provincial population. In 2006, Cochrane's school-age population (5 to 19) averaged 4.4% higher than the provincial average. On the other hand, Cochrane's average for the 20 to 54 age groups tallied at 1.2% less than the provincial average. The 65 and over age categories showed a lower number (7.3%) than the provincial groups (10.3%).

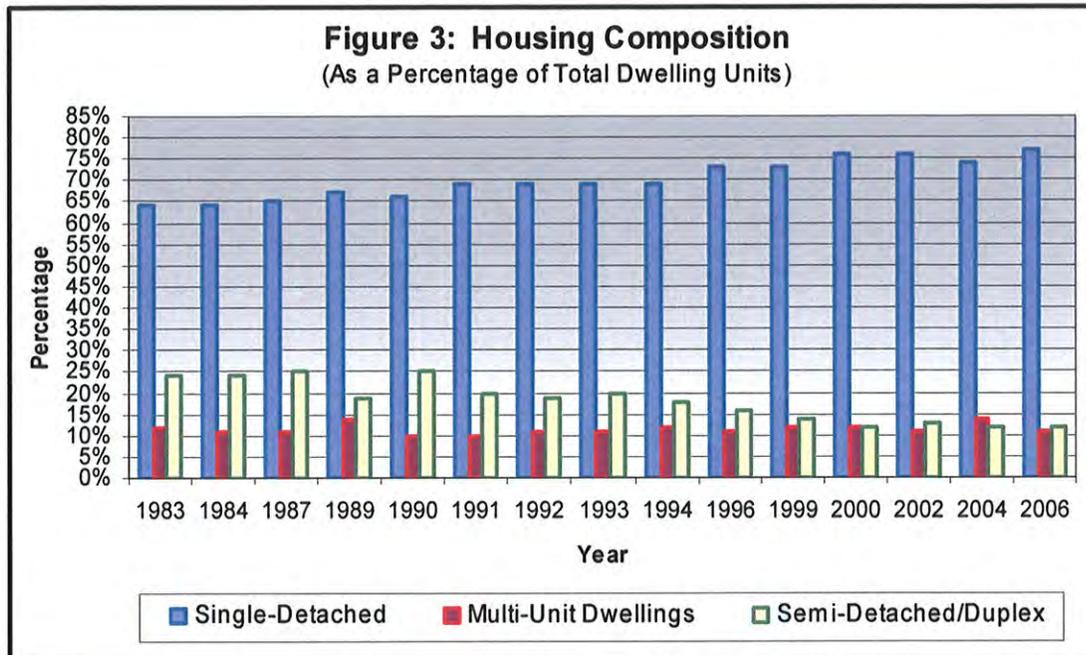
Table 2: Age Distribution of Total Population and Compared to Alberta Average

AGE	1983		1987		1990		1993		1996		2001		2006	
	% of pop	AB Avg.												
0 to 4	11.2	8.4	10.8	8.4	10.7	8.7	9.2	8.2	7.9	n/a	7.1	6.3	6.6	6.2
5 to 9	10.3	7.8	10.2	7.8	11.2	7.8	10.2	8.1	9.6	n/a	8.9	7.0	7.0	6.2
10 to 14	8.4	8.0	9.2	8.0	8.2	7.3	9.4	7.3	9.9	n/a	9.4	7.5	8.7	6.8
15 to 19	6.0	9.6	6.9	9.6	7.0	7.7	6.6	7.0	7.3	n/a	8.1	7.5	8.6	7.2
20 to 24	8.0	11.8	5.2	11.8	4.3	9.5	4.5	7.6	4.6	n/a	4.7	7.2	5.1	7.6
25 to 34	26.8	19.4	22.2	19.4	19.0	20.5	17.1	19.3	13.9	n/a	11.8	14.5	9.7	14.4
35 to 44	15.1	11.5	17.8	11.5	19.8	14.0	21.8	16.3	21.9	n/a	20.3	17.4	17.4	7.7
45 to 54	5.8	9.1	6.8	9.1	7.9	9.1	9.0	9.8	11.9	n/a	15.2	14.1	17.2	7.9
55 to 64	3.4	6.9	3.5	6.9	3.7	7.4	4.2	7.4	5.1	n/a	7.1	8.1	10.4	9.8
65 to 69	1.4	2.6	1.6	2.6	2.0	2.7	2.0	3.0	1.8	n/a	2.3	3.1	3.0	3.1
70 to 99	3.6	4.7	4.1	4.7	6.0	5.3	6.0	6.0	5.9	n/a	5.0	7.2	6.3	7.6

Source: Municipal and Federal Census

5.2 HOUSING

A sustainable community is one that provides opportunities for a range of housing choices that meet the needs of all residents. In Cochrane, single-detached dwellings continue to be the predominant housing form. For each of the ten-year periods between 1984 to 1994 and 1994 to 2004, the percentage of single-detached dwelling units increased from 64% to 69% from 1984 to 1994 and from 69% to 74% from 1994 to 2004. Over the past twenty years, the percentage of multi-unit dwellings (apartments and townhouses) has declined in comparison to single-dwelling unit construction. This decline is significant given the Town's need for more diverse housing opportunities, as identified in the various housing studies the Town has undertaken. It is important to note, however, that despite the overall percentage comparison showing fewer multi-unit dwellings in comparison to single-dwelling units, *more* multi-dwelling units are being built in Cochrane today than ever before. Figure 3 and Table 3 provide a summary of Cochrane's dwelling-type composition.



Source: Municipal Building Statistics

Table 3: Housing Composition
(as a percentage of total dwelling units)

HOUSING TYPE	1983	1984	1987	1989	1990	1991	1992	1993	1994	1996	1999	2000	2002	2004	2006
Single-Detached	64	64	65	67	66	69	69	69	69	73	73	76	76	74	77
Semi-Detached /Duplex	12	11	11	14	10	10	11	11	12	11	12	12	11	14	11
Multi-Unit Dwellings	24	24	25	19	25	20	19	20	18	16	14	12	13	12	12

Source: Municipal Building Statistics

5.3 ECONOMY

Cochrane was founded as an agricultural community. While agriculture continues to play a role in the Town's economic profile, trends related to a small urban centre have altered the economic landscape of the community. The four industries employing the most people in 2001 were business services (20), wholesale and retail trade (16), health and education (16), and manufacturing and construction (15).

A primary goal of a sustainable community is to provide within its limits employment opportunities for its residents. As shown in Table 4, Cochrane's commuting rate was 60 in 1983, as compared with 52 in 2004. The percentage of employed adults who work either in or outside Cochrane tends to fluctuate. In 1996, 71 of Cochrane's employed adults worked in locations outside of Cochrane, up from 56 in 1993. Calgary draws the highest number of residents, with over one half working in Calgary. In order to meet

the job requirements of Cochrane's projected population, the number and diversity of jobs within the local economy must increase.

**Table 4: Location of Employment
(percentage of population)**

LOCATION OF EMPLOYMENT	1983	1984	1987	1989	1990	1991	1993	1996	1999	2000	2002	2004
Cochrane	37	37	35	40	26	40	39	29	31	42	45	41
Calgary	52	49	43	43	41	44	45	56	49	41	37	42
Outside Cochrane (other than Calgary)	8	10	11	12	22	8	9	16	15	10	11	10
Home-based Businesses in Cochrane	3	3	5	2	1	4	5	n/a	6	7	7	7
Unknown	0	1	6	3	10	4	2	n/a	0	0	0	0
Total Outside Cochrane	60	60	60	58	73	56	56	71	63	51	48	52

Source: Municipal and Federal Census

A shift in the employment base has occurred over the past decade as employment in the service sectors of health, education, retail, social, and personal services has increased. During the same time, employment decreased in manufacturing, business and financial services. Various economic development studies have identified the following key economic issues:

- ◆ *Economic diversification* – The public identified the importance of providing a range of land uses in order to create an appropriate balance of residential, commercial and light industrial uses. An enhanced range of commercial and industrial uses would balance the assessment base as well as provide local employment opportunities.
- ◆ *Type of industry to attract* – The public believes that industries associated with negative environmental consequences should not locate in Cochrane. The Town will encourage a range of service commercial, value-added manufacturing, high technology, and research-oriented industries that take advantage of Cochrane's high quality of life.
- ◆ *Lack of light industrial land* – Throughout the issue identification process, the public expressed a concern regarding the lack of readily available and serviced light industrial land. Prospective industrial operators cannot locate in Cochrane due to lack of available land.
- ◆ *Retention and growth of existing business base* – The importance of maintaining and supporting existing businesses was stressed as an important economic development goal.
- ◆ *Economic leakages* – Currently, Cochrane's residents and business operators purchase a significant percentage of goods and services outside Cochrane. An economic development goal is to reduce this occurrence.
- ◆ *New economy* – As Cochrane shapes its economic future to encourage high technology and research-oriented industries, the infrastructure to serve those industries, such as fibre optic cables, must be readily accessible.

5.4 WATER

On September 10, 2007, Cochrane's Town Council voted to expand the existing water treatment plant in order to provide water needs for the next 12 to 15 years. Cochrane's current water supply is

estimated to be enough for 30,000 residents under current water consumption habits. If residents can reduce water use through conservation initiatives, water could be provided for an approximate population of 35,000.

Longer-term solutions include options such as the construction of a new water treatment plant, or developing a long-term agreement with the City of Calgary to supply Cochrane with water. Each of these options is currently under review by the Town. Until a decision is made, the Town is committed to pursuing an aggressive water conservation initiative in partnership with residents, businesses, and municipal operations.

5.5 COMMUNITY CONTEXT SUMMARY

With strong economic growth in Alberta and, more specifically, the Calgary region, the people of Cochrane anticipate continued population growth and development. With this anticipated growth comes a strong desire to effectively manage growth and development in order to preserve the high quality of life citizens currently enjoy. Throughout the community engagement workshops held in early 2006, participants expressed their wish to encourage sustainable growth that respects the natural environment and encourages innovative design and development within the town. Thus Cochrane's MDP is guided by a commitment to achieve a balance between meeting the environmental, social, and economic needs of the community, within a context of responsible growth management.

The following are some of the challenges that the community will face because of rapid growth:

- maintaining its small-town atmosphere,
- addressing land-use conflicts,
- dealing with the high cost of infrastructure and service provision,
- encouraging economic diversification,
- attracting and retaining a qualified and skilled workforce,
- providing a variety of housing options,
- promoting conservation policies that minimize our impact on the environment,
- meeting growth demands with a limited land base and finite resources,
- ensuring a sufficient water supply,
- addressing vulnerabilities due to extreme weather events,
- educating developers on the need for a paradigm-shift from status-quo development to sustainable development,
- expanding services to support a diverse population,
- coping with crime, and
- balancing the community's interests within a regional planning framework.

These challenges are tough realities with which Cochrane must cope. It would not be prudent to ignore these realities and stay-the-course of present growth and development policies and practices. These challenges demand an MDP that is visionary, proactive, innovative, influential, and practical.

This MDP provides policies to guide the Town of Cochrane and its partners to address the challenges of sustainable growth.

6.0 ENVIRONMENTAL STEWARDSHIP

6.1 INTRODUCTION

Environmental stewardship highlights the Town's commitment to careful and responsible management of the natural resources and ecological assets that sustain life on earth. The Town of Cochrane has been working towards protecting the natural environment with initiatives that identify sensitive habitats and important natural areas.

As the number of residents increases, so will pressures on the natural environment. A particular challenge that the Town faces is to manage development to accommodate land use needs while protecting habitat and environmentally sensitive areas.

The MDP recognizes the value of Cochrane's natural assets and proposes policies to protect the natural environment. The Town will need to work with all sectors and form partnerships with other levels of government and non-governmental groups to coordinate efforts.

6.2 GOALS

- (1) To protect our water resources through effective quality and conservation policies and practices;
- (2) To develop effective waste management policies and practices;
- (3) To safeguard ecologically significant areas, including important habitats and sensitive terrain, for their ecological, recreational, and aesthetic values;
- (4) To promote remediation and reclamation of brownfield sites to allow for future development;
- (5) To attract low-impact, non-polluting industries;
- (6) To anticipate and adapt to extremes in weather and climate;
- (7) To ensure environmental stewardship in resource extraction;
- (8) To work towards maintaining or enhancing air quality to minimize adverse effects on human health and the environment.

6.3 POLICIES

6.3.1 General

- (a) The Town shall promote awareness on environmental issues related to water quality, water supply and demand, water conservation, air quality, climate change, waste management, brownfield remediation, important habitat, pesticide use, and urban sprawl.
- (b) The Town shall encourage sustainable methods aimed at the following:
 - (i) Reducing air pollution and energy consumption;
 - (ii) Reducing water consumption;
 - (iii) Minimizing water pollution and damage to water bodies, watercourses, wetlands, and riparian areas;

- (iv) Preventing the loss of important habitats for flora and fauna;
- (v) Ensuring efficient and effective use of land and resources by incorporating low impact development strategies;
- (vi) Reducing the amount of waste entering the environment;
- (vii) Using renewable energy sources to reduce dependence on fossil fuels.

6.3.2 Municipal Environmental Impact Statement

- (a) A municipal environmental impact statement (MEIS), paid for by the developer, shall be required for all developments, subdivisions, or other areas as determined by the Town. Where other studies have been completed, they can be submitted as part of the MEIS document. The MEIS shall address the following:
 - (i) A description of existing environmental conditions, the proposed development, and the significance of potential short- and long-term environmental impacts, including impacts of construction and operating activities
 - (ii) Identification of appropriate and feasible mitigative measures, including land use planning, project design, construction techniques, and operational practices, to reduce or eliminate potentially adverse effects on the environment. Issues to be addressed include, but are not necessarily limited to, the following:
 - Fish and wildlife
 - Vegetation
 - Ecologically significant lands
 - Surface and bedrock geology
 - Soils and terrain
 - Slopes
 - Geotechnical investigation
 - Flood potential and proposals for mitigation
 - Stormwater Study
 - Water quantity and quality
 - Air quality
 - Visual resources
 - Land and resource use
 - Cultural and heritage resources
 - Construction and demolition waste management
 - (iii) Identification of residual impacts, monitoring requirements, and the need for more extensive environmental impact assessment work.
- (b) Where necessary, the Town may refer the MEIS for review to Alberta Environment, to professional consultants retained by the Town at the developer's cost, or to other advisory groups with appropriate experience and qualifications.

6.3.3 Ecologically Significant Areas

- (a) The Town shall protect ecologically significant areas from development by identifying and taking inventory of these areas and preparing management plans for their conservation or enhancement as identified through a biophysical assessment. Ecologically significant areas include those containing rare flora, wildlife habitat, wildlife corridors, watersheds (floodplains,

riparian areas, and wetlands), escarpments, significant natural landforms, continuous tree cover, and natural hazards.

- (b) Wherever possible, the Town shall use environmental reserves and statutory planning tools (environmental and conservation easements) as established in provincial legislation as the vehicles for protecting ecologically significant areas.
- (c) The developer shall provide adequate subdivision and development setbacks from ecologically significant features in accordance with municipal documents.
- (d) The Town will ensure that developments adjacent to wetlands, water bodies, and watercourses will not do any of the following:
 - (i) Reduce water quality or impede the flow of water;
 - (ii) Lead to soil erosion or shoreline damage;
 - (iii) Adversely affect the natural amenities;
 - (iv) Adversely affect recreational potential;
 - (v) Restrict access to the water unless safety factors dictate otherwise;
 - (vi) Adversely affect the visual quality of the natural amenities;
 - (vii) Adversely affect fish and wildlife habitat.
- (e) The Town shall not permit modifications to watercourses without applicable government approvals.
- (f) The floodways and flood fringes of all watercourses, as designated by the *Canada-Alberta Flood Damage Reduction Program* and illustrated on Map 2: Development Constraints, shall be limited to uses such as natural areas, parks, trails, and essential utilities that do not impede flood discharge. All other development is prohibited.
- (g) Notwithstanding Section 6.3.3(f) herein, for developments and subdivided lands approved prior to 1998 within the established flood fringe, development shall be flood-proofed.
- (h) Lands with slopes of 15 percent or more are considered to be major escarpments that shall be identified in all area plans, concept plans, neighbourhood plans, and other planning documents.
- (i) The Town strongly discourages any development on 15 percent slopes, but where lands subject to a subdivision or development application include slopes over 15 percent, the developer shall comply with the Land Use Bylaw.
- (j) Before development proceeds, the Town shall ensure that geotechnical studies are undertaken, including slope analysis and a determination of existing and potential areas of erosion and instability along with necessary stabilization and/or prevention measures. In addition, the Town shall ensure that studies to identify standards to prevent pollution of the Bow River, Jumpingpound Creek, and Big Hill Creek are undertaken. All studies shall be at the developer's cost.
- (k) Development on lands subject to subsidence, rock fall, debris flow, or other natural hazards, except for extensive agriculture uses, passive recreational uses, or interim resource extraction approved on a site-by-site basis, shall be prohibited.

