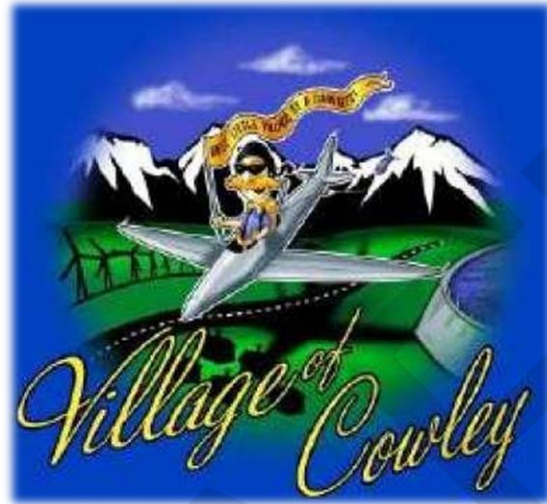


VILLAGE OF COWLEY
MUNICIPAL DEVELOPMENT
PLAN BYLAW NO. 421



MARCH 2021



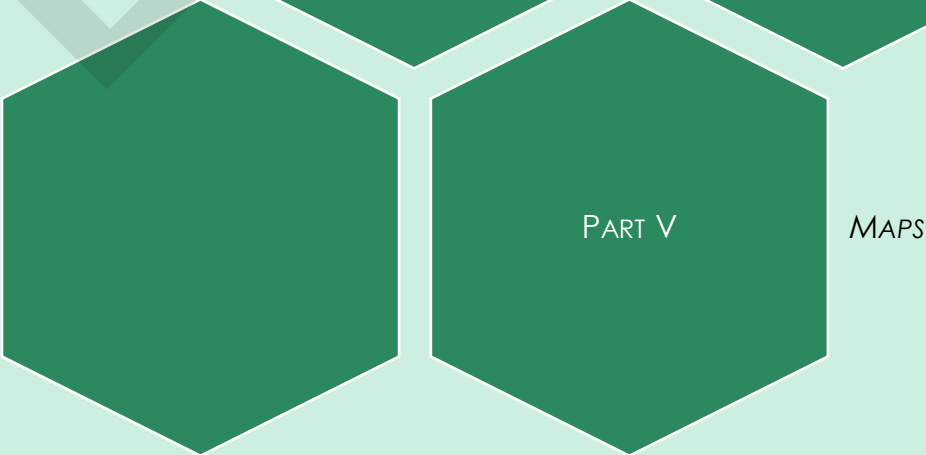
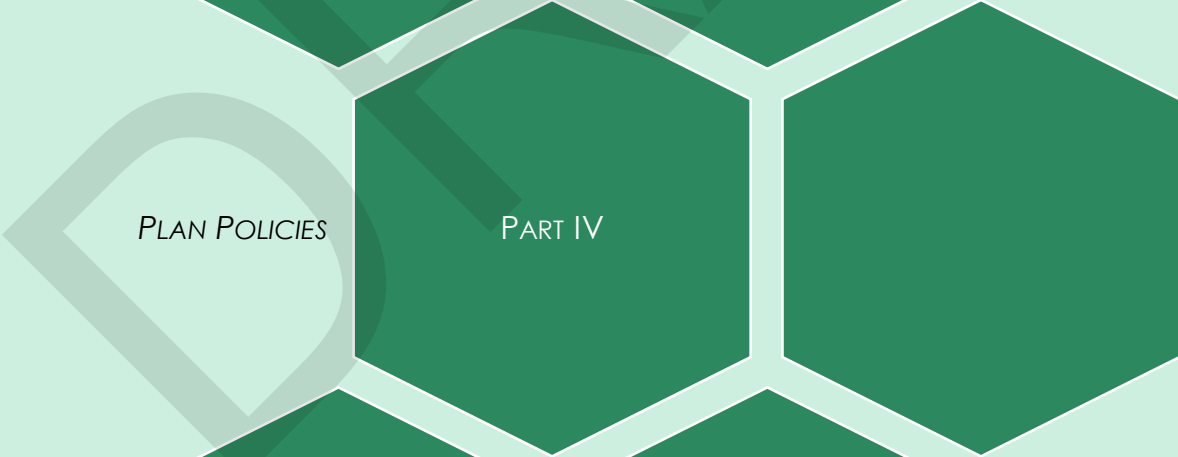
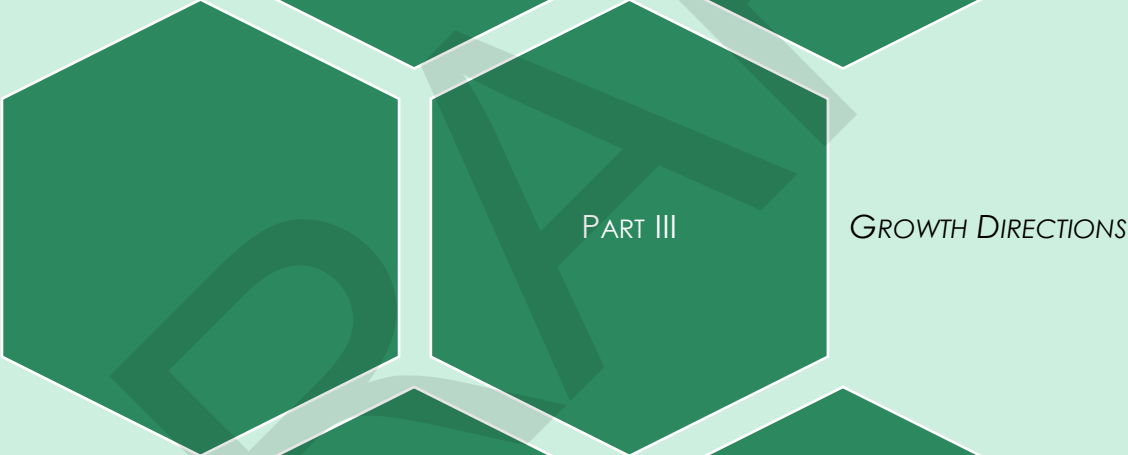
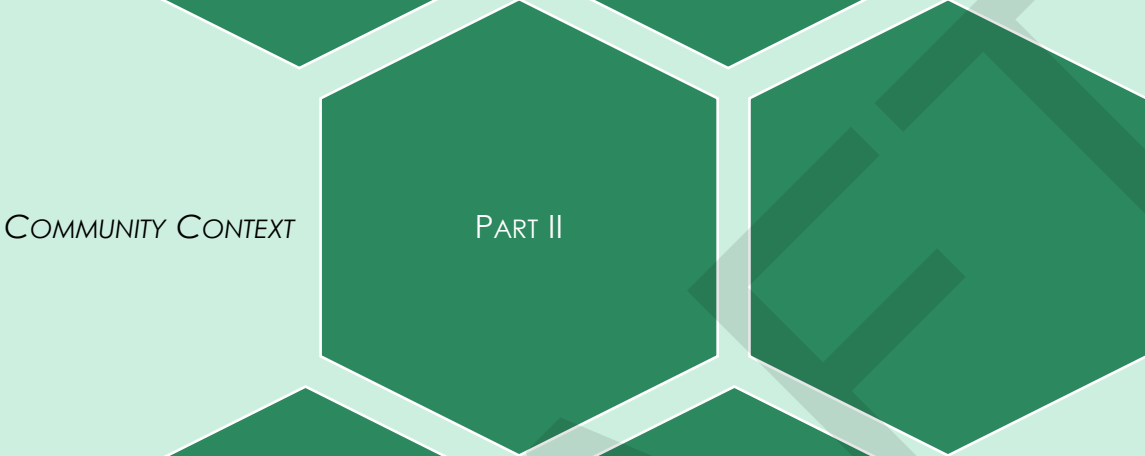
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This disclaimer is attached to and forms part of the document.

TABLE OF CONTENTS

I: Introduction	2
Purpose.....	2
Goals.....	2
Requirements.....	3
Monitoring & Amendment.....	3
Planning Hierarchy.....	4
II: Community Context	6
Physical Setting.....	6
History.....	7
Population.....	8
Economics, Employment, Labour.....	10
Tax Assessment.....	10
Zoning & Land Use.....	11
Transportation.....	14
Municipal, School & Environmental Reserves.....	14
III: Growth Directions	16
Land use Strategy.....	16
IV: Plan Policies	20
Goals.....	20
1.0 General Policies.....	21
2.0 Land Use & Future Development Policies.....	24
3.0 Residential Development Policies.....	25
4.0 Commercial / Industrial Development Policies.....	25
5.0 Recreation, Parks & Open Space Policies.....	26
6.0 Transportation Policies.....	26
7.0 Utilities & Infrastructure Policies.....	27
8.0 Community Services Policies.....	27
9.0 Intermunicipal Cooperation Policies.....	28
10.0 Economic Development Policies.....	28
V: Maps	30



I: INTRODUCTION

The Municipal Development Plan (MDP or Plan) for the Village of Cowley serves to guide future growth and development toward the community's desired future. It is not a detailed set of rules, but rather a vision of what Cowley will look like in five years, ten years or further. Through studying a community's historical development and evaluating its current circumstances, the Plan provides a framework on which to coordinate the policies, programs, and investments of the Village and a foundation on which the actions and decisions of Council, Village staff, and other decision-making bodies will be based.

PURPOSE

The content of a MDP is designed to encourage municipalities to integrate proposals into long-term plans for the financial, social and environmental well-being of the community. By ensuring that growth takes place in a sustainable, orderly, and rational manner, a community can balance the economic, social and environmental requirements of its residents and bring a sense of stability to the community.

GOALS

The following goals will inform policy direction for the MDP, and help the Village develop in a way most acceptable to the people who live there.

1. Promote moderate growth and rational development;
2. Preserve the peaceful, quiet atmosphere of the Village;
3. Increase employment opportunities through expansion of the commercial and industrial sectors, especially if this tends to improve the assessment base and creates jobs for young people;
4. Provide adequate parks, facilities and other recreation amenities, in order to cater to residents of all age groups and abilities;
5. Build on and support existing municipal services (i.e. roads, sidewalks) and provide further urban services as funding permits;
6. Minimize land use conflicts and environmental impacts.

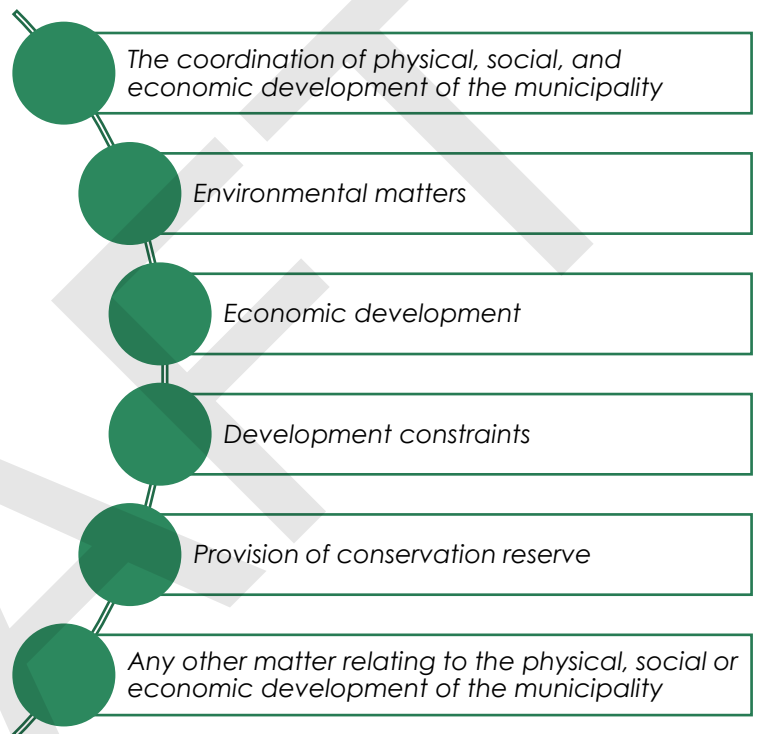
REQUIREMENTS

The scope of a MDP can vary depending on the municipality and their vision for the future. However, there are certain requirements that have been stipulated by the Provincial Government that must be addressed.

Specifically, an MDP must address:



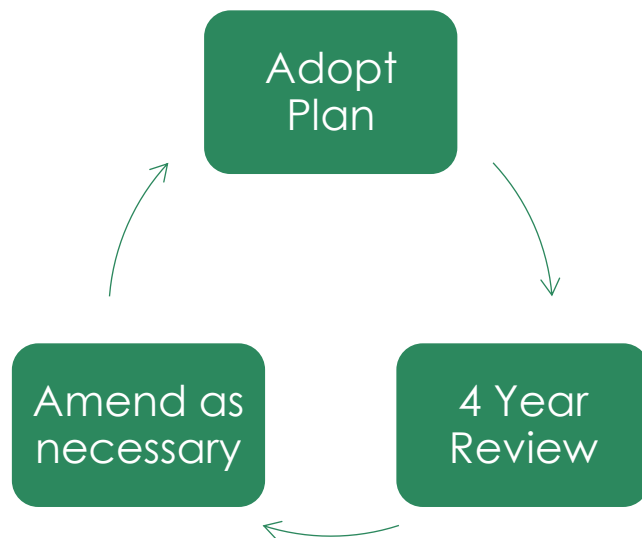
The MDP may also include policies related to:



MONITORING & AMENDMENT

Change is inevitable. While the MDP is a long-range plan, it is not intended to remain a static document. Regular review of the Plan is necessary to ensure that it continues to reflect the priorities and needs of the community and accounts for significant changes in development commitments, budget constraints, and market conditions.

This plan should be reviewed with each municipal electoral cycle (4 years) and amended as necessary.



PLANNING HIERARCHY

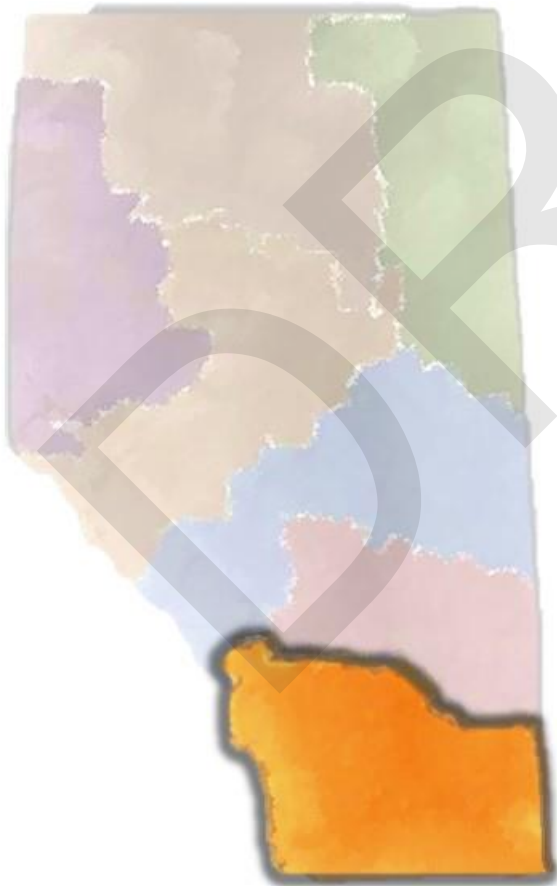
The MDP should not be interpreted as a stand-alone document, but rather an integral component of a larger context of provincial, regional and municipal documents and regulations that work together to provide consistency for municipalities throughout Alberta.

PROVINCIAL REALM

The *Municipal Government Act (MGA)* sets out the legislative framework for planning in Alberta and specifically Part 17 places the authority for land use decision making at the local level. Through the legislation, a municipal council is empowered with the authority to create and adopt statutory plans, establish planning approval committees, enforce conditions of planning approvals and to ensure that the public is involved with planning at a local level.

The Subdivision and Development Regulation is passed by Cabinet and outlines basic procedures and approval criteria for subdivision and development decisions at the local level. The *Alberta Land Stewardship Act (ALSA)* is the legal authority to implement the province's Land Use Framework and provide direction and leadership in identifying objectives of the Government regarding land use, economics and the environment. As well, it creates policy that enables sustainable development and sets the stage for regional planning which includes seven regions.

Image 1. South Saskatchewan Region

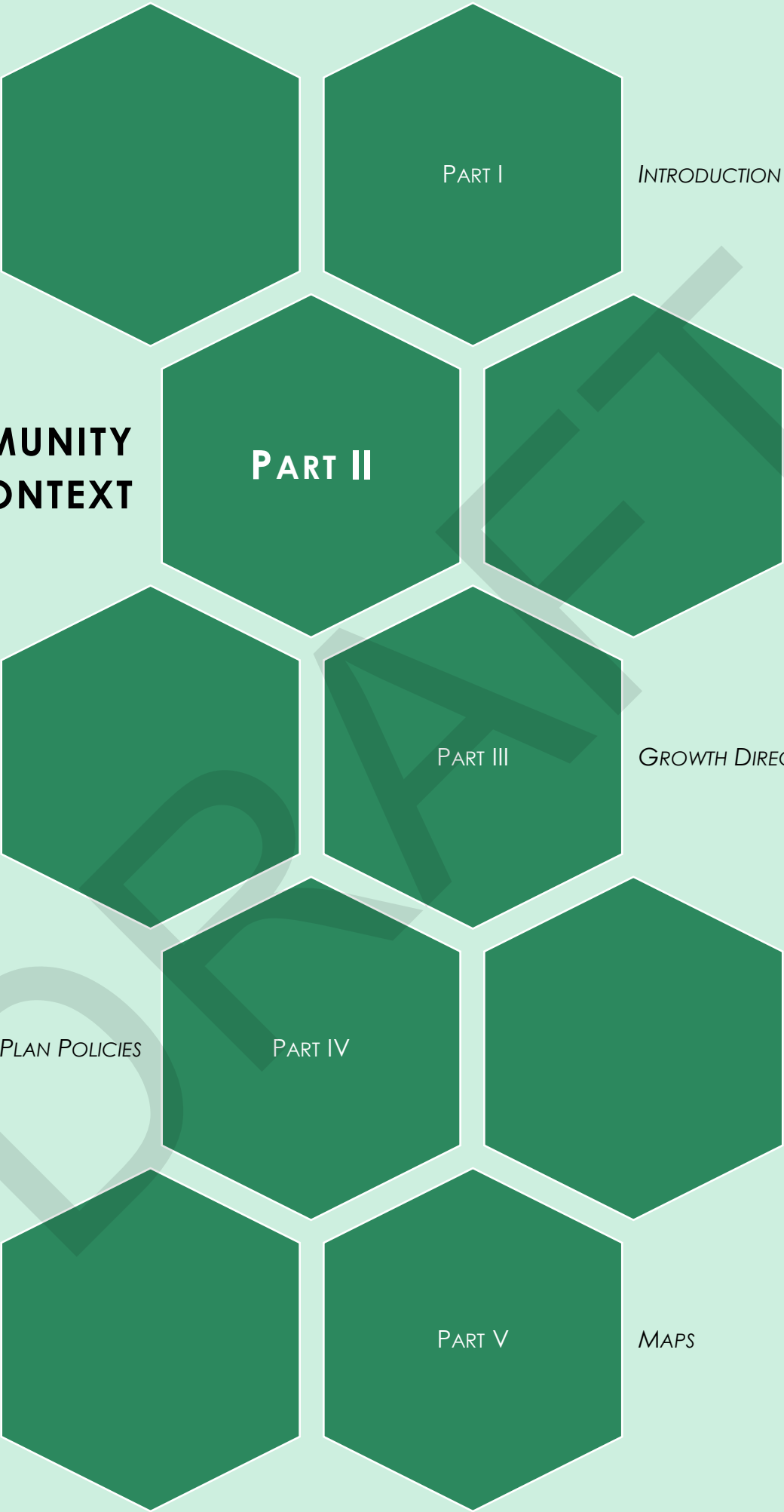


REGIONAL REALM

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

MUNICIPAL REALM

The Plan does not exist or function in isolation at the local level. Over the years, a number of statutory and non-statutory plans and related studies have been completed to guide the growth and development of the community, including the Village of Cowley Land Use Bylaw and Infrastructure plans.