- (l) Setbacks from the top or bottom of a potentially unstable slope shall provide a means of access if corrective or remedial works are required.
- (m) A preliminary assessment and map outlining the approved geotechnical top of bank, bottom of slope, and setback and development lot lines will be required at the developer's cost at the time of application for approval of a neighbourhood plan, plan of subdivision or development permit. At the developer's cost, the top of bank, bottom of slope, and setback lines shall be illustrated by legal survey prior to final endorsement of the plan of subdivision.
- (n) Escarpment ridgelines are considered important natural and aesthetic features and shall be protected. The following guidelines apply:
 - (i) Retain vegetation on ridgelines so that the ridgeline is seen as a continuous line of natural terrain or vegetation;
 - (ii) Plant native vegetation for screening purposes where site development causes interruptions in the ridgeline;
 - (iii) Avoid the placement of roads, clear-cuts, excavations, and larger buildings on, along, or over ridgelines.
- (o) The Town shall work in cooperation with provincial and federal agencies to identify, assess, and manage risk associated with natural hazards within the municipality. Actions may include the acquisition of private properties and the cancellation of developments due to changes in watercourses or which are subject to extreme hazards.
- (p) Development on lands requiring Area Structure Plans or Area Redevelopment Plans shall not be permitted until ecologically significant areas are identified and mitigation strategies, to the satisfaction of the Town, are provided for their conservation or enhancement.
- (q) The Town shall prepare and implement a comprehensive environmental protection bylaw to address setbacks from significant ecological features; stormwater detention preservation of natural channels, riparian areas, and other natural areas; soils removal and deposition; and tree preservation.
- (r) The Town shall assess the type, density, and size of recreation/tourism development permitted within ecologically significant areas and, over time, eliminate those uses that are not compatible with the main objectives of preservation and conservation.
- (s) Land clearing, site grading, soil/rock/vegetation removal, or other works in ecologically significant areas or areas having natural hazards is prohibited.
- (t) Developers are prohibited from grading lands containing slopes greater than 15 percent in order to expand the area available for development. Significant natural topographic features (e.g., knolls, ridgelines, bedrock, outcrops, cliffs, and ravines) should be considered by the approving authority to remain in their natural state.
- (u) Notwithstanding Section 6.3.3(t) herein, at the discretion of the Town, small isolated pockets of lands containing slopes greater than 15 percent may be re-graded and incorporated into the developable lands.

6.3.4 Construction Management Plans

- (a) Developers of proposed multi-unit residential developments, large-scale subdivisions, or recreational and industrial developments that contain or are adjacent to ecologically significant areas shall prepare, at their own cost, a site-specific construction management plan that outlines environmental protection measures including, but not limited to, the following:
 - (i) erosion control, vegetation protection, and pesticide and herbicide control, where applicable;
 - (ii) environmental mitigation and monitoring measures to be undertaken by the developer;
 - (iii) reclamation and revegetation plans.

6.3.5 Visual Impact Statement

- (a) Developers of proposed multi-unit residential developments, large-scale subdivisions, or recreational and industrial developments that contain or are adjacent to ecologically significant areas shall provide a visual impact statement, prepared at the developer's cost, that includes, but is not limited to, the following points:
 - (i) a simulation of the overall development from important viewpoints, showing the impact of the development on the site and the scenic resources in the area;
 - (ii) proposals to minimize the visual impact of development on the scenic resources of the area;
 - (iii) methods of maintaining and/or re-establishing the site landscaping following construction.
- (b) Development along a watercourse open space system must be designed to retain important linear view corridors at the discretion of the approving authority. If the proposed development appears to obstruct important view corridors, the developer shall provide a visual impact statement and mitigation plan.

6.3.6 Water Quality and Supply

- (a) The Town shall identify and protect sensitive groundwater resources for both quality and quantity.
- (b) The Town shall promote water conservation.

6.3.7 Wildfire Hazards

- (a) The Town shall identify wildfire hazard interface areas and prepare and implement a community wildfire protection plan to address wildfire hazards.

6.3.8 Stormwater Management Plan

- (a) The Town shall manage stormwater proactively using an integrated stormwater management approach as per the *Stormwater Management Master Plan*.
- (b) Developers of proposed multi-unit residential developments, large-scale subdivisions, and recreational, commercial, and industrial developments shall be required to prepare and implement a stormwater management plan. The cost to prepare the plan shall be borne by the developer and will include, but is not limited to, the following:
 - (i) flooding hazards;

- (ii) existing drainage features;
- (iii) stormwater related environmental issues (first flush effects, stockpile snowmelt, soil erosion);
- (iv) minor and major system design criteria (1:100 year event, return period, calculation of flows, rainfall intensity, description of the proposed system);
- (v) design criteria for flows originating off-site;
- (vi) erosion and sediment control;
- (vii) pollution mitigation measures;
- (viii) operation and maintenance.

6.3.9 Urban Forest

- (a) Existing vegetation shall be protected, wherever possible. Where the removal of native vegetation is unavoidable, replanting that consists of native species shall be required.

6.3.10 Waste Management

- (a) The Town shall promote recycling programs for Cochrane and area residents.
- (b) The Town shall encourage residents to reduce the amount of green waste entering the solid waste system.
- (c) The Town shall develop innovative approaches to waste management.

6.3.11 Pest Management

- (a) The Town shall research and implement low-impact methods, such as Integrated Pest Management, for controlling pests.

6.3.12 Reduction of Greenhouse Gases and Air Quality

- (a) The Town shall promote the use of alternative renewable energy sources and the implementation of energy reduction initiatives.
- (b) The Town shall promote the reduction of greenhouse gas emissions through the following measures:
 - (i) Reducing the need for motorized transport through integrated planning and the promotion of compact urban form and mixed land uses;
 - (ii) Providing alternatives to single occupant vehicle use, including transit;
 - (iii) Requiring energy efficiency in subdivision and building designs;
 - (iv) Promoting energy efficient alternatives in development, including renewable energy sources;
 - (v) Requiring the Town fleet to be energy efficient.
- (c) The Town encourages development that will maintain or enhance the quality of the Town's air, water, and land resources.
- (d) The Town shall foster reforestation of the urban area as a means to improve air quality and reduce greenhouse gases.

- (e) The Town shall work with the community to identify existing and potential air quality concerns and shall develop strategies to improve air quality and to assist in the reduction of harmful emissions
- (f) The Town shall adhere to the *Calgary Region Airshed Zone (CRAZ) Agreement*.

6.3.13 Environmentally Sustainable Infrastructure

- (a) Developers shall design subdivisions and developments that:
 - (i) Incorporate environmentally sustainable construction standards, such as Leadership in Energy and Environmental Design (LEED) or BuiltGreen Alberta;
 - (ii) Use low impact technologies;
 - (iii) Use best management practices for reducing stormwater quality impacts;
 - (iv) Promote walkable design and access to transit options;
 - (v) Promote the benefits of stormwater management.
- (b) The Town shall promote the remediation of contaminated sites and brownfields for redevelopment purposes.
- (c) On lands that are known or suspected to be contaminated, no development shall proceed until plans for remediation and development are prepared, reviewed, and commented upon by the applicable Town advisory Committee and other regulatory bodies.
- (d) The Town shall develop a framework to direct environmentally sustainable infrastructure expectations (for example, a green building policy framework).

6.3.14 Adaptation to Extremes in Climate

- (a) The Town shall integrate climate change considerations into municipal decision making.
- (b) The Town shall assess the vulnerability of infrastructure (built, human, and natural systems) to weather-related events. This vulnerability assessment will determine the degree of damage or loss that may occur when severe weather strikes.

7.0 ECONOMIC DEVELOPMENT

7.1 INTRODUCTION

Consultation with the business community indicates an “eagerness on behalf of the business sector to be engaged with economic development efforts” (*Economic Base Analysis, 2005*). As such, the Town of Cochrane intends to harness these resources to develop community-driven initiatives.

According to the *Cochrane Economic Development Plan 2005*, Cochrane's economic profile consists of the following factors:

- Cochrane is the service centre for the region;
- The Town of Cochrane relies heavily upon residential taxes as a significant source of tax revenue. High land costs coupled with low land availability for commercial/industrial development have resulted in significant new residential development growth occurring in the community, with modest new development in commercial and industrial areas;
- Approximately half of Cochrane's population commutes to Calgary for work; therefore, Cochrane's economy is highly dependent on Calgary's economic well being;
- The retail trading area of Cochrane includes the Town of Cochrane, the Municipal District of Rocky View, the Municipal District of Bighorn, the City of Calgary, and the Stoney-Nakoda First Nation;
- Retail leakage to Calgary, while decreasing over time, is still significant for items such as cars, furniture, major appliances, clothing, electronics, and office supplies.

Cochrane's tourism potential as a “gateway community” is based on its proximity to recreation opportunities on the eastern slopes of the Rockies, as well as its access to national and provincial parks and proximity to the metropolitan lure of Calgary.

7.2 GOALS

- (1) To create a safe, healthy, vibrant community through a balance of environmental, economic, and social infrastructures.
- (2) To attract businesses that will diversify Cochrane's economy and create career opportunities.
- (3) To support the economic vitality of the downtown.
- (4) To build positive relationships within the community and region by working collaboratively, enhancing communication and sharing information and resources.
- (5) To encourage all businesses to stay and expand in the community.
- (6) To create and promote tourism opportunities.

7.3 POLICIES

7.3.1 Business Retention and Expansion

- (a) The Town shall encourage the economic diversification and expansion of existing businesses.

7.3.2 Business Attraction

- (a) The Town shall promote Cochrane's business advantages to key target industries that fit within the Town's growth strategies.

7.3.3 Tourism

- (a) The Town shall promote tourism through the following:
 - (i) Encouraging the development of tourism, recreation, and culture-related businesses, particularly those that encourage visitors to stay overnight in Cochrane;
 - (ii) Ensuring that the Town's natural and historic amenities are marketed to visitors;
 - (iii) Promoting Cochrane as a destination;
 - (iv) Working in partnership with the travel industry and destination marketing agencies to raise awareness of Cochrane as an overnight destination.

7.3.4 Strategic Partnerships and Alliances

- (a) In a concerted effort to engage the community in economic development issues, strategic partnerships and alliances will be sought out and fostered.
- (b) Municipal partnerships will be of significant importance to the Town, but regional alliances will be fostered to help leverage resources and expertise.
- (c) The Town will act as an advocate and ombudsperson for businesses pursuing sustainable developments and initiatives within the community.

7.3.5 Leakage Reduction

- (a) Cochrane will minimize outshopping by attracting businesses that meet the commercial and residential needs of its residents.

8.0 LAND USE CONCEPT

8.1 INTRODUCTION

One of the fundamental goals of this planning process is to create a land use concept that will encourage the efficient and effective use of the Town's land base at an urban scale, while still retaining its small-town character. The policies of this MDP direct the future growth and development of Cochrane according to the arrangement of land uses illustrated in Map 3: Land Use Concept.

8.2 LAND USE GOALS

- (1) To use the existing land base efficiently and provide opportunities for the creative use of land.
- (2) To emphasize the importance of urban design and form in all subdivision and development activities.
- (3) To prepare area plans to address the unique attributes of specific areas.
- (4) To preserve Cochrane's small town character in balance with increasing growth pressures.
- (5) To ensure that new subdivision areas will meet a minimum residential density level of 19.8 dwelling units per gross developable hectare (8 units per gross developable acre) throughout the Town.

8.3 GENERAL LAND USE

8.3.1 Existing Agricultural Operations

- (a) Lands within the Town of Cochrane will eventually be converted to urban land uses and development. However, until urban development proceeds, the existing agricultural operations will be encouraged to continue.
- (b) The Town of Cochrane shall ensure an orderly progression and staging of development in order to prevent premature urban land development and conflicts with existing agricultural operations.
- (c) The Town of Cochrane supports the intent of the *Agricultural Operations Practices Act* and similar "right-to-farm" legislation, which exempt agricultural operations from nuisance claims, provided the agricultural operation follows generally accepted best management practices and is in compliance with the Town's *Land Use Bylaw* and applicable provincial regulations.

8.3.2 Agricultural Land Uses

- (a) The Town of Cochrane will allow extensive agricultural land uses, such as field crops, but not intensive agricultural operations, such as intensive livestock operations.

8.3.3 Future Urban Land Uses

- (a) Future growth and development within the boundaries of the Town of Cochrane will correspond to Map 3: Land Use Concept.

8.3.4 Supply and Ownership Monitoring

- (a) The Town of Cochrane will monitor the undeveloped land supply within its jurisdiction and endeavor to expand its limits to ensure a thirty-year land supply.
- (b) In order to enhance consumer choice and competition, a range of residential development areas shall be available for development in order to encourage competitively priced dwellings.

8.3.5 Development Phasing

- (a) Development in new development areas shall be phased to minimize carrying costs and to use existing infrastructure efficiently. Development of lands separated from existing built-up areas will only be considered when more efficient growth options are not available and where required infrastructure and community facilities are provided to the satisfaction of the Town.

8.3.6 Complete Communities

- (a) Developers shall design residential neighbourhoods to achieve a sense of community by providing for the social, local recreational, and neighbourhood commercial needs of residents in the area.
- (b) New subdivision areas shall meet a minimum residential density level of 19.8 dwelling units per gross developable hectare (8 units per gross developable acre).
- (c) The Town shall develop a strategy for addressing intensification and redevelopment in existing neighbourhoods.

8.3.7 Mixed Use

- (a) Residential dwellings with non-residential uses are supported throughout the municipality.

8.3.8 Home-Based Businesses and Bed and Breakfasts

- (a) Home-based businesses and bed-and-breakfast operations are encouraged in residential and commercial areas.

8.3.9 Performance Objectives

- (a) Developers shall prepare a Sustainability Matrix Report (Appendix I) to the satisfaction of the approving authority.

8.3.10 Architectural Design Guidelines

- (a) Developments are subject to design controls as outlined in the *Western Heritage Design Guidelines* (see Appendix H) to ensure developments complement and reflect the character of Cochrane's heritage.

8.3.11 Developer's Architectural Controls

- (a) The Town encourages developers to prepare architectural controls for new subdivision areas. These controls shall be in conformity with the *Western Heritage Design Guidelines* and shall be subject to Town review.

8.3.12 Building Appearance

- (a) Buildings shall be designed to present a smaller mass, by using measures such as the reduction of the building footprint, offsetting walls, shifting rooflines to vary height, and articulating building elevations. The intention is to reduce building bulk and create visual variety (i.e., to avoid the "large box look").

8.3.13 Creative Design

- (a) Developers are encouraged to be innovative in their site and subdivision design.

8.3.14 Billboards

- (a) Billboards are prohibited.

8.3.15 CPTED

- (a) Subdivision and development design shall incorporate the principles of Crime Prevention Through Environmental Design (CPTED), as outlined in Appendix E.

8.3.16 Buffering and Noise Attenuation

- (a) Prior to redesignation, developers shall, at their own cost, prepare and implement noise and visual buffering strategies to ensure appropriate buffering of development areas from the highways, CPR right-of-way, and arterial and collector roads, as well as between conflicting land use areas.
- (b) Additional lot depth requirements shall be considered in order to facilitate buffering when residential uses abut non-residential uses.

8.3.17 Regional Pathway System

- (a) Pathway systems shall be looped to provide internal and external connectivity throughout the Town and neighbourhoods.
- (b) As new subdivisions are developed, the regional pathway system shall be expanded into these areas to create a continuous system of walking and cycling trails throughout the Town.
- (c) Subdivision design shall emphasize the importance of walking and cycling paths for transportation as well as for recreational purposes.
- (d) Where pathway access onto major collectors is required, the frequency of the access points shall be limited.
- (e) Subdivision design shall separate vehicular traffic from pedestrian and bicycle circulation, wherever possible.
- (f) Pathway enhancements in the east end of Town shall be initiated, when appropriate, and where they do not impact environmentally significant areas.
- (g) Grade-separated crossings shall be considered when a pedestrian pathway intersects with major transportation corridors.
- (h) Bicycle parking facilities shall be constructed at key locations throughout the pathway system.
- (i) The Town will cooperate with other government agencies in the development of the regional pathway system through the Town and to regions outside the Town boundaries.

8.3.18 Retention of Natural Amenities

- (a) Natural amenities, including native vegetation, topography, and scenic views, shall be retained wherever possible.

8.3.19 Utilities and Infrastructure Capacity

- (a) Developers of new developments shall be responsible for increasing the capacity of utilities and infrastructure, if they are needed for their developments.

8.3.20 Public Engagement

- (a) The Town will promote consultation and will facilitate the involvement of citizens in land use and development issues that affect local communities.

8.3.21 High Pressure Pipelines Policies

- (a) Lands traversed by high pressure hydrocarbon pipelines shall be established as restricted development corridors with uses limited to open space and recreational uses that do not require permanent structures.
- (b) The restricted development corridors shall be landscaped and pathways developed to provide major links to the regional pathway system.
- (c) Development setbacks from the boundary of the pipeline rights-of-way shall conform to Alberta Energy and Utilities Board (AEUB) standards:
 - (i) Principal Buildings – 15 metres;
 - (ii) Accessory Buildings – 7 metres.
- (d) When an application does not conform to the AEUB's setbacks, the developer shall obtain AEUB approval.

8.4 RESIDENTIAL

8.4.1 Introduction

The Town of Cochrane has consistently grown at a rapid rate because residents are drawn to the community's high quality of life, natural beauty, and small-town charm. An important goal of this MDP is to encourage and facilitate innovations and intensification in residential developments, while maintaining the quality of life and small-town charm that give Cochrane its competitive edge.

8.4.2 Goals

- (1) To ensure new development areas facilitate a balanced housing mix that provides housing for all residents regardless of life cycle, household size, or income level.
- (2) To develop in a manner that will lead to compact, low-impact, cost effective and efficient forms of land use, while enhancing Cochrane's small-town atmosphere.
- (3) To ensure sufficient quantities of residential land are available to meet projected housing needs on an annual basis.
- (4) To facilitate innovations in subdivision and development.
- (5) To preserve historic buildings and promote their restoration.

8.4.3 General Residential

Housing Mix

- (a) New residential areas shall accommodate comprehensively designed communities that provide a mix of dwelling units from single detached, duplex, and semi-detached units to multiple-unit dwellings.

Multiple-Unit Dwelling Developments

- (b) Multiple-unit dwelling developments shall be dispersed throughout Cochrane to avoid large concentrations of such housing in any one area and thereby to integrate these developments throughout the community.

Tenure Mix

- (c) A range of tenure options should be available in new residential areas, including fee simple, condominium, and rental housing units.

Manufactured Homes

- (d) Manufactured homes shall conform to the visual standards and architectural design treatments of surrounding residential buildings.

Mobile Homes

- (e) Mobile homes can be located in comprehensively designed mobile home subdivisions, multi-unit residential developments, and mixed-use areas, ensuring efficient use of land.

Staff Housing

- (f) The Town will encourage the business community to develop a strategy to provide staff housing opportunities.

Affordable Housing

- (g) Developers are encouraged to provide options for affordable housing.
- (h) The Town will develop a strategy to provide, implement and manage affordable housing.

Special Needs Housing

- (i) The Town will encourage suitable housing opportunities and convenient community services for residents having special housing needs.
- (j) Developers and builders are encouraged to provide accessibility in their dwellings.

Inter-Governmental Cooperation

- (k) The Town of Cochrane will work with senior governments, private agencies, and interest groups to identify opportunities for and to assist in providing housing to meet the needs of economically, socially, physically, or mentally challenged residents.

8.4.4 South Ridge

Policy Framework

- (a) Development and subdivision shall proceed according to the policies contained in the MDP and the *South Ridge Area Structure Plan*, as amended.

Neighbourhood Plan Required

- (b) In addition to an Area Structure Plan and prior to redesignation, the Town may require a neighbourhood plan that addresses, but is not limited to, the following:
 - (i) a proposal for buffering residential areas from non-residential areas;
 - (ii) an estimation of traffic volumes and impacts on local roads;
 - (iii) a subdivision layout, including land uses and roads.

8.4.5 Rockland

Land Use Concept

- (a) The Rockland area, as identified on Map 1: Area Plans in Effect, shall be developed as a compact and comprehensively designed residential community with a mix of single-detached, semi-detached, duplex, and multi-unit dwellings.

Neighbourhood Plan Required

- (b) In addition to an Area Structure Plan and prior to redesignation, the Town may require a neighbourhood plan that addresses, but is not limited to, the following:
 - (i) a proposal for buffering the development cell from adjacent industrial land uses;
 - (ii) an estimation of traffic volumes and impacts on local roads;
 - (iii) a subdivision layout, including land uses and roads.

Access

- (c) The Subdivision/Development Authority shall determine the number of direct accesses to River Avenue at the time of subdivision or development approval.

8.4.6 Rocky View

Land Use Concept

- (a) The Rocky View property, as identified on Map 1: Area Plans, shall accommodate a comprehensively designed multi-unit dwelling development.

Neighbourhood Plan Required

- (b) In addition to an Area Structure Plan and prior to redesignation, the Town may require a Neighbourhood Plan that addresses, but is not limited to, the following:
 - (i) a subdivision layout, including land uses and roads;
 - (ii) a proposal indicating measures to provide a sound/visual buffer from River Avenue;
 - (iii) an estimation of traffic volumes and impacts on the road system;
 - (iv) a delineation of open space and flood risk areas in relation to the proposed building location.

Relationship to Adjacent Lands

- (c) Prior to development approval, the Development Authority shall require the applicant to address issues that include, but are not limited to, the following:
 - (i) the transition in building height, massing and design in order to complement existing nearby dwellings, development on the Rockland property, and the Bow River environment;
 - (ii) the provision of an appropriate amount of public open space adjacent to the river.

Access

- (d) The Subdivision/Development Authority shall determine the number of direct accesses to River Avenue at the time of subdivision or development approval.

8.4.7 Cochrane West

Land Use Concept

- (a) The Cochrane West lands, as shown on Map 1: Area Plans in Effect, shall provide a mix of residential and neighbourhood and highway commercial uses.

Linkages to Lands South of CPR Right-of-Way

- (b) The Town will determine, in consultation with the developers and the Canadian Pacific Railway, the timing of the construction of roadways across the CPR right-of-way.
- (c) A grade-separated pedestrian connection in proximity to the reserve lands in West Valley/West Terrace will be required to link Cochrane West to the lands south of the CPR right-of-way.

8.4.8 River Heights (Area A)

Land Use Concept

- (a) Developers of the Area A lands, designated as such on Map 1: Area Plans in Effect, shall provide a range of dwelling types along with local commercial nodes throughout the area, and highway commercial/industrial developments in proximity to the highway entrance to these lands.

8.4.9 Horse Creek (Area B)

Land Use Concept

- (a) Developers of the Area B lands, designated as such on Map 1: Area Plans in Effect, shall design a community that provides for a mix of dwelling types and non-residential developments that act as a buffer between the residential developments and the gas plant to the north.

8.4.10 Heritage Hills

- (a) Developers of the Heritage Hills lands, designated as such on Map 1: Area Plans in Effect, shall provide a range of dwelling types along with local commercial nodes throughout the area and highway commercial/industrial developments in proximity to the highway entrance to these lands.

8.4.11 Area C

Land Use Concept

- (a) The Area C lands, designated as such on Map 1: Area Plans in Effect, shall be a comprehensively designed residential community with commercial and industrial uses in proximity to Highway 22.

8.4.12 Existing Areas

Housing Options

- (a) The Town shall research opportunities for potential intensification of existing residential areas.
- (b) Existing residential areas undergoing redevelopment shall provide a range of housing options.

Residential Infill

- (c) Infill development of vacant parcels or under-utilized parcels shall maximize the use of existing roads, utilities, parks, and other community services.
- (d) Infill and multiple-unit dwelling developments shall follow the design principles as established in Appendices C, D, and E.
- (e) Site layout and scale of infill developments shall be designed to complement the character of the existing neighbourhood.

Land Use Amendments

- (f) The following criteria shall be considered in the review of land use amendments in existing residential areas to ensure that the proposed developments are compatible with adjacent dwellings:
 - (i) local road traffic volumes;
 - (ii) transition in height, massing and design;
 - (iii) landscaping and site and building design that complements or improves the existing streetscape.

8.5 COMMERCIAL

8.5.1 Introduction

One of the central principles underlying the concept of building a complete community is the need to ensure that an appropriate number and diversity of commercial services are available to serve residents in key locations throughout the community.

The purpose of this section is to provide direction for commercial development, including downtown, highway commercial, and neighbourhood commercial development. The policies of this MDP support the larger planning objective that Cochrane's downtown is the commercial heart of the community.

8.5.2 Goals

- (1) To reinforce the downtown as Cochrane's primary commercial area by concentrating commercial activities within the downtown lands.
- (2) To promote the role of the downtown as Cochrane's primary area of community social interaction and a focus of civic and cultural identity.
- (3) To ensure the downtown accommodates residential developments.
- (4) To connect the downtown north and south of the CPR right-of-way with vehicular and pedestrian crossings.
- (5) To ensure that parking requirements allow for innovative commercial uses and structures in the downtown.
- (6) To promote the preservation and restoration of historic buildings in the downtown.
- (7) To reinforce and promote architectural aesthetics that reflect Cochrane's unique natural environment, western heritage, and sense of place.
- (8) To maintain highway commercial areas for providing goods and services for the travelling public.
- (9) To allow highway and neighbourhood commercial uses that do not detract from the commercial role of the downtown.

8.5.3 General Commercial Policies

Commercial Land Use Restrictions

- (a) Commercial areas outside the downtown shall be restricted to local neighbourhood and highway commercial functions.
- (b) Regional shopping developments shall be located only in the downtown.

Mixed Use

- (c) The Town shall promote residential developments in conjunction with commercial developments in all commercial areas.

Building Heights

- (d) All buildings shall be a minimum of two storeys, encouraging a residential component, unless, at the discretion of the Approving Authority, a green roof and/or combinations of other green building technologies and practices are considered adequate.

Parking Space Requirements

- (e) Parking for a new development shall be by full provision on-site or in combination with payment-in-lieu for parking spaces that are deficient. When payment-in-lieu is accepted by the Town Development Authority, the money shall be directed to a fund for future development of parking facilities.

Parking Area Design

- (f) Parking areas shall be landscaped to the satisfaction of the Development Authority.

- (g) Parking areas adjacent to the street shall be visually screened to the satisfaction of the Development Authority.

Pedestrian Orientation

- (h) Where parking is located at the rear of buildings, rear entrances and pedestrian walk-through areas are required in order to facilitate pedestrian access to the streets.

Landscaping

- (i) All commercial development shall incorporate site landscaping and design to present an aesthetically pleasing appearance.

8.5.4 Cochrane West

Landmark Developments

- (a) Commercial buildings along Highway 1A and west of the intersection of Highways 1A and 22 shall be developed as landmark structures.

Highway Access

- (b) Access to commercial uses shall be through the area's internal road system.
- (c) Highway access shall be established in consultation with the Alberta ministry responsible for highway infrastructure and transportation.

8.5.5 Downtown

Downtown Area Redevelopment Plan

- (a) The *Downtown Area Redevelopment Plan* (DTARP), adopted by Council in 2005 and amended from time to time, establishes the policies that apply to the downtown. Development and subdivision shall conform to both this MDP and the policies of the DTARP, as amended.

Heart of Cochrane

- (b) The downtown shall continue to be the primary civic, social, cultural, retail, professional, and entertainment heart of Cochrane and shall be a pedestrian-oriented, mixed-use focal point for Cochrane.

Downtown Enhancement Strategy

- (c) The Town of Cochrane shall expand the existing revitalization plan to apply throughout the downtown. Elements of this downtown revitalization plan shall include, but not necessarily be limited to, the following:
 - (i) sidewalk improvements;
 - (ii) pedestrian access;
 - (iii) accessibility;
 - (iv) lighting;
 - (v) landscaping;
 - (vi) parking;

- (vii) street furniture;
- (viii) gathering places;
- (ix) enhancements to back lanes.

Railway Screening

- (d) Building forms and siting shall minimize railway noise in the downtown. Screening and landscaping shall be incorporated into the development design to promote and enhance visual aesthetics.

Downtown Parking Areas

- (e) In order to enhance the downtown's pedestrian-oriented quality, the following provisions for parking areas are established:
 - (i) Parking areas along Grande Boulevard, First Street (Main Street) from Sixth Avenue to River Avenue, and Centre Avenue from Highway 1A to Griffin Road shall be located to the rear of the buildings unless site constraints dictate otherwise;
 - (ii) As long as landscaping creates a visual buffer between the parking areas and adjacent roadways, the Development Authority may allow parking areas in the front and side yards of businesses in the following locations or with the following typology:
 - (1) Fourth Avenue from Highway 1A to the CPR right-of-way;
 - (2) Fifth Avenue from Highway 1A to the CPR right-of-way;
 - (3) Area west of Sixth Avenue;
 - (4) First Street from Centre Avenue to River Avenue;
 - (5) Commercial buildings with a footprint greater than 2,787 square metres (30,000 square feet).
 - (iii) Front and side yard parking facilities are prohibited for developments fronting on local roads.

Residential Uses

- (f) New developments within the downtown commercial areas shown on Map 3: Land Use Concept shall provide a combination of commercial and residential developments, with one or more of the following uses:
 - (i) residential units located above the ground floor commercial uses;
 - (ii) residential dwellings in conjunction with home enterprises;
 - (iii) ground-oriented residential developments (from single-detached units to multi-unit dwellings), provided that the uses that front the street on the ground floor are commercial.

Linkage Between Downtown Areas

- (g) Pedestrian connections shall be created in the downtown north and south of the CPR right-of-way at Centre, Second, and Fifth Avenues. These areas shall be connected through vehicular and pedestrian linkages, good urban design, and signage.

Building Entries

- (h) Buildings shall be designed to have entries and features that create a safe and pleasant walking environment.

8.5.6 Highway Commercial

New Development Cells

- (a) Highway commercial nodes shall be located along Highways 1A and 22.

Commercial Uses

- (b) Services oriented primarily to the travelling public shall locate in highway commercial areas. Highway commercial uses will not be in conflict with, but rather will complement the downtown's retail commercial orientation.

High Standards of Design

- (c) Developments along Highways 1A and 22 shall provide an aesthetically pleasing appearance along these corridors.

Provincial Referral

- (d) Development proposals for land adjacent to Highways 1A and 22 shall be referred for comment to the Alberta ministry responsible for infrastructure and transportation .

8.5.7 Local Neighbourhood and Convenience Commercial

Neighbourhood Commercial

- (a) Uses oriented to providing convenience commercial and personal services to neighbourhood residents are permitted under the following circumstances:
 - (i) the development is located at or in proximity to the entrance of the neighbourhood;
 - (ii) the development is buffered and screened from adjacent residential uses;
 - (iii) uses are restricted to convenience commercial and personal services;
 - (iv) the integrity of the downtown as the primary commercial area is maintained.

8.6 INDUSTRIAL

8.6.1 Introduction

Historically, Cochrane's industrial development was closely linked to oil, forestry, gravel extraction, and agriculture. The Town considers industrial uses important for providing employment opportunities and for balancing the assessment base. The MDP provides for the accommodation of existing industrial uses and new industries that are light, clean, and knowledge-based in nature.

8.6.2 Goals

- (1) To encourage existing industrial uses to continue to operate in the Town.
- (2) To encourage complementary industrial uses to locate in existing industrial areas.

- (3) To encourage industrial developments that are light, clean, and knowledge-based in orientation.
- (4) To locate new industrial areas where traffic and related impacts on non-industrial uses are minimized.
- (5) To provide a balanced assessment and employment base by identifying new industrial areas.
- (6) To encourage the development of business parks that include service commercial uses.
- (7) To prohibit noxious heavy industrial developments.
- (8) To encourage industries to seek environmentally-friendly processes for their operations in the Town.

8.6.3 General Industrial

Prohibited Industries

- (a) New industries that create air pollution, negative environmental impacts, or noxious odours are prohibited from locating in the Municipality.

New Industrial Areas

- (b) New industrial areas shall be located adjacent to major transportation corridors in order to reduce the negative effects of industrial traffic on the Town.

Limited Product Sales

- (c) As an ancillary use, product sales on the same site are permitted, provided the sales are directly related to the principal industrial use.

Screening

- (d) Industrial developments shall be separated, screened, and buffered from adjacent non-industrial land areas and major transportation corridors.
- (e) All outdoor storage areas of industrial uses shall be screened.

Exterior Appearance

- (f) All buildings in industrial developments shall adhere to the *Western Heritage Design Guidelines* (see Appendix H).

Reclamation Strategy

- (g) Resource extraction industries shall be consistent with provincial reclamation policies.
- (h) Resource extraction industries shall ensure that there is sufficient undisturbed soil to accommodate future developments at an urban scale.

8.6.4 Business Park Areas

Technical and Research Uses

- (a) The areas identified as business parks on Map 3: Land Use Concept are open to a range of non-polluting, technical, and research-oriented uses.

Redesignation

- (b) Prior to redesignation, a comprehensive Neighbourhood Plan that addresses, but is not limited to, the following issues shall be prepared to the satisfaction of the approving authority:
 - (i) integration with adjacent land uses;
 - (ii) land uses;
 - (iii) transportation.

Proximity to the Bow River

- (c) Developments overlooking the Bow River shall be designed using techniques such as a transition in building height, reduced massing, and landscaping that complements the Bow River environment.

8.6.5 Existing Industrial Areas

Intensification

- (a) More intensive use of existing large industrial parcels is encouraged.

8.7 PARKS, OPEN SPACE, SCHOOLS, & RECREATION & CULTURAL FACILITIES

8.7.1 Introduction

Cochrane's high quality of life and sense of place is created, in part, by its natural setting, parks, and trails. The citizens of Cochrane have access to an open space system adjacent to the Bow River, which is a key link to the community-wide pedestrian pathway system. An open space system that includes trails, public parks, natural open spaces and school sites provides opportunities for recreation and non-motorized transportation.

Recreational open space areas and recreational and cultural facilities include existing and future lands that should be developed and made available for these activities. These lands provide a system of open spaces and recreational facilities in either public or private ownership that will provide natural areas for walking and bicycling, as well as sports fields and community recreational and cultural centres for organized activities.

Parks, open space, schools, and recreational and cultural facilities are highly valued by residents. As the population increases and demands on facilities and open space systems increase, Cochrane will work towards protecting existing amenities and meeting the needs of a changing community.

8.7.2 Goals

- (1) To maintain and expand a pedestrian pathway system, in order to link all areas of Cochrane as a pedestrian-oriented community.
- (2) To maintain and enhance public access to and recreational use of the Bow River, Jumpingpound Creek, and Big Hill Springs Creek.
- (3) To provide a variety of open space opportunities, from formal parks to natural areas.

- (4) To meet community open space and school requirements through appropriate reserve dedications.
- (5) To incorporate environmentally significant areas into the open space system.
- (6) To meet the demand for recreational and cultural facilities within the financial resources of the municipality.
- (7) To provide recreational and cultural facilities that meet the needs of the whole community.
- (8) To encourage joint use and project phasing in order to reduce the capital costs of facility development.

8.7.3 Open Space

Public Access to Water Bodies

- (a) Public access to permanent water bodies and natural drainage features shall be incorporated into subdivision plans, as long as such access does not negatively impact sensitive natural areas.

Parks Hierarchy

- (b) An integrated hierarchy of active and passive parks and recreation facilities has been established by the Town in order to meet the diverse needs of Cochrane's population. Appendix F provides an overview of park types and development standards.

Integrated Open Space System

- (c) The Town will develop a recreation open space master plan that includes maintained municipal reserve parkland, natural environmental reserve areas, and viewpoints and vistas, as illustrated on Map 4: Parks, Open Space, Schools, Recreation. Cochrane's open space system will be linked to the regional pathway system and will protect environmentally significant areas.

Preserving Natural Vegetation

- (d) Through responsible site planning and design, the Town will maintain as much natural vegetation and as many site features as possible throughout the open space system.

Bow River Islands

- (e) The Town will ensure that islands in the Bow River are preserved in their natural state, wherever possible.

Community Maintenance

- (f) Where appropriate, the Town encourages community involvement in the maintenance and enhancement of parks.