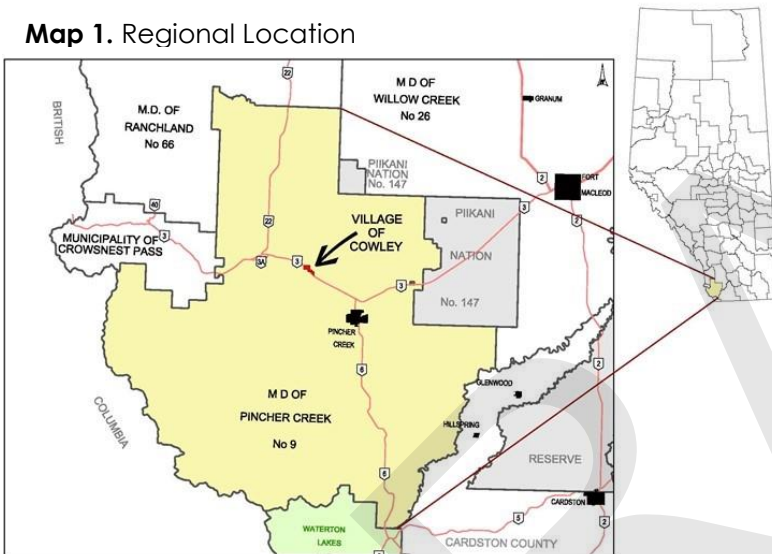
II: COMMUNITY CONTEXT

This section will provide a brief analysis of historic and current community trends, features of significance, and any constraints to growth and development. Understanding the past and present circumstances enables a community to grow into the future.

PHYSICAL SETTING

The Village of Cowley is located within the Municipal District of Pincher Creek in a dryland and irrigated farming area. Cowley started as an area of settlement for local farmers and ranchers in the early 1900s. Cowley is located along Highway 3, approximately 15 kilometres northwest of the Town of Pincher Creek and 110 kilometres west of Lethbridge. The Village itself is located between the Canadian Pacific Railway tracks to the north, and Highway 3 to the south of the community. This

Map 1. Regional Location



community is an attractive location for residents who are looking for a slower pace environment, low cost residential lots, and close proximity to basic amenities.

At an elevation of 1,175 metres, the landscape around Cowley is mainly agricultural land with rolling landscape to the east of the Village. The Village's proximity to the Rocky Mountains results in record-breaking Chinook wind conditions. The community has a striking view of the Cowley Ridge wind power site south of Highway 3, which was the first established wind farm in Canada.

HISTORY

Cowley was first settled in the 1880s with ranchers coming into the area for the excellent grazing land for their cattle. Within a decade, two waves of French Quebec settlers moved into the area, and the area became known as 'French Flats'. Residents began referring to these ranching flats as 'Cowlea', which became the official name in 1900 with the naming of the post office.

Cowley began as a small agricultural service centre which developed at the turn of the century and the development of the CPR line. The Alberta Pacific Grain Company constructed a grain elevator in 1906 and the Village was officially incorporated with over 100 residents.

Various businesses began to pop up around the Village in the next few years as the Village thrived. Throughout the years, a new school, church, and a grain elevator were built as the Village continued to prosper. By the 1960s, the Village developed a reliable water system as well as a sewage system. During the 1960s, growth increased rapidly due to the construction of a sawmill in Cowley, and its role as a bedroom community for those working in Pincher Creek and elsewhere in the Crowsnest Pass area.

Through the 1970s and 1990s, the economic climate shifted and job opportunities in the area dwindled, forcing residents to relocate for work. However, rather than moving to find work opportunities after the sawmill closed in the early 2000s, many residents chose to stay in the Village of Cowley because of the slow-pace atmosphere and the relatively low cost of residential lots.

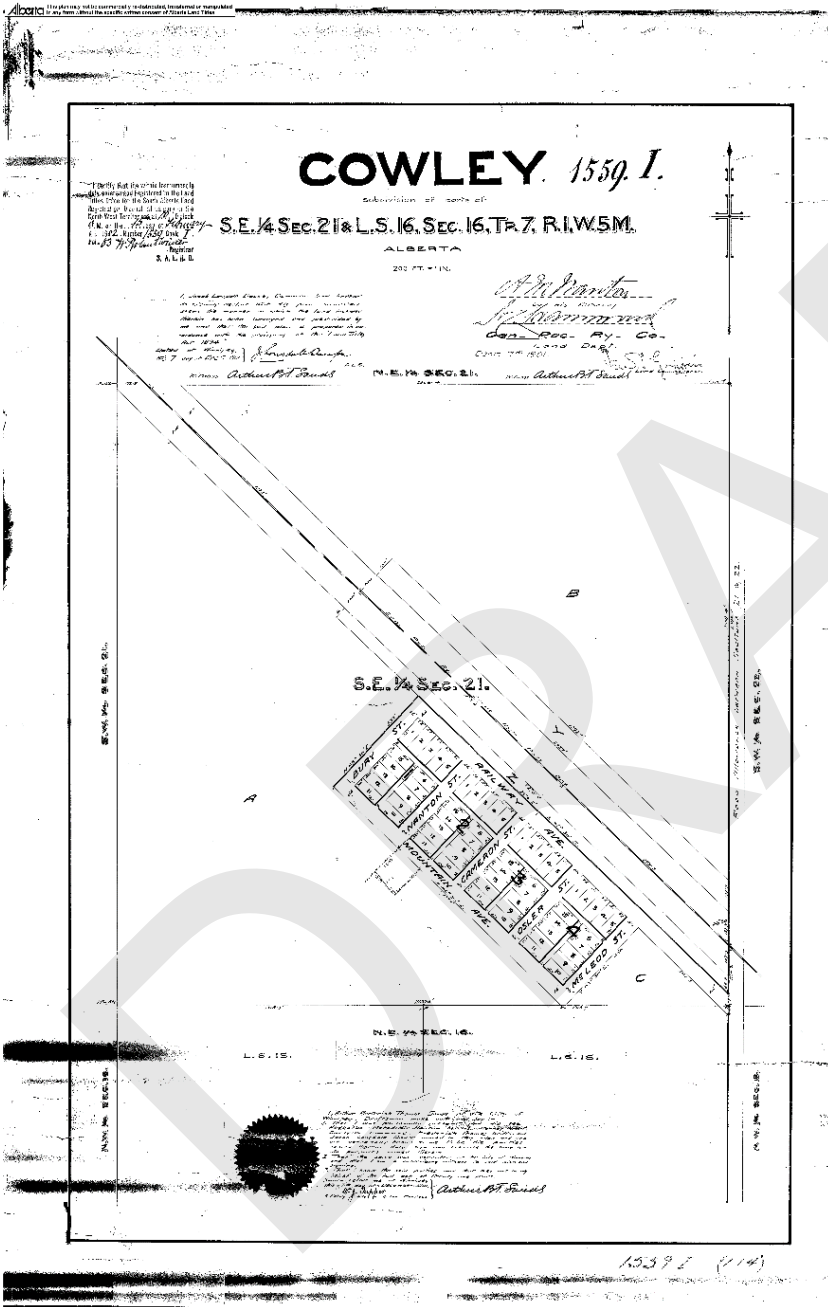


Image 2. Original Plan – Village of Cowley

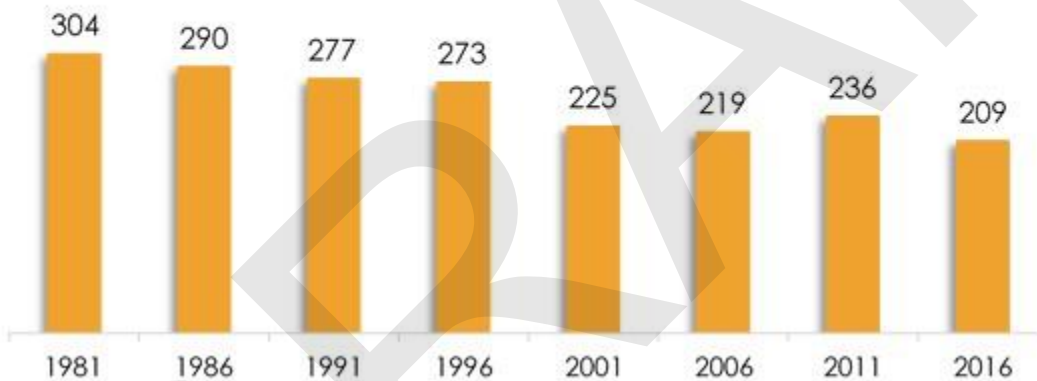
POPULATION

Studying past and future population data is an important component in ensuring an adequate land base for future growth. Population change within a community is related to many factors including migration, both in and out; the size of the community and its internal, natural growth rate and structure; the size and composition of the local and surrounding economy, and; the proximity to larger areas of settlement and economic activity.

HISTORIC POPULATION TRENDS

The historic growth of a population can provide a basis for population projections and the way in which a population has changed may reveal important trends. The Village of Cowley has faced significant changes over the last 35 years and thus, the population has fluctuated between a low of 209 (2016) and a high of 304 (1981). Since reaching the maximum in 1981, the population in Cowley has slowly declined with a brief period of growth occurring between 2006 and 2011.

Chart 1. Historic Population
Village of Cowley
Source: Statistics Canada Historic Census Archives



Overall, there has been a slow but steady decline in the population over the past 35 years. A number of factors such as the trend towards larger farms requiring fewer workers, or lack of convenient services and opportunity within the Village could all contribute to the decrease in population. The closing of the sawmill and other industrial activities has led to some employed in those sectors moving to larger urban centres for job opportunities.

POPULATION COHORT BREAKDOWN

The percent of children age 15 and under in 2011 and 2016 were 14.9% and 19.5% respectively. The youth population size has increased since the 2011 census data and may be the result of an increase in family size rather than an increase in families within the Village. The significant decrease in the 20 to 49 age ranges from 38.3% in 2011 to 31.7% in 2016 suggests that working age residents may be moving to larger centres for better opportunities. In comparison, the population age 65 and older increased considerably from 19.1% in 2011 to 24.4% in 2016.

Chart 2. Population Breakdown (2011)
Village of Cowley
Source: Statistics Canada Historic Census Archives

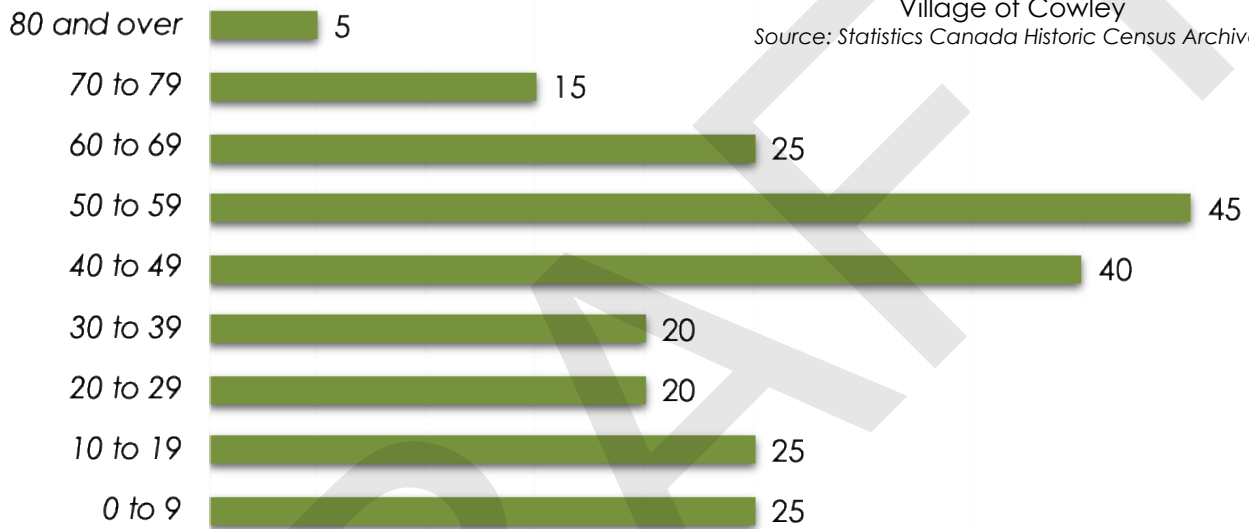
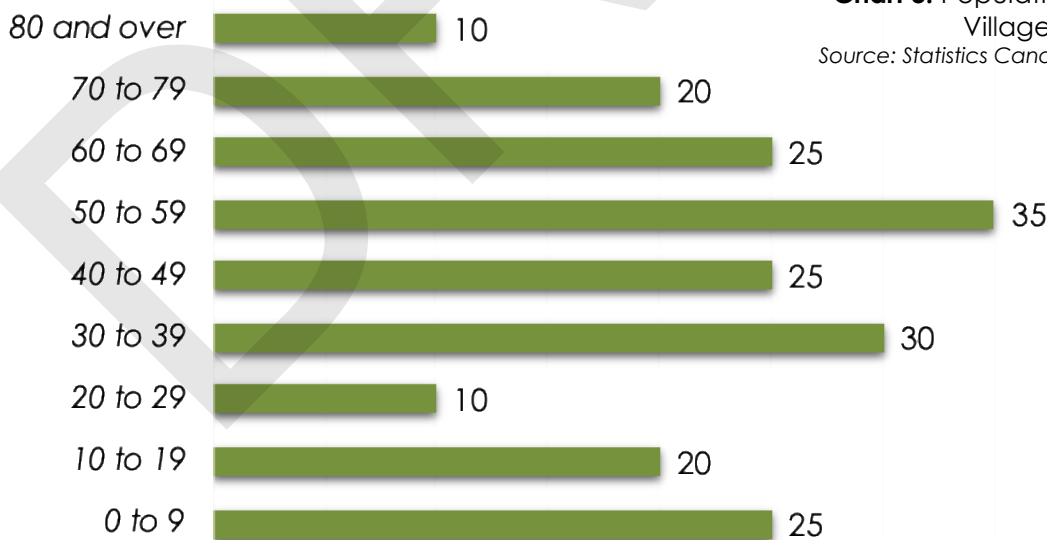


Chart 3. Population Breakdown (2016)
Village of Cowley
Source: Statistics Canada Historic Census Archives



ECONOMICS, EMPLOYMENT, LABOUR

The economy of Cowley is interconnected with other municipalities, the surrounding rural communities and the province. As expected in southern Albertan communities, agriculture and related industries constitute a large portion of the labour force in Cowley. Approximately 58% of residents are employed full-time in fields varying from sales and retail to agriculture and natural resources.

Chart 4. National Occupation Classification System, 2016
Village of Cowley
Source: Statistics Canada



Notably, information gathered in the most recent Statistics Canada Census (2016) indicated that 50% of employed individuals work within a 15 minute drive from their home, and an additional 42% travel between 15-30 minutes to work. This information suggests that there are employment opportunities within the Village and immediate surrounding area, but that the Village is primarily a bed-room community for surrounding urban centres and/or employment opportunities.

TAX ASSESSMENT

Over the past ten years, there has been minor variation in the tax assessment of the Village (Table 1), suggesting overall stability within the municipality. There may be room for non-residential growth, as residential assessment makes up the vast majority of the total value.

Table 1. Equalized Assessment (2010-2020)
Source: Alberta Municipal Affairs

	Residential		Non-Residential		Other*	
	\$	%	\$	%	\$	%
2010	15,207,449	82	2,979,230	16	423,660	2
2015	14,564,936	82	2,912,600	16	386,970	2
2020	15,429,776	83	2,647,534	14	559,040	3

*Comprises machinery and equipment, railways, farmland and linear assessment values.

ZONING & LAND USE

The Village of Cowley encompasses approximately 1.66 kilometres squared. The Village currently has 9 land use zones (districts), with the majority of land (154.84 acres or 38%) zoned Transitional/Urban Reserve. Land for residential use is currently zoned to the northwest of the community and several vacant lots are available in the community for residential use. Industrial and commercial activity within the Village could expand in the future to bring greater opportunity into the Village. This would indicate that there is sufficient land holdings within the municipality to accommodate slow to moderate growth into the foreseeable future. However, it is important to understand the context, surrounding uses, and regulatory requirements for various uses to identify any constraints to future development (Part V; Map 2).

The majority of the community is bounded to the south and east by Highway 3 and the sewage lagoon buffer. The community is also bounded to the north by the Canadian Pacific Railroad. The most likely area for expansion would be to the northwest of the existing community, along Railway Avenue and the newly subdivided Chinook Crescent. While ample space can be found in the northwest, any future development in this area must make considerations for proximity to the existing railway and Highway 3, along with any requirements for building in proximity to these in-use transportation routes.

Zoning	Acres	Hectares	% of Total Area
<i>Transitional/Urban Reserve</i>	154.84	62.66	37.81
<i>Direct Control</i>	97.16	39.32	23.73
<i>Roads</i>	77.94	31.54	19.03
<i>Industrial</i>	33.75	13.66	8.24
<i>Residential</i>	24.88	10.07	6.08
<i>Commercial</i>	9.02	3.65	2.20
<i>Recreation/Open Space</i>	5.91	2.39	1.44
<i>Vacant</i>	5.19	2.10	1.27
<i>Public & Institutional</i>	0.82	0.33	0.20
<i>Total</i>	409.51	165.72	100

The following sections provide a general analysis of the existing land uses, and propose growth directions for future development (Map 3).

RESIDENTIAL DEVELOPMENT

Residential development in the Village is broken down into two types: conventional site-built dwellings and manufactured homes. The majority of housing in the Village is site-built, and in a generally good state of repair—less than 20% of dwellings require some form of major repair. Of the 110 existing dwellings, 32% were built prior to 1960; 36% were built between 1961 and 1980, and; 18% have been built since 2006. Residential development has taken place throughout the community, with a 19-lot residential subdivision (Chinook Crescent and 9th Street) in 1986 located in the northern portion. Land within this subdivision is owned by the Village, and will only require minor extensions to the water, wastewater and electrical systems, and the development of a street.