8.7.4 Reserves and Schools

Municipal Reserves

- (a) At the time of subdivision approval, the maximum municipal reserve dedication will be required and used, in accordance with the provisions of the Act.
- (b) The location and distribution of municipal reserve land will be determined at the Area Structure Plan, Neighbourhood Plan, or subdivision stage.

Money-in-Lieu/Deferral

- (c) Where appropriate, the Town will require that municipal reserves be provided as land in accordance with the Act. Where this is not practical, the Town will require payment of money-in-lieu of municipal reserve land or deferral of the reserve land requirement. Where money-in-lieu of open space is accepted, the Town will use these funds in accordance with the Act.

School Site Master Plan

- (d) The Town and the school authorities should establish a future school site master plan in order to facilitate land dedications required for future school needs. Factors to consider in this master plan include, but are not limited to, the following:
 - (i) highest and best use of the reserve lands;
 - (ii) efficient and effective use of infrastructure;
 - (iii) options where the school authorities and/or the Town jointly use the sites.

8.7.5 Recreational and Cultural Facilities

Multi-Use Facilities

- (a) Leisure facilities shall be focused upon meeting local residents' demands.
- (b) Where recreational and cultural facilities are being developed, they shall be multi-use facilities, wherever possible.

User Supported Facilities

- (c) The development of public recreational and cultural facilities shall be based upon the commitment of users to raise funds, support capital development costs, and support operational costs through user fees.

9.0 TRANSPORTATION

9.1 INTRODUCTION

An efficient, effective and accessible transportation system will ensure resident and visitor mobility. A well-organized and maintained system of connections also provides the critical foundation for building and sustaining a complete, livable community.

Population growth will place pressures on the existing transportation system. To avoid greater congestion, the Town must consider increasing network efficiency, as well as exploring alternative modes of transportation as important components in its transportation planning.

9.2 GOALS

- (1) To design a strong multi-modal transportation network that provides the safe and efficient movement of people, goods, and vehicles. The design shall address vehicular and pedestrian movements and connections throughout the Town and region.
- (2) To reduce the impact of traffic on local residential areas through suitable road and subdivision design.
- (3) To provide for services in such a way that the demands on the transportation network are reduced.
- (4) To improve the appearance of roadways and entranceways to Cochrane with emphasis on Highway 1A (Bow Valley Trail) and Highway 22 (Cowboy Trail) and gateways to the downtown.
- (5) To ensure that roadways are upgraded and expanded in an environmentally sensitive and fiscally responsible manner.
- (6) To work with CRP to promote regional transportation strategies

9.3 POLICIES

9.3.1 Transportation Network

Transportation Network

- (a) The transportation network shall be established in accordance with Map 5: Transportation Network, and the Town's Transportation Plan due in 2008.
- (b) The transportation network shall provide a range of roads that meets the needs of the community to move traffic, as outlined in the Town of Cochrane Transportation Plan, as amended from time to time to address future needs.

Comprehensive Transportation Studies

- (c) On proposed redesignation, subdivision, and development applications the Town determines may have potentially significant impacts on the transportation network, developers shall provide comprehensive transportation studies for new development areas to the satisfaction of the Town.

Provincial Highways

- (d) The provincial highways shall serve dual roles as part of the Cochrane transportation network and as part of the provincial highway system.

Multi-Modal System

- (e) The transportation network shall address alternative modes of transportation that include automobile, walking, cycling, and local and regional transit.
- (f) The transportation network shall incorporate designs and standards appropriate for a public transit service.

Environmental Sensitivity

- (g) Construction of new transportation facilities shall minimize impact to environmentally sensitive areas.

Developer Pay

- (h) Unless otherwise specified in a Town of Cochrane subdivision servicing agreement, developers shall be responsible for construction and initial maintenance of transportation infrastructure and oversizing.
- (i) The Town will endeavor to assist the developers in recovering the construction costs of the oversizing of transportation services from developers and landowners that will benefit from the oversizing.

Bow River Crossings

- (j) In accordance with the *Town of Cochrane Analysis of Future Bow River Bridge Crossings: Planning Study*, as amended from time to time, a new Bow River bridge shall be constructed and the existing River Avenue bridge shall be converted to a pedestrian crossing and emergency access.
- (k) Design and construction costs for bridges (pedestrian and vehicular) required to serve lands south of the Bow River shall be collected through offsite levies or other appropriate financial strategies, as adopted by resolution of Council from time to time.
- (l) The Town shall determine when design, construction, and completion of any bridges are to occur.

Second Access to West Terrace/West Pointe

- (m) A second access to West Terrace/West Pointe across the CPR tracks shall be provided. The Town shall determine the timing and alignment of the second access.

Travel Demand Management

- (n) The Town shall use appropriate travel demand management techniques to manage vehicle movement on Cochrane's road network.

Network Expansion

- (o) Expansion of the transportation network beyond the Town boundaries shall be addressed and be compatible with the provincial and Municipal District of Rocky View transportation networks.

Factors to consider in the design shall include efficiencies, effectiveness, and environmental sensitivity.

Commuter Link

- (p) The Town shall work with other transportation providers to address future transit links within the region.

Highway Bypass

- (q) At such a time considered appropriate by Council, the Town may examine a roadway bypass in consultation with the M.D. of Rocky View and the Alberta ministry responsible for transportation.

9.4 DEVELOPMENT CONSIDERATIONS

9.4.1 Right-of-Way Requirements

- (a) Road right-of-way requirements shall be protected through building setbacks, acquisition of right-of-way, and careful subdivision design.

9.4.2 Small-Town Atmosphere

- (a) The transportation network shall respect the small town atmosphere of Cochrane and shall focus on efficient internal movement of people at a scale consistent with development in Town.

9.4.3 Economic Efficiency & Environmental Responsibility

- (a) The transportation network shall be developed to provide the required service in a manner that is economically efficient and environmentally responsible and that minimizes long-term operating and servicing costs.

9.4.4 Intrusion into Existing Neighbourhoods

- (a) Except where new development necessitates network expansion, emphasis shall be placed on upgrading facilities in existing transportation corridors in order to avoid intrusion of new facilities into existing neighbourhoods.

9.4.5 Project Phasing

- (a) Capital expenditures on new transportation facilities shall be optimized through project phasing.

9.4.6 Downtown Linkages

- (a) The transportation network shall focus on producing convenient linkages to the downtown.

9.4.7 Access Control

- (a) New developments may front onto arterial roads, but direct driveway access shall be prohibited.

9.5 COMMUNITY IMAGE

9.5.1 Bow Valley and Cowboy Trails

- (a) Highway 1A (Bow Valley Trail) and Highway 22 (Cowboy Trail) are designated scenic tourism corridors and improvements to protect and enhance their visual quality shall be undertaken.

9.5.2 Design Criteria

- (a) The Town, in cooperation with the Alberta ministry responsible for transportation, shall establish design criteria for the enhancement of the Bow Valley and Cowboy Trails.

9.5.3 Natural Character

- (a) Where lands adjacent to the Bow Valley and Cowboy Trails are undevelopable due to development constraints, they shall remain in their natural state.

9.5.4 Boulevard Landscaping

- (a) Boulevard landscaping along the Bow Valley and Cowboy Trails to enhance their visual appeal shall be undertaken.

9.5.5 Third Party Advertising Signs

- (a) Third party advertising signs (e.g., billboards) on public lands adjacent to the Bow Valley and Cowboy Trails are prohibited.

10.0 SERVICING

10.1 INTRODUCTION

Municipal utility services in Cochrane include water supply, sanitary sewer, stormwater, and recycling. Effectively providing these services to residents and having the capacity to accommodate increased demands from visitors and future residents are critical.

Cochrane's water supply originates in the Bow River. Ensuring that this water source is maintained and protected is important for future development in the Town.

The Town's stormwater system generally consists of several independent systems. Each development area has been responsible for providing a *Stormwater Management Plan* which incorporates the philosophy of best management practices. This plan must comply with the Town's *Stormwater Management Policy*.

The following goals and policies will ensure that adequate utility infrastructure will serve future Town development. Such development will be fully serviced with piped and shallow utilities in a manner that minimizes the environmental impact on the natural terrain and surrounding environment.

10.2 GOALS

- (1) To develop and maintain adequate levels of municipal utility services for the Town.
- (2) To prepare for future growth by upgrading and expanding utility systems in a proactive, yet environmentally and fiscally responsible manner.
- (3) To provide leadership in sustainable municipal utility servicing.
- (4) To provide a safe and secure supply of potable water to Cochrane residents.

10.3 POLICIES

10.3.1 Servicing Capacities and Costs

- (a) The Town shall make land use decisions within servicing capacities and in coordination with upgrading programs.
- (b) Construction of new developments shall proceed only when Town utility services to the new developments are in place.
- (c) Unless otherwise specified in a Town of Cochrane subdivision servicing or development agreement, developers shall be responsible for construction and initial maintenance of utility services and oversizing.
- (d) All new developments shall be serviced by the Town utility systems, unless separate services are approved.
- (e) Servicing capacity expansion in existing areas shall occur only when the Town has adequate funding.

10.3.2 Design Standards

(a) All new and proposed upgrades to existing utility services shall comply with Town of Cochrane design standards.

10.3.3 Oversizing

- (a) Where deemed necessary by the Town, utility services shall be appropriately oversized to accommodate growth beyond the development area.
- (b) The Town will endeavor to assist developers in recovering the construction costs of the oversizing of utility services from subsequent developers and landowners who will benefit from the oversizing.

10.3.4 Environmental Impact

(a) All utilities shall be installed in a manner that minimizes the impact of development on the natural terrain and surrounding environment.

10.3.5 Water Improvements

(a) Upgrades to the water system, as shown on Map 6: Water Distribution, will be required to achieve the Land Use Concept illustrated on Map 3.

10.3.6 Sanitary Improvements

(a) Upgrades to the sanitary system, as shown on Map 7: Sanitary Sewer System, will be required to achieve the Land Use Concept illustrated on Map 3.

10.3.7 Stormwater Management Reports

(a) As a component to the Neighbourhood Plans, and prior to the issuance of site grading development permits and subdivision approvals, the developer shall submit a stormwater management report, prepared in accordance with the *Town of Cochrane Stormwater Management Study*, as amended from time to time, and to the satisfaction of Alberta Environment and the Town of Cochrane.

11.0 SOCIAL & EMERGENCY SERVICES & COMMUNITY FACILITIES

11.1 INTRODUCTION

Municipalities provide social and emergency services and develop community facilities where their citizens are in need of emergency services or wish to participate in leisure activities. As the Town continues to grow, these services will need to be expanded to address the demands that come with population increase.

The following goals and policies express the Town's long-term vision for the provision of social and emergency services and community facilities.

11.2 GOALS

- (1) To create a vibrant, safe, healthy, and supportive community that embraces and encourages social and cultural diversity for people of all abilities.
- (2) To ensure that a wide range of community services is provided for Cochrane and area residents.
- (3) To ensure that an appropriate level of public emergency services is provided to meet the demands of growth.
- (4) To ensure that health, welfare, and social services are affordable and accessible to Cochrane and area residents.
- (5) To be committed to community-based services with a focus on early intervention.

11.3 POLICIES

11.3.1 Social Services

Local Needs

- (a) The Town will monitor community needs and ensure that a continuum of services from prevention to long-term intervention are available for all segments of the population.

Health Services

- (b) The Town will participate with the Calgary Health Region to ensure an appropriate level and quality of health services including extended care services for seniors.

Neighbourhood Integration

- (c) The Town shall integrate compatible uses such as child care services, youth-oriented facilities, seniors' residences, and extended care facilities into residential neighbourhoods.

Volunteerism

- (d) Volunteerism is inherently valuable because it allows citizens to contribute directly to the community and is linked to positive outcomes for volunteers and the health of the community. In order to encourage a more sustainable community, the Town shall promote volunteerism through the appropriate Town departments.

11.3.2 Emergency Services

Emergency Services Sub-Stations and Standards

- (a) The Town shall determine the appropriate locations of emergency services sub-stations that will meet the needs of the community.
- (b) The Town shall provide emergency service responses based on North American standards.

Police Protection

- (c) The Town shall ensure police services are appropriate and meet the needs of the community.

Emergency Response Plan

- (d) The Town shall ensure that the Emergency Response Plan is periodically reviewed to adjust for new development and population growth.

11.3.3 Community Facilities

Local Needs

- (a) Leisure and cultural facility development shall be focused upon meeting community demands.
- (b) The Town will cooperate with its neighbouring municipalities to provide facilities that meet regional demands.

Recycling Facilities

- (c) The Town shall continue to provide recycling facilities.

12.0 HERITAGE PRESERVATION

12.1 INTRODUCTION

The citizens of the Town place a high value on Cochrane's heritage resources and social history. Cochrane's heritage contributes to the Town's unique sense of place. Heritage appreciation efforts look to the preservation and rehabilitation of significant heritage buildings and to the development of new, built form and urban environments that draw upon and reflect the significant influence from the past.

The following goals and policies address the importance of Cochrane's heritage and its heritage resources, the desire to ensure their conservation and preservation, and the public's understanding and appreciation of their value to the Town.

12.2 GOALS

- (1) To encourage the conservation and retention of buildings of historic or architectural significance through the Town of Cochrane Heritage Conservation Program, which ensures that such buildings remain functional and productive elements of Cochrane.
- (2) To recognize the importance of Cochrane's heritage in creating its unique sense of place and strategic advantage.
- (3) To promote appreciation and understanding of Cochrane's heritage and encourage public stewardship.
- (4) To ensure new buildings follow the *Western Heritage Design Guidelines* (see Appendix H).

12.3 POLICIES

12.3.1 Heritage Education

- (a) The Town shall recognize and support heritage educational opportunities, as outlined in the *Heritage Management Plan* and the *Heritage Conservation Incentives Program and Heritage Awareness Program*.
- (b) The Town shall support the efforts of owners of heritage resources to protect and preserve these resources.
- (c) The Town shall engage the public on heritage matters.

12.3.2 Heritage Preservation

Provincial Recognition

- (a) The Town shall encourage and work with landowners to register historically significant buildings as identified in the *Cochrane Heritage Register and Heritage Management Plan* (see Appendix G).

Partnerships

- (b) The Town will cooperate with other levels of government, private agencies, and individuals in the preservation of historic buildings and sites.

Historic Resources Preservation

- (c) The Town will encourage preservation initiatives by using heritage designation bylaws and other preservation instruments available to local government.
- (d) Historic resources preservation shall conform to the Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada*.

Historic Resources Restoration

- (e) The Town will encourage owners of significant historic resources to restore them to their original appearance.

Building Relocation

- (f) The Town will encourage the relocation of buildings worthy of conservation if they cannot be preserved on their original sites.

Heritage Incentives

- (g) The Town will determine appropriate incentives to owners of municipal historic resources for application towards restoration and preservation.

Redevelopment of Historic Buildings

- (h) In order to ensure the long-term economic viability of heritage buildings listed in the Town's *Heritage Register and Heritage Management Plan* (see Appendix G), owners are encouraged to use them in creative ways. A wide range of uses, as well as flexible parking and development criteria will be permitted.

Development Permits

- (i) Where appropriate and in accordance with the *Historical Resources Act*, the Town shall require historic resources impact assessments in the review of development applications, weighing this consideration along with other objectives and constraints during the development approval process.
- (j) Prior to rendering a decision on a proposed development or demolition permit affecting a building on the *Heritage Register*, the Development Authority shall refer the application to the Alberta ministry responsible for heritage preservation for its recommendation, pursuant to the *Historical Resources Act*, R.S.A., Chapter H-8, as amended.

Resource Extraction

- (k) Developers of natural resource extraction industries shall comply with requirements of the ministry responsible for historic protection, prior to the natural resource activities commencing.

12.3.3 Heritage Appreciation

Heritage Attractions

- (a) Where appropriate, the Town shall coordinate efforts and activities with area historic attractions.

Neighbourhood Naming

- (b) The naming of neighbourhoods, including streets, shall use names from local history or natural features.

13.0 INTERMUNICIPAL COOPERATION

13.1 INTRODUCTION

Communication and cooperation between the Town and its neighbouring municipalities are important to ensure that appropriate solutions to growth pressures in the region are addressed. One form of achieving this goal is through intermunicipal committees and intermunicipal development plans for matters of mutual interest. The Town will work with neighbouring municipalities in order to mitigate potential negative impacts on the Town and capitalize on opportunities.

Another arrangement towards this goal is the Town's participation as a member of the Calgary Regional Partnership. The partnership's mandate is to work together to address regional land use challenges and opportunities.

Watershed planning also requires an inter-jurisdictional approach to achieve successful outcomes. The Town of Cochrane is a partner in the *Bow River Basin and Three Creeks Watershed Management Plans*, which are each in different phases of development. In the future, these plans will provide a better understanding of the state of Cochrane's watersheds, and how the community can work with its neighbours to ensure a healthy watershed system for the future.

The following goals and policies outline communication and cooperation strategies between the Town and its neighbouring municipalities for matters of common concern.

13.2 GOALS

- (1) To foster cooperation, consultation, and information sharing between the Town of Cochrane and surrounding jurisdictions.
- (2) To ensure coordination and consistency in the land use, economic development, and environmental protection policies of the Town of Cochrane and surrounding jurisdictions.
- (3) To facilitate long-term planning by ensuring that an adequate supply of land is available in order to meet existing and projected demand.
- (4) To ensure orderly and cost-efficient expansion.
- (5) To participate in the development of and on-going revisions to the Regional Land Use Plan for the Calgary region.
- (6) To revise and update *Town of Cochrane/M.D. of Rocky View Intermunicipal Development Plan* to be consistent with the *Regional Land Use Plan* for the Calgary region.