COMMERCIAL DEVELOPMENT

As with most railway-based communities in the early 20th century, the majority of commercial development was located along the rail-line. As the preferred method of transportation shifted from trail to automobile, Highway 3 became the entrance to the community for visitors, passersby, and servicing and delivery vehicles. Developed highway and downtown commercial land accounts for approximately 9 acres—or 2% of Cowley's total land. Some of the businesses currently located in Cowley are: Back Country Butchering, Erickson and Sons, HC Forest Products, St. Joseph's Inn, Pincher Creek Co-Op Home and Agro Centre, fly-fishing business, and a new gas station is locating on the previous gas station lot. There are a number of commercial lots available on the south side of the Village, fronting onto Highway 3.

INDUSTRIAL DEVELOPMENT

Developed industrial land accounts for approximately 33.8 acres (8%) of Cowley's developed land. The industrial area could expand as there is very little industrial activity currently in Cowley. Industrial uses that are currently located within the community include a trucking company, an excavating contractor, and a mechanical shop.

PUBLIC & INSTITUTIONAL

Public and institutional uses are generally owned by the Village, and provide a particular service to the residents within the community. Given the small size of the Village of Cowley, there is an adequate amount of public and institutional land that offers a variety of services and amenities. The total area of land that is dedicated to public and institutional uses within the Village is just less than 1 acre (~0.2%). Currently, the primary public and institutional uses within the Village include the Cowley Community Centre, two churches, the Village Office, shop and firehall and the sewage lagoon.

PARKS & OPEN SPACE

Parks, open space and recreation facilities and amenities within the village include a new playground. Notably, the Cowley Hang-Gliding Club on lands located in the MD—a popular tourist activity. Residents of Cowley have easy access to recreational clubs and organizations in the nearby communities of Lundbreck and Pincher Creek.



TRANSPORTATION

The road pattern within Cowley is characterized by a traditional grid system. Newer residential lots located northwest of the community differ slightly from the original grid pattern, containing one curvilinear feature and a cul-de-sac. In Canada, the curvilinear feature and cul-de-sac are a more modern type of feature in street pattern design and the lots are larger with a slightly different shape than traditional lots. The commercial lots within the Village are also significantly larger than traditional commercial lots.

The Village of Cowley has the potential to attract a fair amount of highway traffic as it is located along Highway 3. It is conveniently located just a fifteen minute drive away from the nearest town, Pincher Creek, and one hour away from Lethbridge. The Intermunicipal Development Plan with the MD of Pincher Creek contemplates how the future Highway 3 realignment plans limit development within the periphery of the community (inset map). Highway 510 located just east of the community provides quick access to the Oldman River Reservoir.

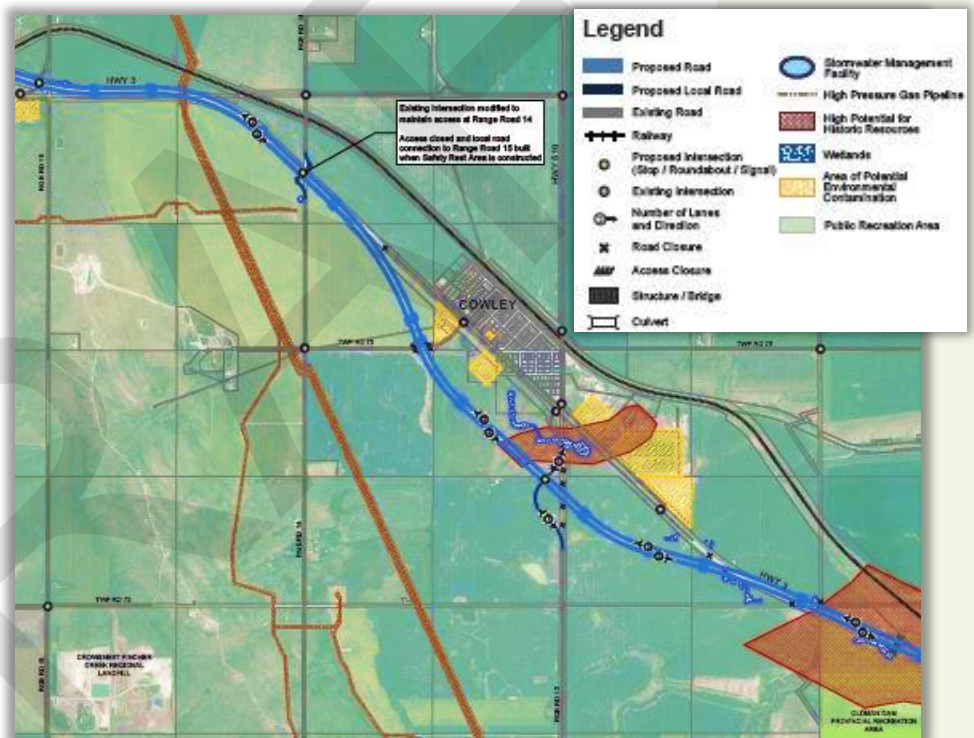
Main roads within Cowley include 1st Avenue, which is mostly used for highway access, and 3rd Avenue which has both commercial and residential activity. Roads within the Village seem to be in fairly decent condition. Sidewalks currently are nonexistent within Cowley and should be considered for a future infrastructure project to improve pedestrian access within the Village.

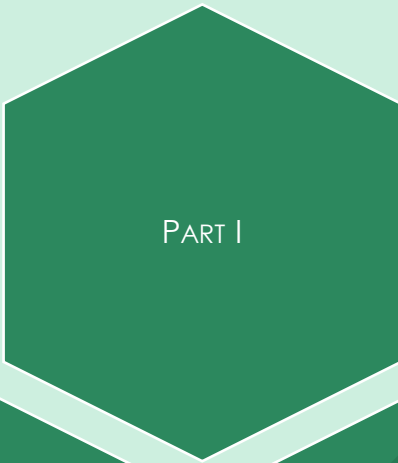
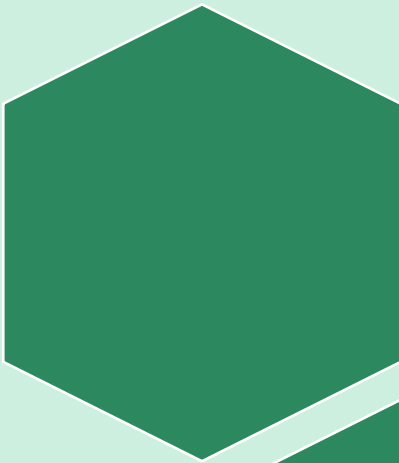
MUNICIPAL, SCHOOL & ENVIRONMENTAL RESERVES

Aside from the built form, the Village of Cowley also owns a significant amount of environmental and municipal reserve land for future development of public uses or infrastructure. Municipal reserves may be utilized and built upon to accommodate future public or institutional needs. These kinds of uses can range from municipal buildings, public or subsidized housing, or public facilities.

Inset Map 1. Highway 3 Realignment

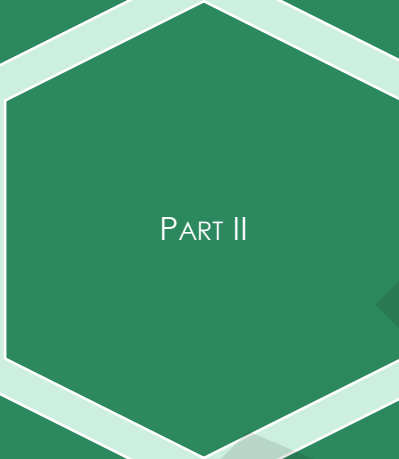
Source: *Highway 3 Sentinel to Pincher Station Functional Planning Study*
ISL Engineering, Government of Alberta





INTRODUCTION

COMMUNITY CONTEXT



PART II

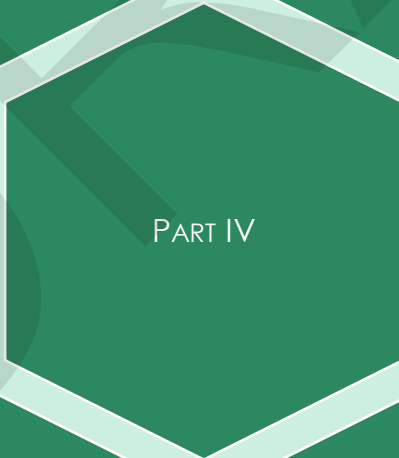


PART III

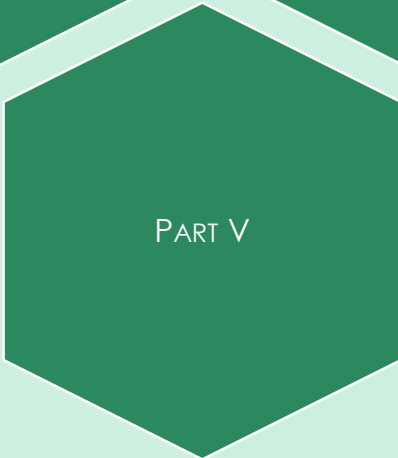
**GROWTH
DIRECTIONS**



PLAN POLICIES



PART IV



PART V

MAPS

III: GROWTH DIRECTIONS

With future changes in population, the economy and the environment, the built form of the Village of Cowley will evolve. It is important to create a growth strategy at this time to set the framework for sound decision-making and to provide consistency and certainty for residents, developers, business and industry.

LAND USE STRATEGY

It is important that the Village of Cowley prepare a land use strategy that facilitates growth within the community and successfully accommodates corresponding residential and non-residential development. This framework for decision-making guides future development and redevelopment and is designed to encourage the integration of long-term plans for the financial and social well-being of the community with the development of the physical landscape. Finally, plans for future growth must be realistic and ensure that growth takes place in a sustainable, orderly and rational manner, so that Cowley can balance the economic, social and environmental requirements of its residents.

Map 3 illustrates the long-term land use patterns for the Village and allocates land uses to specific areas of the Village.

GENERAL GROWTH

At present, the village has sufficient land to accommodate growth within the existing municipal boundaries. The following sections provide preferred growth directions for future development in Cowley (Part V, Map 3).