13.3 FRAMEWORK FOR BOUNDARY EXPANSION

- (a) Rural lands surrounding the Town have an intrinsic value that reinforces Cochrane's character and heritage. Therefore, the preservation of these agricultural and rural lands is considered an important planning goal. The Town will promote more efficient and effective use of lands within its boundaries before expanding them.

- (b) When appropriate, boundary expansion into the rural area is dependent on how the land fits into the following criteria:
- (i) ability to service, use of existing capacity, and infrastructure upgrades;
 - (ii) topographic constraints;
 - (iii) efficient transportation linkages (both vehicular and pedestrian);
 - (iv) intrusion into existing uses;
 - (v) ability to promote more compact Town growth as opposed to growth along linear corridors;
 - (vi) agricultural capability;
 - (vii) ease of land assembly.

13.4 REGIONAL COOPERATION

13.4.1 Intermunicipal Development Plan

In June 2001, the Town and the Municipal District of Rocky View adopted the *Town of Cochrane/M.D. of Rocky View Intermunicipal Development Plan (IDP)*, which establishes the framework for planning and development that occurs along the adjoining fringes of both municipalities. The IDP further outlines the process each municipality will follow with respect to planning activities within its fringe lands.

13.4.2 Calgary Regional Partnership

The Calgary Regional Partnership is comprised of eighteen municipalities within the Calgary region and the T'suu T'ina First Nation. This partnership formed to deal with matters of mutual interest at a regional level. Due to rapid growth in the Calgary region, the members decided to work together to address issues of mutual concern and to develop a regional land use plan. This plan will be a comprehensive regional plan for land use and growth management. The expectation will be that the local plans developed by the member municipalities would be in conformity with this regional plan. As the Town of Cochrane is a member of the partnership, the Town will work cooperatively with its municipal neighbours in the best interests of the region.

13.4.3 Watershed Planning

The Town of Cochrane has been working on supporting the development of watershed plans that are influenced by development occurring in Cochrane. The *Bow River Basin and the Three Creeks Watershed Management Plans* will be important for future planning in Cochrane.

13.5 POLICIES

13.5.1 Watershed Planning

- (a) The Town shall work with other municipalities and partners to develop watershed management plans as appropriate.

13.5.2 Regional Planning

- (a) The Town will work with other municipalities and partners in the Calgary Regional Partnership in order to prepare comprehensive plans that address the future growth requirements in the region and to ensure that the future growth patterns, land use, and infrastructure requirements are coordinated regionally.

13.5.3 Intermunicipal Development Plan

- (a) The Town will adhere to the goals, policies, and procedures established in the *Town of Cochrane/M.D. of Rocky View Intermunicipal Development Plan*, as amended from time to time.
- (b) The Town will work with the Municipal District of Rocky View in the review and updating of the *Town of Cochrane/M.D. of Rocky View Intermunicipal Plan*.

13.5.4 Annexation

- (a) The Town will work with the Municipal District of Rocky View to address future annexation needs of the Town.
- (b) The Town will consider the social, economic, and environmental factors in determining its future growth corridors.

14.0 IMPLEMENTATION & MONITORING

14.1 INTRODUCTION

Responsibility for the implementation of the MDP rests with Town Council, committees of Council, administration, and the residents of Cochrane through their active involvement. Decisions with respect to *Land Use Bylaw* amendments, subdivisions, and development permits must conform to the policies of the MDP. The Town of Cochrane's capital budgeting process also provides a mechanism for implementing the MDP. Through its budgeting process, the Town can influence the timing of infrastructure investments, thereby affecting the timing of development activity.

MDP monitoring and review will occur on a regular basis in order to ensure that development is being effectively guided by the MDP policies. Major reviews of the goals and policies of this document should occur within three years of the date of MDP adoption. Amendments to the MDP should respond to changing development trends, unanticipated external forces, or changes in community priorities. As the primary planning document guiding future development within the Town of Cochrane, the MDP must continue to reflect the goals and aspirations of the community.

14.2 GOALS

- (1) To ensure the implementation of the MDP proceeds in a coordinated and cost-effective manner.
- (2) To provide for ongoing monitoring, review, and updating of the MDP based on major reviews and analysis of livability factors.
- (3) To involve all citizens in monitoring and contributing to Cochrane's quality of life.
- (4) To project the rate of growth in order to anticipate changing demands for municipal services and to manage the financial impacts of these changes on the Town of Cochrane.
- (5) To promote efficient patterns of development to maximize effective infrastructure expenditures.

14.3 POLICIES

14.3.1 Roles and Responsibilities

Town Council

- (a) Council will adhere to the goals and policies of the MDP.
- (b) Council will be responsible for the following implementation duties:
 - (i) Initiate and oversee the planning recommendations, programs, and committees necessary to fulfill the goals of the MDP;
 - (ii) Consult with all relevant stakeholders in the implementation of the MDP;
 - (iii) Engage the public in municipal decision making with respect to the goals and policies contained within the MDP;
 - (iv) Assign specific tasks to various boards, agencies, and ad-hoc citizen committees related to the implementation, monitoring, and review of specific MDP policies.

Staff Responsibilities

- (c) All municipal departments and committees shall implement the MDP.

Initial Review

- (d) The Planning and Engineering Department shall assume primary responsibility for the initial review of all land use, subdivision, and development proposals prior to submission to the appropriate authority for decisions and shall ensure the participation of relevant stakeholders during the review process.

14.3.2 Area Plan Policies

MDP Conformity

- (a) All statutory plans and documents, including revisions, shall conform to the MDP.

Area Structure Plans

- (b) Developers shall prepare Area Structure Plans for all new development areas prior to the redesignation of lands. Each plan shall address those matters identified in the Act, as well as, but not limited to, the following points:
 - (i) parks and open space;
 - (ii) utilities;
 - (iii) conflicts between incompatible uses;
 - (iv) interface with highway and railway rights-of-way;
 - (v) urban design;
 - (vi) ecologically significant areas;
 - (vii) sustainability standards.

Area Redevelopment Plans

- (c) At the discretion of Town Council, Area Redevelopment Plans may be required for developed areas that are under pressure for extensive redevelopment. Each plan shall address those matters identified in the Act, as well as, but not limited to, the following points:
 - (i) a public engagement program;
 - (ii) proposed replacement or improvements to public roadways, utilities, and other services;
 - (iii) a socio-economic impact assessment;
 - (iv) urban design concept;
 - (v) removal, rehabilitation, or preservation of land uses and buildings.

Neighbourhood Plans (formerly known as Concept Plans)

- (d) Neighbourhood Plans shall be prepared for each stage of development identified in the higher-level Area Structure Plan, and shall demonstrate conformity with the policies contained in both the MDP and any other applicable plans.
- (e) Each Neighbourhood Plan shall include, but not be limited to, the following:
 - (i) The detailed design pattern such as road networks, future transit accommodation, land use categories, utility lots, parks and trails;
 - (ii) Scale: street widths, building setbacks, walking distances, street lighting, pedestrian protection, and pedestrian pathways;
 - (iii) The pedestrian environment: street widths, building setbacks, walking distances between home and other destinations, and design and function of the community by walking distance;
 - (iv) Community Interaction: clear definition of private and public space, community meeting spaces, mixed use focal points, community clubs, and plazas;
 - (v) Range of housing types and styles: range of sizes, seniors housing, and general community composition;
 - (vi) Environmental Impacts: reducing impacts through the land use pattern, sensitivity to local ecology, and density;
 - (vii) Views: designing neighbourhoods so that the siting of buildings does not impair but rather enhances important landscape vistas and features;
 - (viii) Streetscape: streets designed to create a network, buildings fronting the street, boulevard trees, lower maximum speeds, multiple alternative routes, bicycle paths, pedestrian scaled lighting, and traffic calming.

This information shall be provided through a combination of plans, tables and narrative sections that clearly and concisely illustrate the intended neighbourhood design and its relationship to the overall plan for the community as outlined in the Area Structure Plan.

- (f) Neighbourhood Plans must include a conceptual analysis of the open space, including a description of the layout and connectivity of trails, tot lots, and active and passive recreation areas based on community demographics.
- (g) Plans must include details on the transition between and connection to different land uses where the plan is adjacent to existing development.

Subdivision and Development Plans

- (h) Subdivision and development plans shall conform to this MDP, applicable statutory plans, and the *Town of Cochrane Land Use Bylaw*.

14.3.3 MDP Monitoring

Administrative Monitoring

- (a) The Planning and Engineering Department shall update the *Livability Indicators Report* on a regular basis and shall engage relevant stakeholders in its review and updating process.
- (b) The Planning and Engineering Department shall address the effectiveness and progress in implementing this MDP. The Department should identify inconsistencies between the MDP and new issues not addressed in the MDP and provide recommendations for possible amendments.

14.3.4 MDP Amendments

Amendments

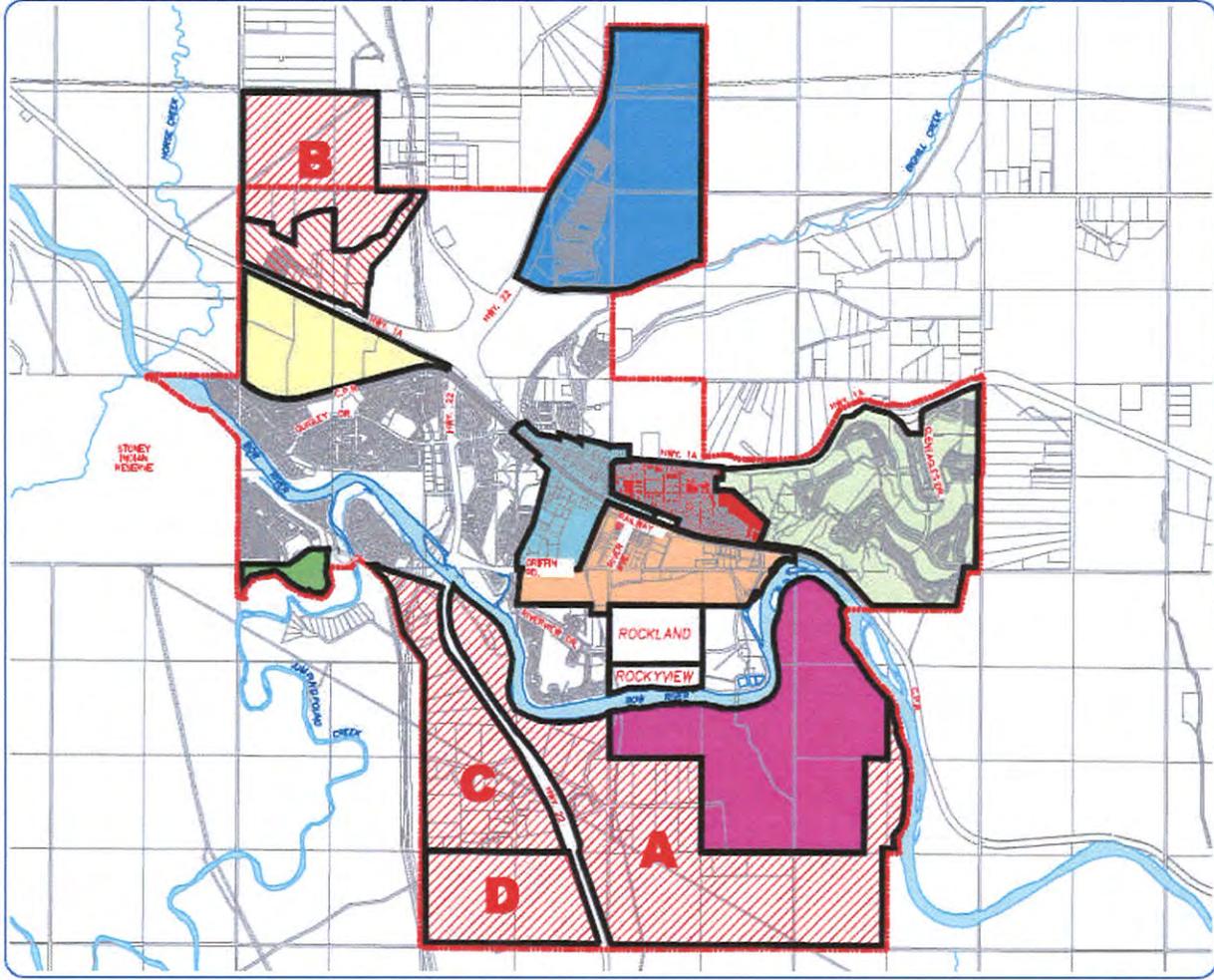
- (a) Council may consider possible amendments to the MDP from time to time to respond to changing circumstances.

Public Review of Amendments

- (b) Council will follow its established public engagement process in dealing with proposed amendments to this MDP.

Comprehensive Review

- (c) Council, in consultation with the Planning and Engineering Department, shall determine the timing of a comprehensive review and update of this MDP.
- (d) Notwithstanding Section 14.3.4(c), a comprehensive review should be undertaken approximately three years after adoption of the MDP.





COCHRANE
CREATED 1882 REINCORPORATED 1987

↑ NORTH

LEGEND

— Town Boundary
— C.P.R.

STATUTORY PLANS IN EFFECT:

- GLEN EAGLES AREA STRUCTURE PLAN (1990)
- GRIFFON RIDGE AREA REDEVELOPMENT PLAN (1994)
- SOUTH RIDGE AREA STRUCTURE PLAN (1997)
- LOWER EAST REDEVELOPMENT PLAN (2001)
- BRANTFORD AREA REDEVELOPMENT PLAN (2004)
- SUNSET RIDGE AREA STRUCTURE PLAN (2000)
- KLAMATH RIDGE CONCEPT PLAN (2003)
- COCHRANE WEST AREA STRUCTURE PLAN (2007)

PENDING PLANS:

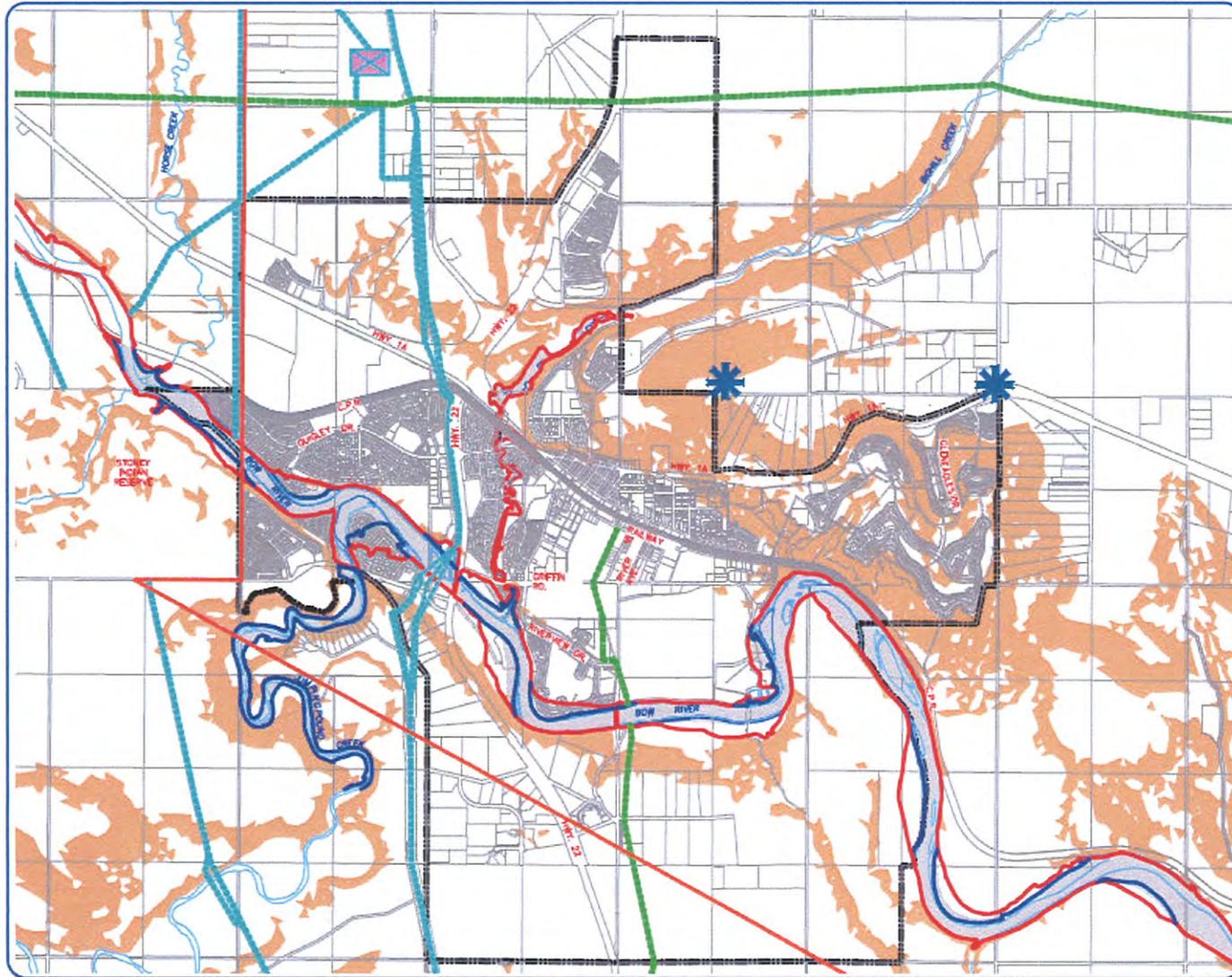
- HERITAGE HILL AREA STRUCTURE PLAN
- AREA A, B, C & D

SCHEDULE 'A'

MUNICIPAL DEVELOPMENT PLAN

DATE: JULY 2008
SCALE: 1:25,000

MAP 1
AREA PLANS IN EFFECT AND PENDING





North

LEGEND

-  Town Boundary
-  C.P.R.
-  Escarpments
15.0% and
Greater Slope

Flood Fringe

-  Floodway
-  1:100 Year
Flood Risk Area
(Ice Hazard Zone)

Flood Fringe

-  1:100 Year Open
Water Flood
Limits
-  Pipeline Right of Way
-  Gas Transmission
Line
-  Electric Transmission
Line
-  Gas Plant
-  Communication
Facilities

SCHEDULE "B"

**MUNICIPAL
DEVELOPMENT
PLAN**

DATE: JULY 2008
SCALE: 1: 25,000

MAP 2

**DEVELOPMENT
CONSTRAINTS**
(CONCEPT ONLY)



LEGEND

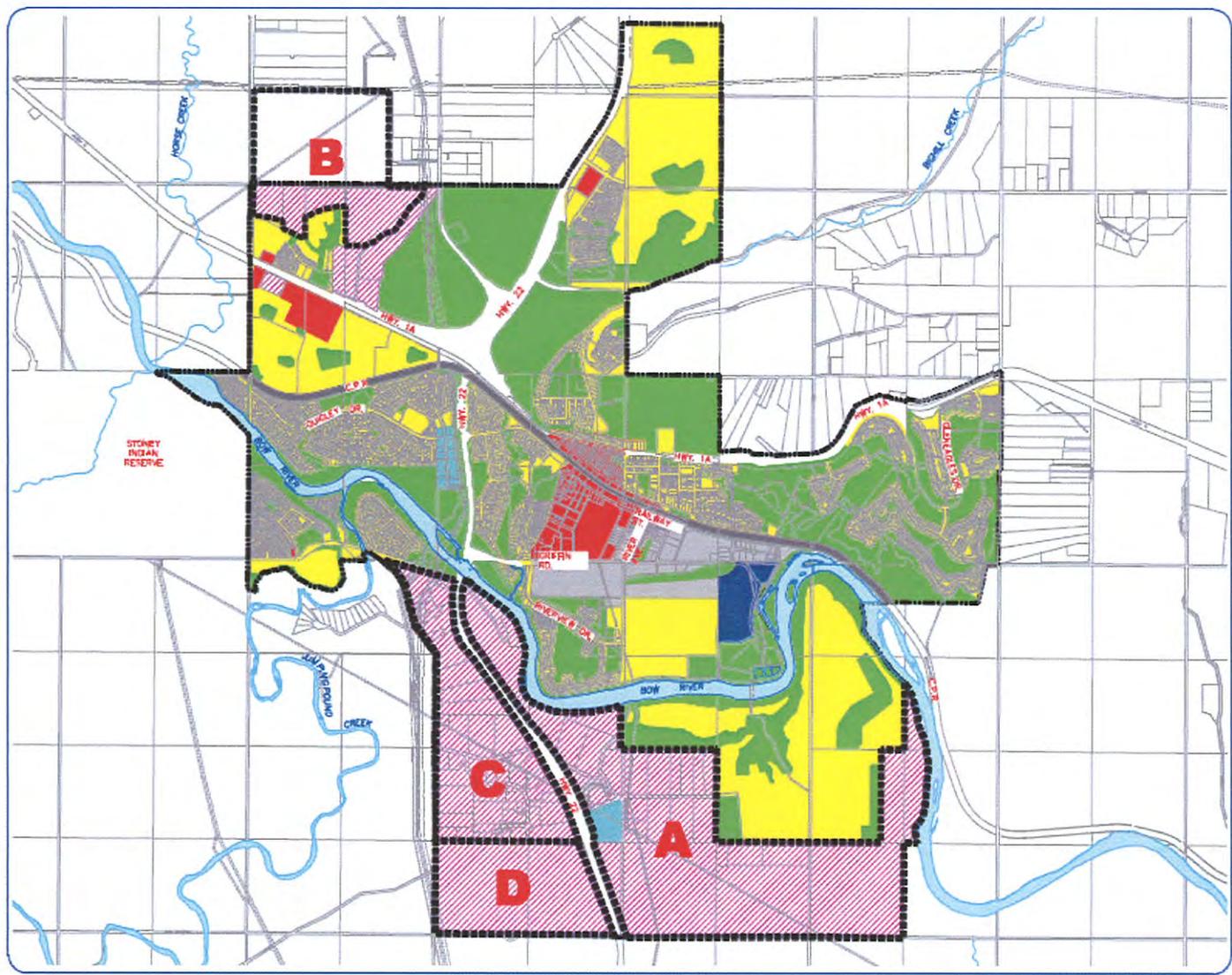
- Town Boundary
- C.P.R.
- Residential
- Commercial/Mixed Use
- Business Park
- Highway Commercial
- General Industrial
- Open Space & Public Service (Parks, Open Space, Educational, Recreational & Institutional)
- Land Use Pending
- Areas A, B, C & D

SCHEDULE 'C'

MUNICIPAL DEVELOPMENT PLAN

DATE: JULY 2008
SCALE: 1:25,000

MAP 3
LAND USE CONCEPT





LEGEND

- Town Boundary
- C.P.R.
- Current & Future Pathway System
- Existing Parks, Open Space, Schools, & Recreation
- Proposed Parks, Open Space, Schools, & Recreation
- Existing Pedestrian Crossings
- Proposed Pedestrian Crossings
- School Sites
- Future School Sites

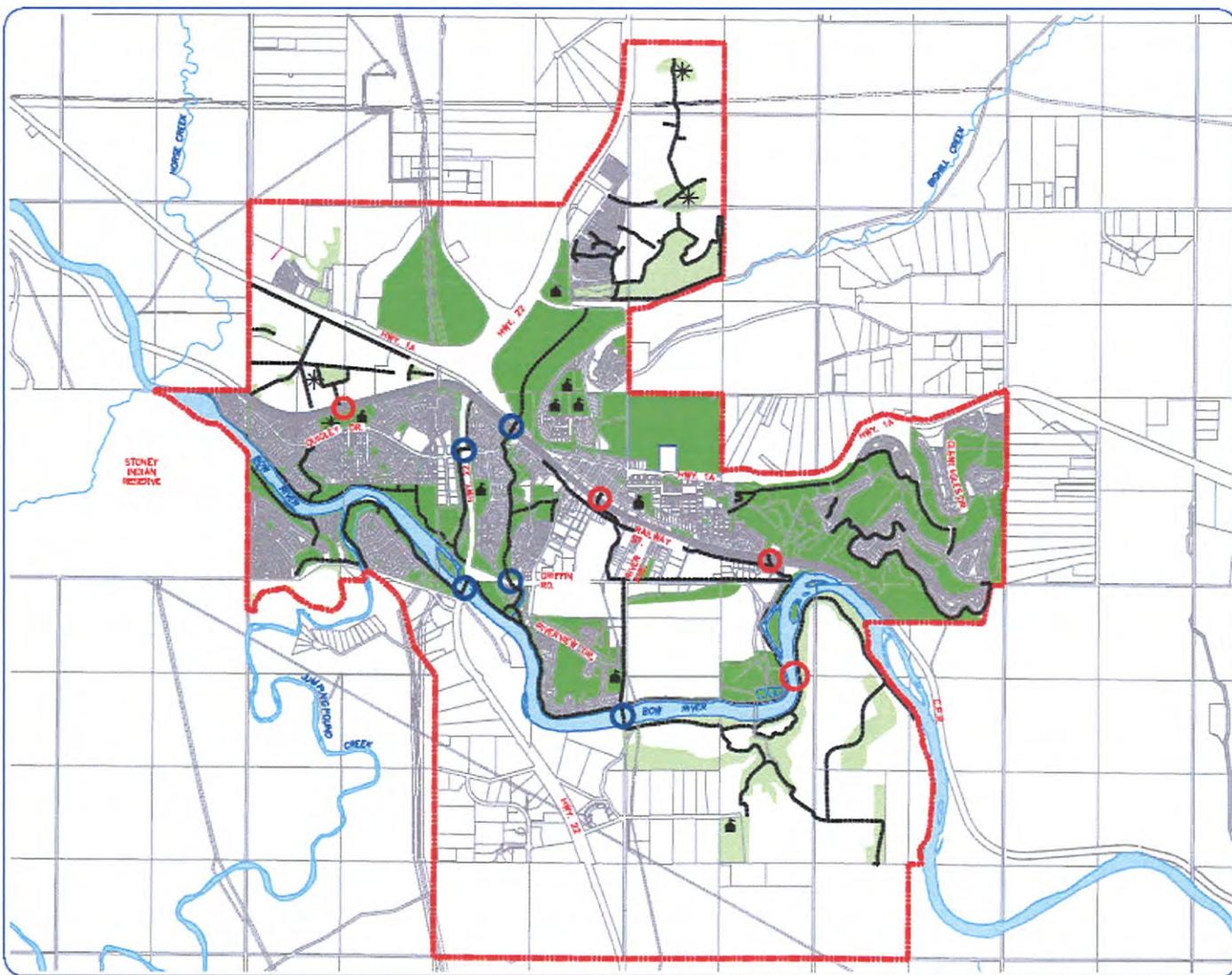
Note: * The pathway alignments shall be finalized at the neighbourhood plan / tentative plan stage

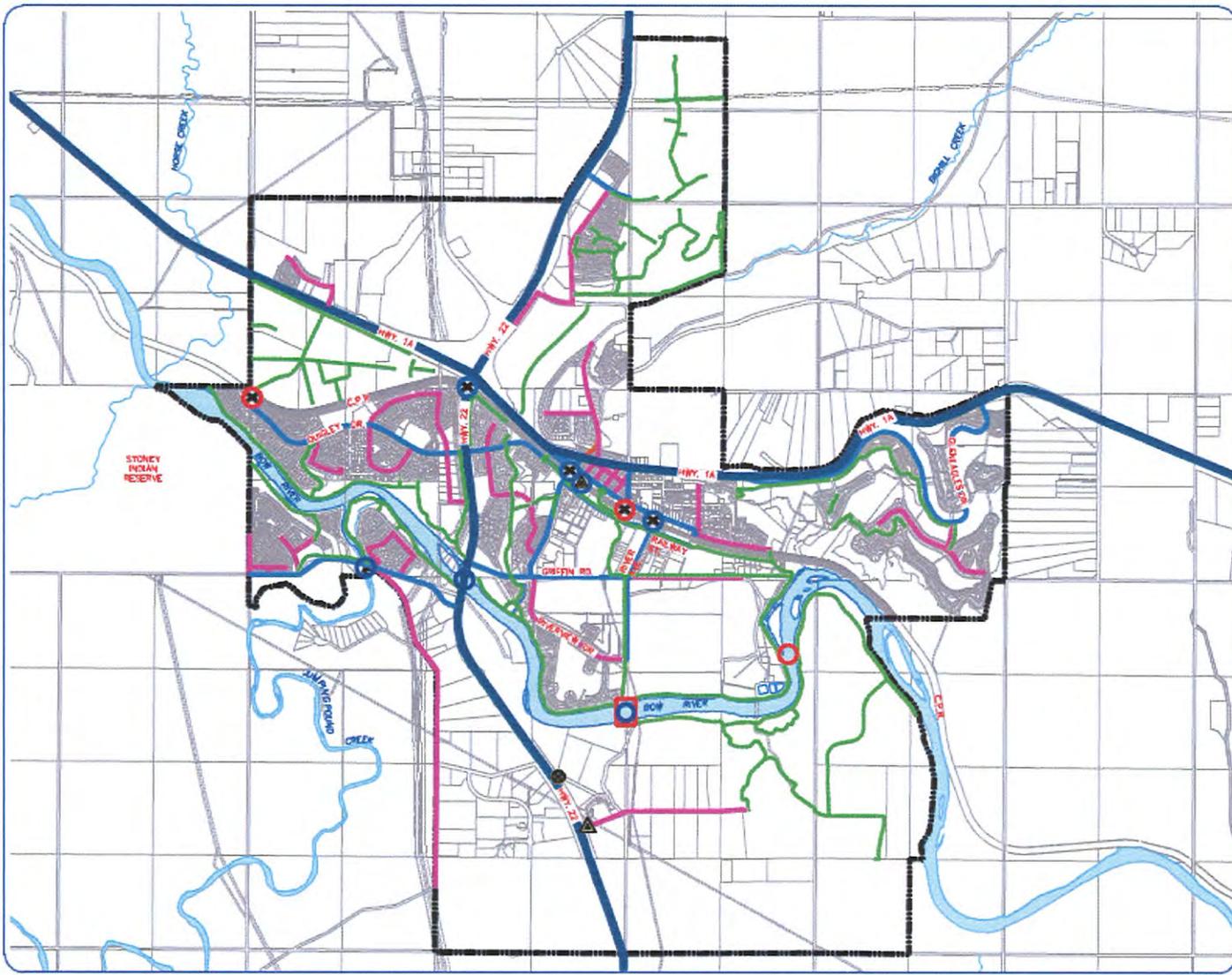
SCHEDULE 'D'

MUNICIPAL DEVELOPMENT PLAN

DATE: JULY 2008
SCALE: 1:25,000

MAP 4 PARKS, OPEN SPACE, SCHOOLS, AND RECREATION







COCHRANE
SCHEDULE 'E' NATURAL WEST



LEGEND

-  Town Boundary
-  C.P.R.
-  Provincial Highway
-  Arterial
-  Collector
-  Current & Proposed Pathway System
-  Existing Bridges
-  Proposed Bridges
-  Existing Railway Crossing
-  Existing Railway Crossing (Future Closure)
-  Proposed Railway Crossing
-  Future Pedestrian and Emergency Crossing Only
-  Existing Closed Intersection/Road
-  Future Intersection Closure

Notes:

- *The pathway alignments shall be finalized at the neighborhood plan/territorial plan.
- *Local and private roads have not been included.
- *For proposed transportation services, please refer to the Transportation Master Plan, as amended occasionally.

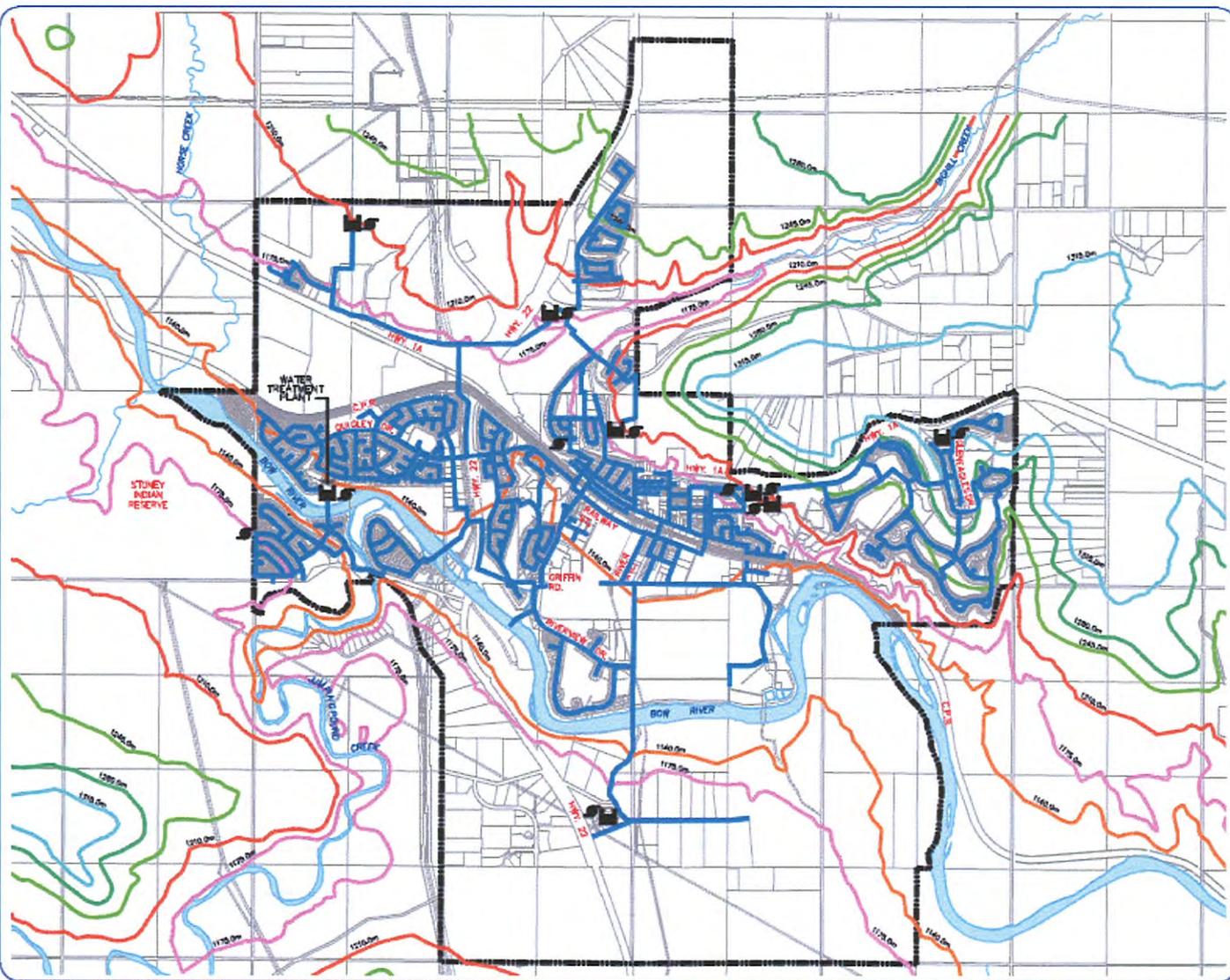
SCHEDULE 'E'

MUNICIPAL DEVELOPMENT PLAN

DATE: JULY 2008
SCALE: 1:25,000

MAP 5

TRANSPORTATION NETWORK



North ↑

LEGEND

- Town Boundary
- C.P.R.
- Watermains
- Existing Storage
- Existing Pump Station

PRESSURE ZONES

- 1140.0m
- 1175.0m
- 1210.0m
- 1245.0m
- 1280.0m
- 1315.0m

Notes: ● Private lines not shown.
 ● For proposed water servicing infrastructure, please refer to the Water System Master Plan, as amended occasionally.