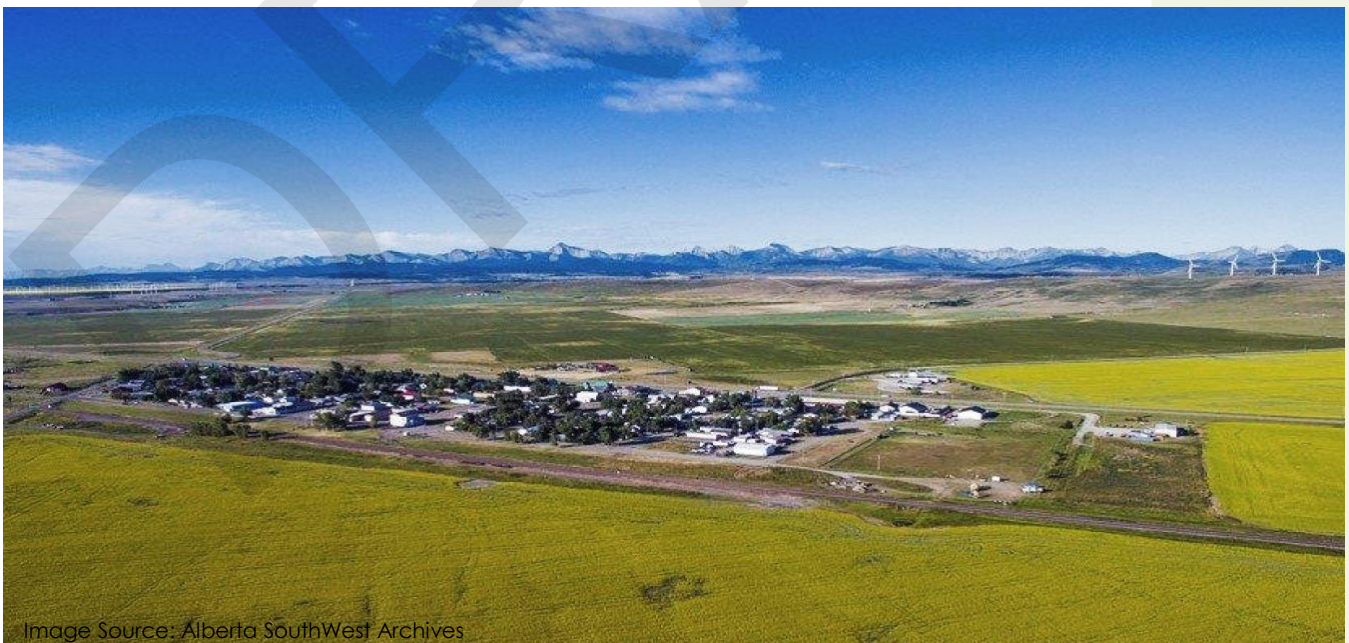
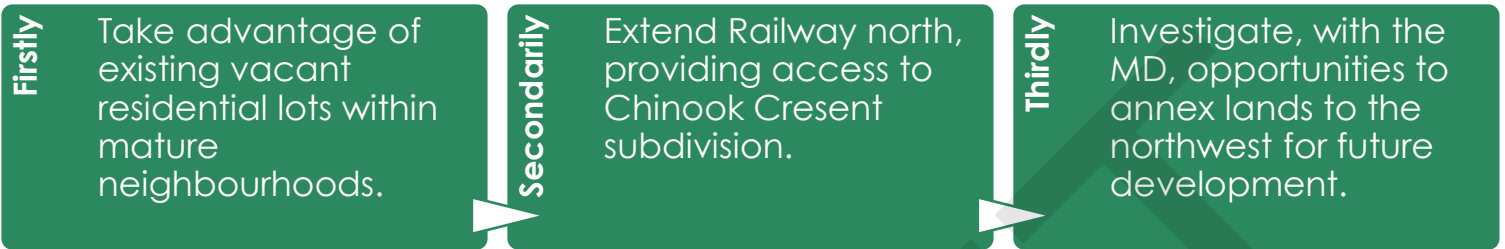


Image Source: Alberta SouthWest Archives

RESIDENTIAL GROWTH

Based on the existing land use analysis and the historically stable population, residential growth should generally adhere to the following:



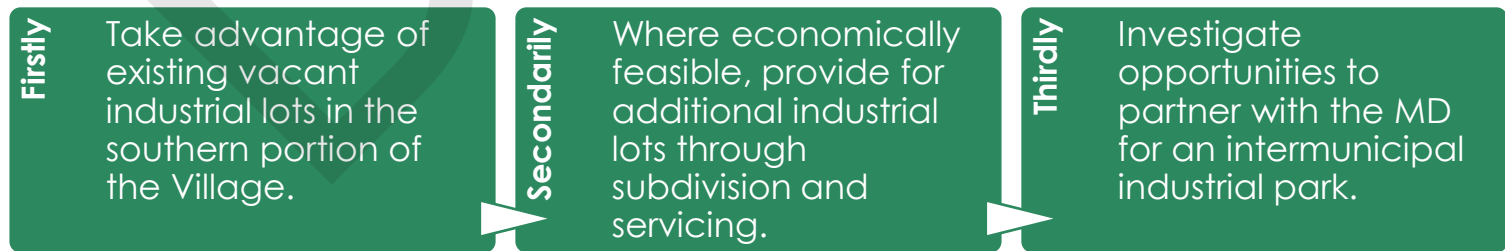
COMMERCIAL GROWTH

The majority of the Village's commercial activity remains along Railway Avenue, hidden from highway traffic. Land to the northwest of the Village could be zoned for future expansion of commercial activity to accommodate future needs and improve commercial viability. The Intermunicipal Development Plan with the MD has identified land along Highway 3 for future 'Highway Commercial' development in order to increase visibility for commuter traffic. This commercial growth direction is reflected on Map 3.



INDUSTRIAL GROWTH

Future industrial development would be greatly beneficial to the community by increasing employment and the tax base for residents. Future industrial development could occur in proximity to the existing industrial lands, within the southeastern portion of the community. This would prevent dust and pollution from passing over the Village due to the strong westerly winds. This would also reduce heavy traffic from established and developing areas across Cowley by providing easy access for industry-related vehicles via Highway 501.



PUBLIC & INSTITUTIONAL

The village should continue to maintain the existing public and institutional uses, and investigate opportunities to enhance the churches and community centre through municipal beautification initiatives.

Firstly

Identify priorities for repairs, renovations and maintenance, with a focus on increasing accessibility.

Secondarily

Investigate opportunities for municipal beautification initiatives to enhance the overall appearance of the community.

PARKS & OPEN SPACE

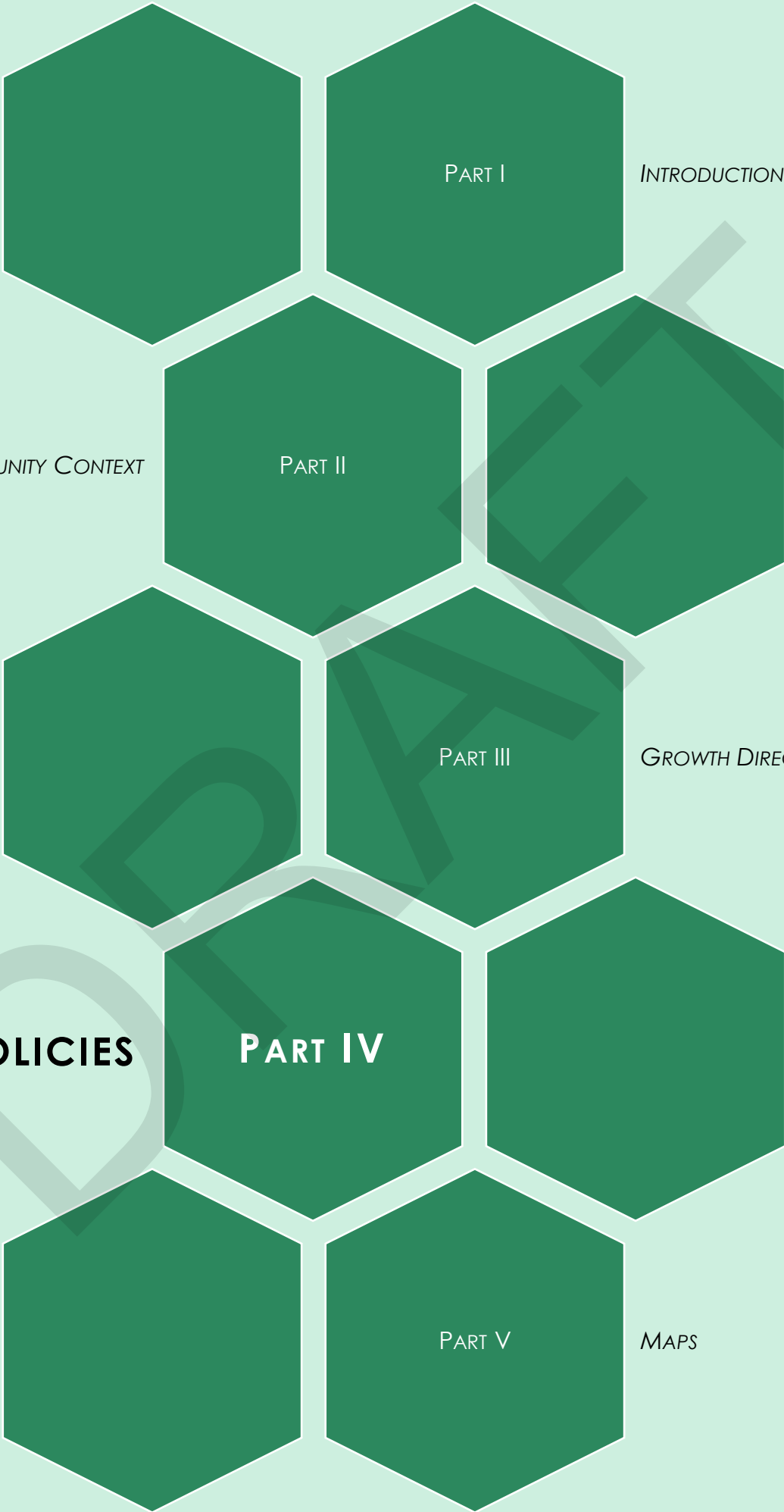
The village should maintain all existing recreation amenities to ensure residents are able to enjoy social and leisure opportunities. Further, the village should investigate regional partnerships for the promotion of existing recreation and tourism activities.