SCHEDULE 'F'

MUNICIPAL DEVELOPMENT PLAN

DATE: JULY 2008
SCALE: 1:25,000

MAP 6
WATER DISTRIBUTION
MAJOR LINES & STORAGE

APPENDIX A

INDIVIDUALS WHO PROVIDED INPUT INTO THE PREPARATION OF THIS PLAN

Municipal Development Plan Task Force

Andy Marshall
Councilor

Jeff Genung
Councilor

Karen Clark
Public-at-large

Ken Bech
Mayor (*ex-officio*)

Miles Chester
Councilor

Shelley Luckasavitch
Cochrane Planning Commission

Tara McFadden
Councilor/Cochrane Planning Commission

Tim Giese
Public-at-large

Truper McBride
Mayor (*ex-officio*)

Wayne Forrest
Public-at-large

Wendy Walker
Public-at-large

APPENDIX B

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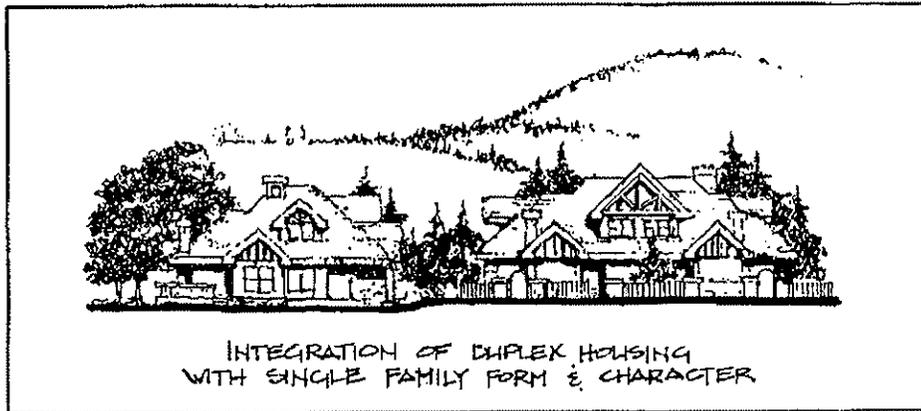
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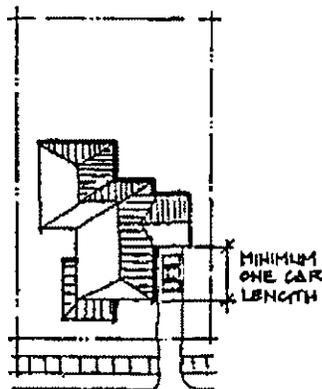
APPENDIX C

DESIGN GUIDELINES FOR INFILL & INTENSIFICATION

1. While maintaining density objectives, lots should vary along streetscapes to provide some streetscape variety.
2. Porches, stoops, bay windows, balconies, front stairs, and minor building masses may encroach into the front yard up to half the distance of the property line.



3. Duplex and semi-detached dwellings should be integrated into the overall fabric of the streetscape by retaining the form and character established for single dwelling residences.
4. In laneless subdivisions attached garages, where possible, should be set back from the front façade of the principal building in order to reduce impact on streetscape character.
5. In order to reduce noise intrusions on neighbours, attached garages on adjacent properties should be sited opposite of each other.



6. Up to one third of detached garages on any block may reach a height of up to two stories, provided the use of the upper story is oriented for use as an accessory suite, office, workshop, studio, etc.

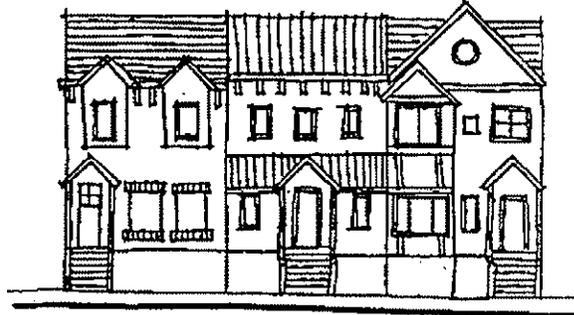


7. Dwelling units may share common driveways to maximize land efficiency.
8. In order to achieve a more efficient use of land and to reduce the cost of housing, the incorporation of alternative engineering and development standards is considered appropriate.
9. Planning and development shall emphasize the quality of public spaces, including streets, parks, lanes, play spaces, and natural areas, and their role in creating a sense of community.

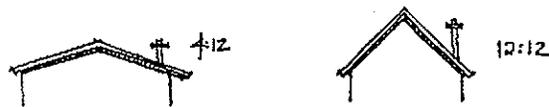
APPENDIX D

MULTIPLE DWELLING DESIGN GUIDELINES

1. Elements such as massing, materials, windows, canopies and roof forms should be used to help ensure continuity of form between buildings having potentially different styles.



2. Building facades above the second story should be set back from the façade of the story below.
3. Sloped roofs are encouraged. Roofs should have pitches of at least 4:12 and not more than 12:12 and should reflect the roof form of single-detached dwellings in the area.



4. Entrances to individual units should be visually prominent from the front façade or from the inner façade fronting on a common open space.
5. On-site exterior lighting of buildings, parking areas and common spaces should be shielded to prevent "spillover" onto neighbouring properties.
6. The exterior walls should have a finished surface comprised of materials representative of the local single-detached dwelling neighbourhood.
7. Buildings in view of single-detached dwelling neighbourhoods should be massed and articulated in a manner that is consistent with the single-detached neighbourhood. Articulated façades with definition of individual units, especially at street level and in the vertical direction, are encouraged.
8. Building façades above the second story should generally be set back from the façade of the story below.

9. For sloped sites, large expanses of wall in a single plan should be avoided. Articulated façades, upper floor setback, stepped building levels, and roof forms in response to the topography are encouraged.

APPENDIX E

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

There are numerous principles of C.P.T.E.D. The basic criteria are:

1. **Awareness of the Surrounding Environment**

People should be able to see and understand surrounding environment through unobstructed sightlines, adequate lighting, and avoidance of hidden spaces.

2. **Visibility by Others**

Create the ability to be seen by others and create a sense of ownership through maintenance and management of the built environment.

3. **Finding Help**

The ability to communicate, find help or escape when in danger through improved signs and designs.

4. **Sightlines**

The inability to see what is ahead along a route due to sharp corners, walls earth berms, fences, bushes or pillars is a serious impediment to the feeling of being safe. Large columns, tall privacy fences, overgrown shrubbery and other thick barriers adjacent to pedestrian paths could shield an attacker. Dense landscape screens, insets adjacent to paths and long fences that cut off a way to escape a place, could act as entrapments.

Guidelines

a) *Design Visibility*

The design of the built environment should allow for clear sightlines.

b) *Modify Sightlines*

Sharp "blind" corners should be avoided, especially on stairs or corridors.

c) *Problematic Spaces*

Visibility should be taken into account when designing or planning spaces where risk to personal safety is perceived to be high.

d) *Future Sightline Impediments*

Landscaping should be planned and trimmed along walkways to maintain an unobstructed view.

5. Lighting

Sufficient lighting is necessary for people to see and be seen. Light affects human behavior. Too much, too little or coloured light has different effects. It takes a few seconds to adapt to a change in light intensity and light colour. Lighting must be planned and evaluated in terms of the use and behaviour it promotes or deters.

Guidelines

a) *Minimum Standards*

Pedestrian walkways, backlanes and access routes open to public spaces should be lit so that a person with normal vision is able to identify a face from a distance of 15 m. Inset spaces, signs, entrances and exits should be lit.

b) *Necessity of Lighting/Improper Lighting*

The paths or spaces not intended for night time use should remain unlit to avoid giving a false sense of security or impression of use.

c) *Consistency of Lighting*

Lighting should be uniformly spread to reduce contrast between shadows and illuminated areas.

d) *Designing For Night Time Use*

Project proposals should take into account the night time use of the outdoor spaces specifying the type, placement and intensity of lighting.

e) *Protection of Lighting*

Light fixtures should be protected against casual vandalism.

f) *Placement of Lighting*

Lighting should also be directed on the walkways and possible entrapment spaces rather than on roads only.

g) *Maintenance*

Bushes and trees that block the light should be trimmed. Lighting fixtures should be maintained in a clean condition and promptly replaced if burnt or broken.

6. Predictable Routes

Predictable routes offer no alternative for pedestrians. An attacker can predict where pedestrians will end up once they are on the path.

Guidelines

a) *Visibility of Predictable Routes*

If there is a need for the predictable route, it should be designed to incorporate visibility.

b) *Location of Predictable Routes Near Entrapment Spots*

If there is an entrapment spot or isolated area within 50 to 100 m. of the end of the predictable route, it should be modified or eliminated.

c) *Natural Surveillance*

Natural surveillance of the predictable route should be encouraged.

d) *Sightlines*

If a pedestrian cannot see what is on or at the end of a predictable route, the visibility should be increased by lighting and/or the use of a reflective surface such as mirror.

e) *Lighting*

Predictable routes should be adequately and uniformly lit.

f) *Access to Help*

Emergency telephones, intercoms, security alarms should be added to predictable routes and the means to summon help well signed.

g) *Alternative Route Sign*

An alternative well-lit and/or frequently travelled route should be signed at the entrance.

7. **Entrapment Spots**

Entrapment spots are small, confined areas near or adjacent to well-travelled routes that are shielded on three sides by some barriers, such as walls or bushes.

Guidelines

a) *Elimination of Entrapment Spot*

If there is an entrapment spot adjacent to a main pedestrian route i.e., hidden area below or above grade, private dead alley, walled area or storage area, it should be eliminated.

b) *Closing of Entrapment Spot in Off Hours*

If elimination of an entrapment spot is not possible, it should be locked or closed during off hours. For instance, a pedway connection to a locked building should be locked as well.

c) *Visibility*

It is preferable to have natural surveillance. However, if an entrapment area is unavoidable, the area should be well lit and preferably employ formal surveillance.

d) *Escape Route and Help*

Design should provide for an opportunity to escape and find help.

8. **Isolation**

Most people feel unsafe in isolated areas especially if people judge that signs of distress or yelling will not be seen or heard. People may shy away from isolated areas and in turn such places could be perceived even more unsafe.

Guidelines

a) *Natural Surveillance of Isolated Routes and Public Spaces*

Blank facades or buildings set far back at street level should be avoided as they can create a sense of isolation.

b) *Problematic Routes*

Isolated routes to and from parking lots or parkades should preferably be overlooked by surrounding buildings. Provide parking so that there is natural surveillance from the occupants of the buildings or surrounding areas.

c) *Formal Surveillance*

Telephone, emergency telephone or panic alarm should be adequately signed.

d) *Increasing Activities*

Compatible land use and activity generators create activities, thereby allowing visibility by others.

APPENDIX F

PARK TYPES AND PROPOSED GUIDELINES FOR DEVELOPMENT

PROPOSED PARK TYPES:

- Local Tot Lot
- Neighbourhood Park / School Site
- Community Park (Recreational & Athletic)
- Community Park (Natural Feature)
- Community Linear Trail
- Community Vista

PROPOSED PARK STANDARDS FOR COCHRANE:

Park Type: Local Tot Lot

Description	This category of park is intended for local day use by adjacent residents. The primary focus of this park is to cater to frequent users who live within a comfortable walking distance. (i.e., neighbourhood residents including parents with young children and the elderly, etc.).
Recommended Size	- 0.4 ha (1.0 acre)
Standard	- located within a catchment area of 0.5 - 1.0 km radius
User Target	- pre-school children and supervising adults - seniors and the less ambulatory - physically and mentally challenged adults and children - elementary age youth, teens and adults
Suggested Activities	- structured but unprogrammed play - playground activities and sand play - walking, sitting, viewing - informal and passive recreation (tag, frisbee, kites, etc.) - public gatherings
Suggested Accessories	- park furniture (i.e., picnic tables for board games, benches, trash receptacles, bicycle stands, etc.) - play structures and sand box for tots - site lighting for safety and security

Park Type: Neighbourhood Park/School Site

Description	The activities proposed for neighbourhood parks are similar to those required for elementary and secondary school outdoor athletic curriculum. To ensure efficiencies in providing park space and facilities, the Town of Cochrane and the school authorities should consider a joint use arrangement for the cost of providing space, developing the site, and programming uses.
Recommended Size	- minimum 4.0 ha (10.0 acres) of usable space including the school building
Standard	- 1.6 ha (4.0 acres) per 1000 population - located within a 2-3 km radius catchment area
User Target	- elementary or high school age students - tots under supervision of adults - adult residents of the neighbourhood
Suggested Activities	- field sports (soccer, rugby, softball, field hockey, football, etc.) - informal activity (kite flying, frisbee, catch, etc.) - hard-surface court activities (tennis, shinny, basketball, etc.) - walking and jogging - play structure activity - space for youth gathering
Suggested Accessories	- sport field equipment - play structure for school aged children - site furniture (benches, bleachers, bicycle stands, trash bins, etc.) - seating walls - site lighting - drinking water fountain - fencing for controlled access and activity areas - an all-weather, multi-purpose, hard surface play surface
Special Notes	To increase efficiency and reduce costs, the Town and School Authorities may wish to consider special sport court markings on asphalt parking lot surfaces. This would allow recreational activities such as basketball and shinny to occur during non-school hours and weekends.

Park Type: Community Park (Recreational and Athletic)

Description	This category of park is intended to provide for high levels of athletic and recreational activity for town-wide use. The quality of facility should be such that tournament play could be facilitated.
Recommended Size	- 8.0 ha (20 acres)
Standard	- 0.8 ha (2.0 acres) per 1000 population - located within a catchment area of 5 km or greater
User Target	- all local residents for active and passive recreation - local sport organizations for league and tournament play

	<ul style="list-style-type: none"> - out of town sports groups for tournament play - school groups for special events
Suggested Activities	<ul style="list-style-type: none"> - league play and tournaments (indoor/outdoor sports) - walking, sitting, viewing - informal and passive recreation (tag, frisbee, kites, etc.) - picnicking - swimming, gymnasium - skate board parks, BMX tracks, tennis courts, etc. - public gatherings and special community events <p>(This could include a combination of indoor and outdoor facilities including playing fields, ball diamonds, tennis courts, change rooms/washrooms and where appropriate, major indoor facilities such as arenas, swimming pools, and recreation centres, etc.)</p>
Suggested Accessories	<ul style="list-style-type: none"> - bleachers, change rooms, loud speakers, etc. - storage for sports and maintenance equipment - site lighting for safety and security - public washrooms - drinking water fountains - public meeting rooms
Special Notes	<p>This type of park should serve the needs of the entire community. If community needs are not compromised, it would also be valuable to consider the potential for using this park type for providing tourist amenities (particularly in the area of sports related tournaments).</p>
Park Type:	Community Park (Natural Feature)
Description	<p>This category of park is intended to protect natural features within the community. This could include significant wetlands, ravines, watersheds, rock outcrops, significant environmental landscapes, or ecological features, etc.</p>
Recommended Size	<ul style="list-style-type: none"> - not applicable (size determined by area required to protect the significant feature).
Standard	<ul style="list-style-type: none"> - not applicable (location determined by area required to protect the significant feature).
User Target	<ul style="list-style-type: none"> - all local residents for passive recreation - school groups for special educational opportunities - out of town visitors for tourism opportunities
Suggested Activities	<ul style="list-style-type: none"> - nature interpretation - walking and hiking, horse back riding
Suggested Accessories	<ul style="list-style-type: none"> - interpretive stations - staging areas for parking and orientation (if appropriate) - gravel trails and trail signage

- fencing, slope stabilization and other amenities to ensure public safety where appropriate.

Special Notes

For the most part, these areas are maintained in their natural state and can be used to augment the community's linear trail system.

Park Type: Community Linear Trail

Description This category of park is intended to link various community amenities (e.g., parks, shopping, places of work, schools, etc.) via a trail system for walking, jogging and bicycle riding. The intent is to provide an alternative to vehicular access to these amenities and to provide additional recreational opportunities within Cochrane.

Recommended Size - not applicable (size determined by length and width of linear park required)

Standard - not applicable (location determined by need for linkage)

User Target - all local residents
 - out of town visitors for tourism opportunities

Suggested Activities - nature interpretation
 - walking and hiking
 - where appropriate, these following activities should be considered:

- bicycle riding
- inline skating
- horseback riding

Suggested Accessories - interpretive stations
 - gravel trails and trail signage
 - trail distance markers
 - seating or picnic tables for resting and viewing opportunities
 - fencing, slope stabilization, and other amenities to ensure public safety where appropriate.

Park Type: Community Vista

Description This category of park is intended to protect significant views within the community, from the community to significant views beyond, or from areas surrounding the community to significant views within the community.

Recommended Size - not applicable (size determined by area required to protect the view)

Standard - not applicable (location determined by area required to protect the view).

User Target - all local residents and visitors

Suggested Activities - not applicable

Suggested Accessories - not applicable

Special Notes Views to be protected may be of significant natural features, (i.e., geological or vegetative landscape features), historic/cultural features, or architectural features. Views can provide visual and aesthetic interest, or can be used to provide orientation and enhance the sense of community by focusing on significant landmarks and structures of community interest (churches and civic buildings).
View corridors can be managed in a variety of manners, of which park designation is only one.

APPENDIX G

Heritage Register & Heritage Management Plan

Copies are available at the Town offices.

APPENDIX H

Western Heritage Design Guidelines

Copies are available at the Town offices.

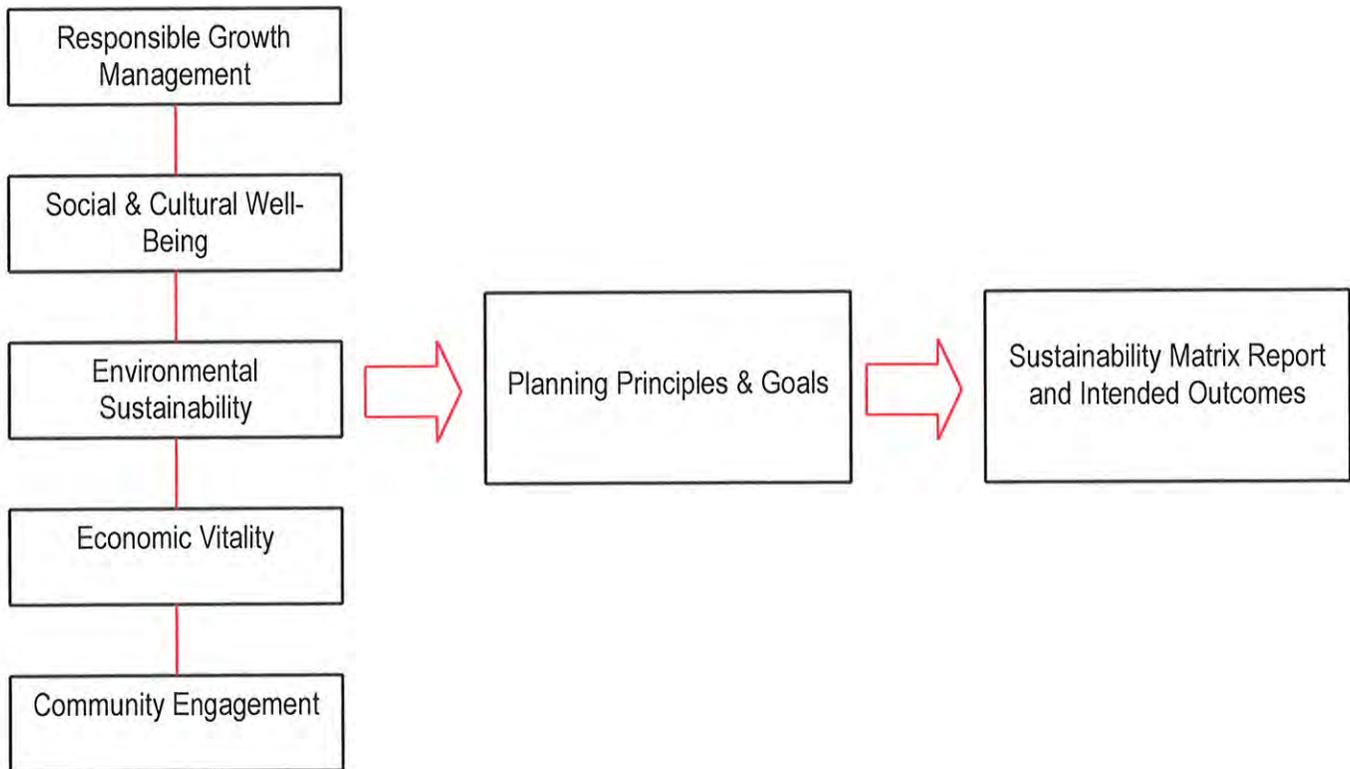
APPENDIX I

SUSTAINABILITY MATRIX

Background

The five Planning Principles outlined in Section 1.3 of the MDP are intended to motivate and guide development within the Town and to provide a framework for decision making by staff, administration and Council. A set of goals that describes the outcomes the Town of Cochrane would like to achieve by implementing this Plan supports each of the five planning principles.

The following Sustainability Matrix has been developed as a tool to help guide development in Cochrane. Sample questions are provided for reference by developers, staff and Council when a development is being proposed. This is not a weighted system, it is a process developed to engage stakeholders in a discussion on how their proposal contributes to Cochrane. The intent of this Matrix is to educate and encourage all stakeholders to gain a better understanding of the positive and negative impacts proposed developments could have on the Cochrane community and the surrounding area. Hopefully, by asking questions related to the values of Cochrane residents and to Cochrane's Planning Principles, all stakeholders will be enabled to ensure the best possible developments occur in our community.



What applies to the Sustainability Matrix?

Area Structure Plans
Area Redevelopment Plans
Neighbourhood Structure Plans
Subdivision Applications

Process: Who does what?

a. Applicants

Applicants are requested to review their proposals in the framework of the Sustainability Matrix and provide a report to staff with their initial application. Staff will review as part of the application and if necessary provide comments and suggestions. For example, in the case of an Area Structure Plan, as part of that application process, it would be the developer's responsibility to ensure a report was provided outlining how their proposal meets the five Planning Principles. If there are goals that are not applicable to the specific proposal, the applicant should outline why it is not for that particular goal.

b. Town Staff

Staff will review the Sustainability Matrix Report (SMR) and provide comments to the applicant. Some comments may suggest areas of improvement, or areas that are innovative and encouraged in the proposal.

c. Cochrane Planning Commission and Council

The SMR will be included as information to supplement the report staff prepares and presents to CPC and Council at the appropriate time in the process.

<p style="text-align: center;">PLANNING PRINCIPLES</p> <p style="text-align: center;">[MDP section 5.2]</p>	<p style="text-align: center;">GOALS</p> <p style="text-align: center;">Cochrane will be a community that...</p>	<p>Examples of Suitable Questions to be Addressed</p> <p>NOTE: These are sample questions only; additional questions will usually be relevant. Applications should describe all project-specific contributions to strengthening and sustaining Cochrane’s social well-being, economy or environment</p>
<p>1. RESPONSIBLE GROWTH MANAGEMENT:</p> <p><i>Responsible growth management demands that we make every effort to meet the needs of a growing population, in an ecologically-aware and efficient manner, with limited natural, human, built, and financial resources.</i></p>	<p>a. uses its limited land base and existing infrastructure systems efficiently;</p> <p>b. manages growth in a way that enables the Town to provide and maintain public services, such as underground utilities, roads, schools, parks, recreation facilities, transit, and emergency services;</p> <p>c. has adequate funding in place for future services and facilities through an effective budgeting process;</p> <p>d. is recognized as a municipal leader in the area of sustainable urban design by supporting developments founded on sustainability principles, innovation, green building technologies, and Smart Growth;</p> <p>e. is known for its “small-town atmosphere” and unique sense of identity;</p> <p>f. preserves its heritage resources and celebrates its western heritage.</p>	<ul style="list-style-type: none"> • Does the proposed development meet <i>minimum</i> density as per the MDP requirement of 19.8 units per gross developable hectare (8.0 units per gross developable acre)? • Would the proposed development make maximum/efficient/balanced use of the land? • Does the proposed development provide any of the following: innovative urban design; Smart Growth principles; green buildings; green technologies or green infrastructure? • Does this development proposal enhance Cochrane’s small-town atmosphere and/or sense of place? (i.e. view sheds preserved or low impact proposed, meeting places for neighbours, etc.) • How does the proposal integrate/celebrate Cochrane’s Western heritage?

<p>2. SOCIAL WELL-BEING</p> <p><i>Social well-being, or a high quality of life, is a reflection of living in a community that creates a safe, healthy, and comfortable environment within which to live, work, and play.</i></p>	<ul style="list-style-type: none"> a. meets the social needs of its residents; these include a sense of community, lifelong education, spirituality, aesthetic enjoyment, relationship building, safety, health care, recreation, self-expression, and choice; b. is caring and accepting of others; c. offers safe, vibrant, and comprehensively planned neighborhoods with a diversity of housing, amenities, and employment opportunities; d. has accessible and safe local and regional transportation links for pedestrians, cyclists, motorists, and eventually transit users; e. inspires and supports a vibrant and lively arts community; f. provides recreational opportunities through an adequate amount of parks, trails, open spaces, recreational facilities, and access to natural areas; g. gives ongoing support and encouragement to its dedicated and active volunteer base. 	<ul style="list-style-type: none"> • Does this proposal provide for any of the needs as outlined in goal a. of this section? • Was or will Crime Prevention Through Environmental Design (CPTED), or another similar framework for safety in environmental design utilized during the design phase of this project? • Is this development universally accessible? • Is this proposal linked or have potential to link to multiple modes of transportation? (pedestrian, cyclists, motorists, public transit) • Does the proposal provide a mix of housing options (including affordable housing options) for all who require it? • Does the proposal in some way enhance or support the arts and culture of Cochrane?
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<p>3. ENVIRONMENTAL STEWARDSHIP</p> <p><i>Environmental stewardship highlights our commitment to careful and responsible management of our natural resources and ecological assets.</i></p>	<ol style="list-style-type: none"> 1. protects its water resources through effective conservation policies and practices; 2. has effective waste management policies and practices; 3. utilizes renewable energy sources to reduce its dependence on fossil fuels; 4. safeguards environmentally significant areas, including important habitats and sensitive terrain for their ecological, recreational, and aesthetic values; 5. promotes remediation of brownfield sites to allow for future development; 6. encourages low-impact, non-polluting industries; 7. anticipates and adapts to extremes in weather and climate; 8. ensures environmental stewardship in resource extraction; 9. works towards maintaining or enhancing air quality to minimize adverse effects on human health and the environment. 	<ul style="list-style-type: none"> • What measures does the proposal have that will reduce impact on air quality, water quality, energy use, waste management, or environmentally sensitive lands? • Does the proposed location and density of the development result in an efficient use of land in the community through a compact urban form? • Does the proposal incorporate a mix of compatible land uses? • Is this a brownfield site? • Does the proposal encourage the use of walking or cycling? • Will the proposal have any impact, positive or negative, on wildlife habitat connectivity? • Would the project create appropriate opportunities for citizens and visitors to enjoy and appreciate Cochrane's natural environment? • How would the proposal increase community understanding of environmental stewardship in Cochrane?
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<p>4. ECONOMIC VITALITY</p> <p><i>Economic vitality provides the foundation for a healthy, diverse, active, prosperous, and resilient economy.</i></p>	<p>a. offers a range of employment and economic opportunities;</p> <p>b. recognizes the importance of arts and culture in making the community more attractive, strengthening local tourism, and generating commerce for local businesses;</p> <p>c. continues to support the existing business community;</p> <p>d. attracts industries such as research and development, technology, service, and tourism;</p> <p>e. collaborates on local and regional economic development initiatives;</p> <p>f. has an appropriate balance between residential and non-residential land base</p>	<ul style="list-style-type: none"> • How would the proposed development support new and existing businesses, both large and small? • How would the proposed development assist in diversifying Cochrane's economy? • What percentage of the employment created would provide jobs with above-median salaries? • What are the anticipated short (1-2 years), medium (3-5 years), and long (5-10 years) term municipal fiscal implications for the project (i.e. <i>municipal costs, assessments, revenues?</i>) • Would the project result in a net increase in the percentage of non-residential in the Town?
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<p>5. COMMUNITY ENGAGEMENT</p> <p><i>Community engagement builds trust, ensures accountability, and improves the quality of decision-making as the public plays a valuable role in formulating plans and developing services.</i></p>	<ul style="list-style-type: none"> a. creates opportunities for the public and the Town to dialogue and exchange ideas about planning and development matters in a fair, respectful, and open way; b. has successful partnerships working on various projects at local and regional levels; c. collaborates with other jurisdictions to develop broad-scale planning for the region; d. provides ongoing support for council committees and appreciates the value residents bring to the Town. 	<ul style="list-style-type: none"> • What public review process has been incorporated into the development process in addition to any statutory requirements? • Does the proposal comply with the Calgary Regional Partnership, Regional Land Use Framework? [will be applicable once RLUP is ratified by the CRP]
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APPENDIX J

GLOSSARY

Act: refers to the *Municipal Government Act*, RSA 2000, as amended from time to time.

Affordable housing: housing that is available for people who cannot afford to rent or buy houses generally available on the open market. The highest priority for affordable housing is “core needs households” (households that spend more than 50% of their income on shelter costs).

Amenity: an aesthetic or other physical characteristic, which enhances the desirability of any environment, and may include such things as natural areas, landscaping, views, or recreational facilities.

Bottom of slope: a point (line) where the general trend of the slope changes from greater than 15 percent to less than 15 percent and remains at less than 15 percent, as determined by the Development Authority. The bottom of slope may, but does not necessarily, coincide with the lowermost break-line or topographic discontinuity between the valley wall or coulee slope and the valley bottom.

Bottom of slope setback line: as determined by the approving authority, a line defining the minimum setback in metres on the valley or coulee floor from the bottom of the slope line, providing for property integrity and public safety concerns along the bottom of the slope. All development except as specifically allowable pursuant to the policies of this MDP is prohibited between the bottom of slope and setback lines. The distance of the line from the bottom of the slope will vary in accordance with approved geotechnical study recommendations.

Brownfield: contaminated or underused land.

Buffer strip: a parcel of land, dense vegetation, berming, or a combination of them, located between two land uses deemed incompatible by the Development Authority. The buffer strip shall be designed to effectively separate and protect one type of land use or development from the other.

Coulee: a water-carved channel, natural drainage course or gully, which feeds into a major drainage area.

Council: the Council of the Town of Cochrane.

Critical habitat: a place, as identified within a biophysical assessment, that provides a particularly important environment for plant and/or animal organisms; for example, coulees are a critical habitat for many plant species.

Development: as defined in Section 616(b) of the *Municipal Government Act*.

Development Authority: the Cochrane Planning Commission, or the Subdivision and Development Appeal Board of the Town of Cochrane, or the Development Officer, or Council, as the context requires.

Development lot line: a line, as established by survey at the applicant's expense, and acceptable to the Development Authority, which subsequently is registered on a plan of subdivision that determines the extent of development in relation to a top of bank and/or bottom of slope setback

line. The development line may coincide with the bottom of slope or the top of bank setback line. The development line, except as specifically allowable pursuant to the policies of the MDP, shall never lie between the setback line and the top of bank or bottom of slope.

Ecologically significant areas: includes areas containing rare flora, wildlife habitat, habitat corridors, watersheds (floodplains, riparian areas, and wetlands), escarpments, significant natural landforms, continuous tree cover, and natural hazards.

Environmentally sensitive land: those lands upon which development is likely to be subjected to/or cause one or more of the following impacts:

- (a) hazardous land conditions;
- (b) major cumulative impacts resultant from the occurrence or recurrence of harmful action;
- (c) degradation of the environment and reduction in natural and ecological diversity;
- (d) destruction or severe damage to biotic communities such as tree stands, wetlands, nesting and breeding areas.

Green Building Technologies and Practices: increasing the efficiency with which buildings use resources (energy, water and materials) while reducing building impacts on human health and the environment through better siting, design, construction, operation, maintenance and removal.

Green Roof: an extension of the roof structure which includes a high quality water proofing and root repellent system, a drainage system, filter cloth, a lightweight growing medium and plants.

Knoll: a small natural hill or a rise in land.

Landmark: a prominent identifying feature of a landscape (natural or built).

Low Impact Development (LID): a comprehensive land planning and engineering design approach with a goal of maintaining and enhancing the pre-development hydrologic regime of urban and developing watersheds.

Municipal District, MD, M.D. of Rocky View, or Municipal District of Rocky View: the municipality of the Municipal District of Rocky View, as defined by the Act.

MDP: the current *Municipal Development Plan*, adopted by Council by bylaw.

Multi-Modal Transportation: a term applied to the movement of passengers by more than one method. Examples include public transit, commuter buses, light rail systems, and heavy rail systems.

Naturescaping: the modification and enhancement of a lot or development area through the use of natural indigenous vegetation, such as trees, shrubs, hedges, grasses, and other ground cover, in conjunction with permeable or pervious surfacing material, such as brick, stone, wood, and similar indigenous landscaping materials.

Pollution: anything, at the discretion of the Development Authority, that causes or may cause contamination, damage or disturbance in accordance with the provisions of the *Environmental Protection and Enhancement Act*, S.A. 1992, Chapter E-13.3, as amended.

Reclamation: the process of reconvertng disturbed land to its former or other productive uses. This includes all practical and reasonable methods of designing and conducting an activity to ensure stable, non-hazardous, non-erodible, favourable drained soil conditions;

the equivalent land capability; and the decontamination of buildings or other structures or other appurtenances, or land or water. (Glossary of Reclamation and Remediation Terms used in Alberta, 7th Edition, May 2002)

Regional shopping centre: a shopping centre that provides a wide variety of goods and services on a town and regional scale and may include retail, entertainment, office, professional, and other service-oriented uses.

Remediation: the removal, reduction, or neutralization of substances, wastes or hazardous material from a site so as to prevent or minimize any adverse effects on the environment now or in the future. (Glossary of Reclamation and Remediation Terms used in Alberta, 7th Edition, May 2002)

Restoration: the process of restoring site conditions as they were before land disturbance. (Glossary of Reclamation and Remediation Terms used in Alberta, 7th Edition, May 2002)

Stakeholders: any interested party that may be affected by the MDP.

Top of bank: the point (line) where the general trend of the slope changes from greater than 15 percent to less than 15 percent and remains at less than 15 percent, as determined by the Development Authority. It may (but does not necessarily) coincide with the uppermost valley break-line or the slope edge defining the most distinct break or topographic discontinuity in the slope between the upper plateau and valley wall or coulee slope.

Top of bank setback line: a line, approved by the Development Authority, defining the minimum setback in metres from the top of bank line, providing for property integrity and public safety concerns along the top of bank. All development, except as specifically allowable pursuant to the policies of this MDP, is prohibited between the top of bank and the setback lines. The distance of the setback line from the top of bank will vary in accordance with approved geotechnical study recommendations.

Town, Cochrane, or Town of Cochrane: the municipality of the Town of Cochrane, as defined by the Act.

Travel Demand Management: is the application of plans and policies to change or reduce demand for car use by encouraging the behavioral change of household choices of travel.