Firstly

Maintain existing parks and recreation facilities and amenities.

Secondarily

Explore regional partnerships to advertise and promote local and regional recreation opportunities.



IV: PLAN POLICIES

The Municipal Development Plan is a statutory plan identified in the hierarchy of planning in the *Municipal Government Act*. It has been prepared for the Village of Cowley in accordance with the provisions of the MGA, the Provincial Land Use Policies, and the Subdivision and Development Regulation. The MGA requires all local plans and bylaws to be consistent with the provincial legislation and adopted by bylaw.

The MGA also establishes a public participation component, which requires municipalities to provide opportunities for input, referrals to adjacent municipalities and a mandatory public hearing prior to the second reading of the bylaw. With the final revisions made, the MDP will ultimately become the long-range philosophical document for the Village of Cowley to which the Land Use Bylaw will provide guidance and implement vision by directing the day-to-day decisions on subdivision and development matters and land use decisions.

GOALS

To adopt a plan which provides guidance for future land use decisions for the Village of Cowley.

To establish a mechanism whereby the MDP may be revisited, refined and amended to accommodate changes in the municipality.

To ensure that the municipal decision makers have sufficient information to make an informed decision and a process in which to obtain and review that information.

To promote consistency of decision making by ensuring decisions are made within a framework of policies.

1.0 GENERAL POLICIES

- 1.1 The MDP, for the most part is general in nature and long-range in its outlook. The MDP provides the means whereby Council and administration can evaluate proposals in the context of a long-range plan for the Village of Cowley. In this respect, the boundary between the land uses shown on the Future Growth Map (Map 3) is not rigidly interpreted and the specific boundaries shall be determined through the redesignation and amendment of the Land Use Bylaw.
- 1.2 Subject to Council's approval, minor variation from the policies of the MDP will not require an amendment to the plan. More substantive changes will require an amendment to the MDP and any other affected plan.
- 1.3 The MDP contains "shall", "should", and "may" policies which are interpreted as follows:
 - a) "shall" policies must be complied with;
 - b) "should" policies mean compliance in principle, but are subject to the discretion of the applicable authority on a case-by-case basis, and;
 - c) "may" policies indicate that the applicable authority determines the level of compliance that is required.
- 1.4 The goals and policies of the MDP will be further refined and implemented through the development, adoption, and day-to-day application of statutory plans and the Land Use Bylaw.
- 1.5 Before any amendments or changes are made to this plan, it shall be ensured that public opinion is included in the decision-making process through information meetings and public hearings.
- 1.6 Amendment of the MDP must follow the appropriate procedures outlined in the *Municipal Government Act*.
- 1.7 All statutory and non-statutory plans shall be consistent with the MDP.
- 1.8 This MDP shall be reviewed, amended or replaced by a new bylaw on a regular basis in order to achieve consistency and reflect the wishes of the municipality and its ratepayers.
- 1.9 New development and redevelopment will be required to pay its fair share of expanding existing or creating new public facilities and services.
- 1.10 The Village shall discourage premature subdivision and development of agricultural and urban reserve lands until such a time that those lands are required for urban development.
- 1.11 The Village shall encourage developers and landowners, when proposing developments, to consider the efficient use of land planning tools.

MUNICIPAL, ENVIRONMENTAL, COMMUNITY & SCHOOL RESERVES

- 1.12 Municipal and/or school reserve will be provided in accordance with section 666 of the *Municipal Government Act*.
- 1.13 Where the reserve requirement is to be satisfied as money-in-lieu of land, it shall be done so in accordance with the provisions of section 667 of the *Municipal Government Act*.
- 1.14 Where the provision of land for municipal, school or environmental reserve has been required, such lands shall be designated on a final instrument and registered for those purposes at Land Titles Office in accordance with section 665 of the *Municipal Government Act*.
- 1.15 Where the municipality is of the opinion that certain lands may be resubdivided in the future, the Subdivision and Development Authority may require that municipal or school reserves be deferred by caveat pursuant with section 669 of the *Municipal Government Act*.
- 1.16 The Village of Cowley will receive all municipal reserve funds paid and, should a school authority in the future require land for a school, an agreement for possible municipal assistance will be discussed at that time.
- 1.17 In the opinion of the Municipal Planning Commission, environmental reserve may be provided at the time of subdivision, in accordance with section 664(3) of the *Municipal Government Act*, but environmental easements may also be required.

SUSTAINABILITY POLICIES

- 1.18 Developers shall be encouraged to increase the use of low environmental impact materials during the construction of developments and shall be encouraged to increase the use of locally reclaimed or recycled materials in the construction of roads, pavements, public spaces and parking lots.
- 1.19 Developers shall ensure that any development on site does not adversely impact local public or private water supply through polluting aquifers or groundwater.
- 1.20 Developers shall be encouraged to investigate the naturalization of stormwater facilities to promote biodiversity within the municipality.
- 1.21 The Village as a whole shall be encouraged to adopt forms of permeable and penetrable paving options for driveways and parking areas to reduce stormwater run-off and mitigate overland flooding.
- 1.22 The Village shall encourage the reclamation and/or conversion of developed lands that are no longer required for discontinued uses.

AGRICULTURAL POLICIES

- 1.23 Agricultural/transitional land within the Village shall be protected for as long as possible until required for future urban development.
- 1.24 The Village shall ensure an orderly progression and staging of development in order to prevent premature land development and to minimize land use conflicts with existing agricultural operations.
- 1.25 The Village shall promote compatibility between the urban land uses within Cowley and the agricultural operations within the MD of Pincher Creek within the vicinity of the municipal boundaries. The Village may consider the use of mechanisms available to achieve compatibility such as buffers between urban land uses and adjacent farming operations, policies/designations in intermunicipal development plans, referral responses on development applications, and general communication with the MD.

SOUR GAS FACILITY POLICIES

- 1.26 The Village shall ensure that all subdivision and development applications that are located within 1.5 kilometres of a sour gas facility are referred to the Alberta Energy Regulator (AER).
- 1.27 Setback guidelines for sour gas facilities shall be in accordance with the standards established by the Alberta Energy Regulator.

2.0 LAND USE & FUTURE DEVELOPMENT POLICIES

- 2.1 Future urban growth and development in the municipality should be directed to the areas identified in the MDP Future Growth Map (Map 3) as future growth areas if they are determined to be suitable for development and can be serviced with municipal infrastructure.
- 2.2 Council and the municipality should attempt to ensure that new growth and development occurs in a stable and fiscally sound manner, given infrastructure, land carrying capacity and physical constraints.
- 2.3 Future urban growth should be directed to areas with existing municipal infrastructure capacity or to locations where infrastructure extensions can be made most appropriately. All residential and commercial development shall be required to connect to the municipal sewer and water service unless it is demonstrated to the Municipal Planning Commission that circumstances exist that services are not required.
- 2.4 All future subdivision and development shall be evaluated by Council and the Municipal Planning Commission as to its compliance with the objectives and policies of this Plan, the current Land Use Bylaw, and any other statutory plan.
- 2.5 When evaluating applications for the subdivision of land, the Municipal Planning Commission should consider the impact of the proposals on existing residential, commercial and industrial activities in the area.
- 2.6 Proposed subdivisions should be evaluated with respect to the following considerations:
 - a) Compatibility with possible future development of residual and/or adjacent lands;
 - b) Appropriate connections to existing roadway and utility infrastructure as deemed necessary; and
 - c) The suitability of the land to accommodate the proposed use.
- 2.7 Before initiating the formal rezoning process, developers may be requested to undertake a public consultation process to work with community groups, local residents and neighbours and to report the results of that public consultation process to Council.
- 2.8 The municipality, at its sole discretion, may undertake any or all of the following municipal prerogatives:
 - a) Adopt a duly prepared area structure plan by municipal bylaw or conceptual scheme by resolution which will govern subsequent subdivision and development of the specific area;
 - b) Request that a design concept plan be prepared and submitted for review by the Municipal Planning Commission;
 - c) May waive the requirements to provide any of the information requested to typically be provided;
 - d) May require the developer to provide any additional information not addressed or contemplated in this plan or other guidelines, at the time of application review.
- 2.9 That the Village may use any current or future "Unsightly Premises Bylaw" and apply it wherever necessary as a legal measure of Council's intent to maintain a visually attractive community.

3.0 RESIDENTIAL DEVELOPMENT POLICIES

- 3.1 All future residential development:
 - a) Shall comply with the objectives of this plan and the current Land Use Bylaw;
 - b) Should be directed to the areas of the municipality identified on the MDP Future Growth Map (Map 3);
 - c) Shall be evaluated as to its suitability by Council and/or the Municipal Planning Commission.
- 3.2 Residential development programs and decisions should ensure:
 - a) A choice of different housing types to cater to housing needs and income levels of the public;
 - b) Safe, attractive residential environments secure from incompatible land uses and in conformity with the existing quality of residential development;
 - c) Rational and economical extensions of existing municipal services.
- 3.3 The municipality should commence a strategy to identify potential residential areas that may benefit from the development of area structure plans, area redevelopment plans or an infill housing guideline to direct infill housing and development.
- 3.4 The Village shall continue to encourage the private sector to develop residential land in Cowley.

4.0 COMMERCIAL / INDUSTRIAL DEVELOPMENT POLICIES

- 4.1 Council and the municipality should continue to support local business and encourage the private sector to develop non-residential land in Cowley.
- 4.2 When Land Use Bylaw amendments are proposed to accommodate new commercial uses, consideration shall be made to existing and adjacent land use patterns in the area.
- 4.3 All commercial development shall be required to connect to municipal sewer and water system services, unless it is demonstrated to the Municipal Planning Commission that circumstances exist that services are not required, or reasonably available.
- 4.4 All unsightly materials or objects being stored outdoors in the commercial districts should be properly screened and enforced by an appropriate municipal bylaw.
- 4.5 Council shall continue to encourage highway related commercial development as per the Land Use Bylaw's "*Highway and General Commercial*" zone, with decisions based on the merits of individual applications and proposed sites.
- 4.6 All commercial subdivision and development shall be referred to Alberta Transportation for comments and/or approvals if adjacent to Highway 3.
- 4.7 The municipality should ensure that modern and adequate infrastructure of other utilities (fibre-optic) is available to enable new technology-based industries and high-tech business to operate. A plan should be formulated that may enable this infrastructure to be programmed to coincide with existing infrastructure upgrades.

5.0 RECREATION, PARKS & OPEN SPACE POLICIES

- 5.1 The municipality should strive to make all public spaces more enjoyable, safe and accessible to all members of the community, including those with accessibility/mobility issues and ensure that recreational spaces are compatible with other adjacent land use activities.
- 5.2 The municipality should investigate various funding alternatives and partnerships to offset the increasing costs of park and recreation land maintenance, especially for new subdivisions.
- 5.3 The municipality should continue to work with the school authorities (Livingstone Range School Division and Holy Spirit Roman Catholic Regional Division) and support the shared use of open space and playground areas.
- 5.4 The municipality, pursuant to section 666 of the *Municipal Government Act*, may require a ten (10) percent land dedication or money-in-lieu which may be used for open space requirements in new residential and non-residential developments. The dedication of municipal and environmental reserves shall be carried out at the time of subdivision or pursuant to section 665 of the *Municipal Government Act*.
- 5.5 Where feasible, Council should endeavor to maintain and improve existing recreational facilities.
- 5.6 The municipality should continue to take inventory of the municipal parks and prioritize their need for maintenance or replacement based on the state of their physical condition.
- 5.7 Council should continue to develop a continuous trail system connecting the community.

6.0 TRANSPORTATION POLICIES

- 6.1 The future major road system shall be in accordance with the future land use concepts contained in the MDP. More precise alignment of new arterial and collector roads shall be determined through the preparation of area structure plans, outline plans and plans of subdivision.
- 6.2 Municipal roads or transportation initiatives shall try to:
 - a) Ensure proper access is available for the development;
 - b) Be planned and developed to enhance opportunities for local businesses to benefit from the circulation of traffic both through and within the community considering the proposed concentration of commercial and industrial uses along the existing main transportation corridor;
 - c) Maintain a consistent standard of road design.
- 6.3 The Village shall enter into development agreements with potential developers to provide for construction or upgrading of such amenities as roads, light standards, sidewalks, and curb and gutter systems.
- 6.4 The Village will work with the M.D of Pincher Creek and Alberta Transportation to coordinate the provision and development of regional transportation networks and corridors. The Village should explore the development of highway vicinity agreements with Alberta Transportation to employ appropriate setbacks and mitigating measures relating to noise, air pollution and safety on lands that may impact Highway 3.

7.0 UTILITIES & INFRASTRUCTURE POLICIES

- 7.1 All residential and commercial development shall be required to connect to the municipal sewer and water services unless it is determined by the Municipal Planning Commission that it is not required.
- 7.2 The burden of supplying infrastructure services to subdivisions or new developments shall be borne solely by the developer and not by the Village.
- 7.3 The Municipal Planning Commission may require a developer to enter into an agreement with the Village pursuant to the *Municipal Government Act* and registered by caveat against the certificate of title to ensure the said agreement is binding on the land owner, or successors in title, to install or pay for the installation of public utilities that are necessary to serve the subdivision, pursuant to sections 650 and/or 655 of the *Municipal Government Act*.
- 7.4 The Village shall monitor and ensure that the sewage treatment system and water delivery system are capable of handling additional capacities associated with the projected growth of the Village.
- 7.5 New developments should create a minimal increase in storm water runoff from the predevelopment state. Problem areas may require a storm water management plan to be approved by the Village.

8.0 COMMUNITY SERVICES POLICIES

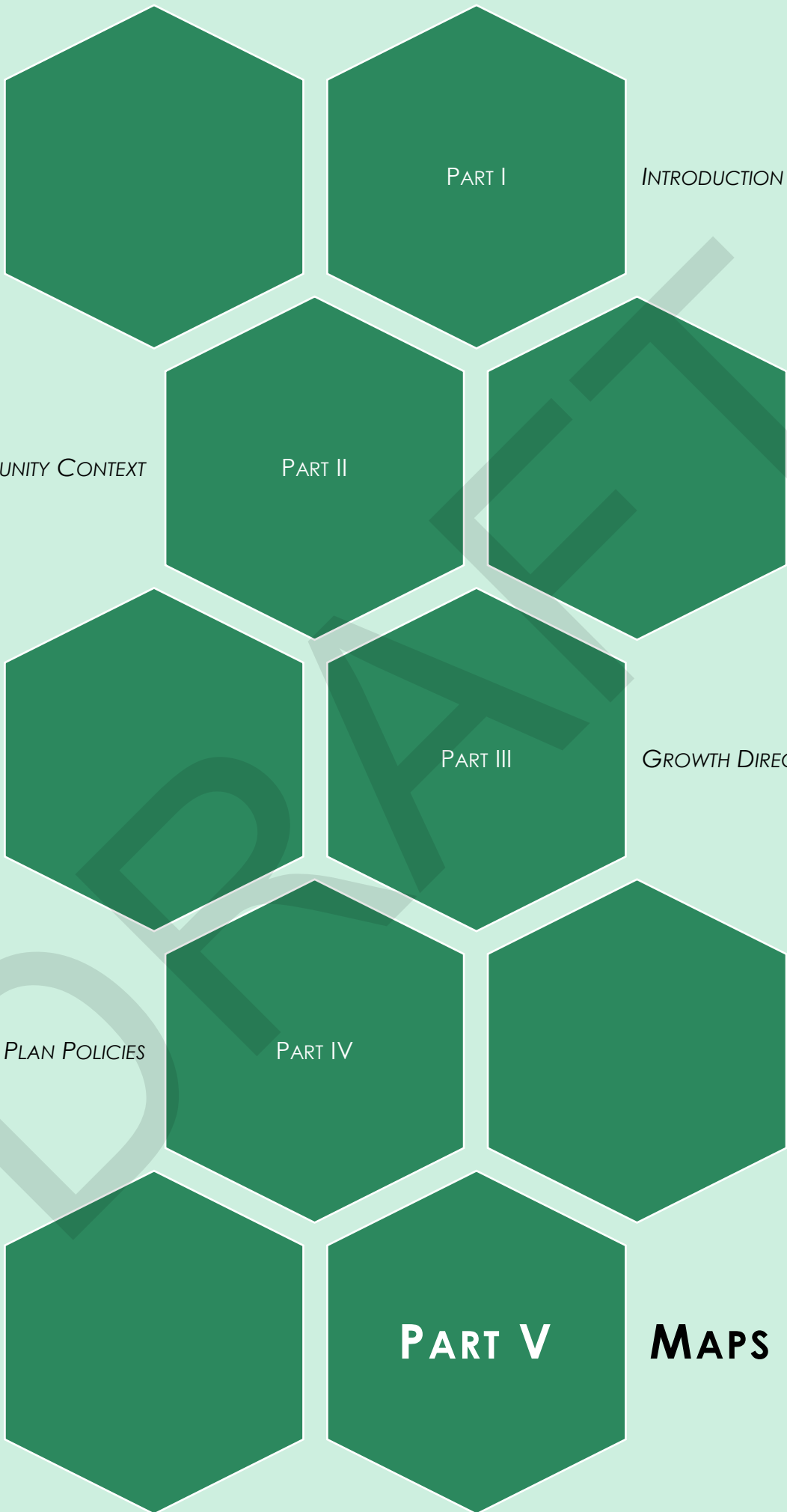
- 8.1 The Village should encourage non-profit groups/organizations and provincial agencies to establish programs and operate in the community to enhance the level and quality of existing community services.
- 8.2 Programs and initiatives should be developed that encourage and enhance volunteerism and community service organizations as they contribute considerably to the quality of life in Cowley.
- 8.3 The municipality should continue to support and work in mutual agreement with other government departments or agencies that help provide various community services to residents.
- 8.4 Council should regularly communicate with appropriate provincial agencies to determine if family support services are adequately addressing the needs of residents.
- 8.5 Council should consider the development of a heritage resources management plan including an inventory of all buildings, structures, landscapes, and archaeological resources, and policies to promote the conservation and reuse of heritage resources.
- 8.6 Opportunities to better utilize heritage buildings should be explored.
- 8.7 The Village shall explore and pursue all approaches to the funding and provision of cultural services/facilities including the involvement of the public, private and not-for-profit sectors and the formation of partnerships for this purpose. Specifically, the Village should formulate agreements with the Province for development referrals to assist in the identification and protection of historic resources within the scope of their jurisdiction.

9.0 INTERMUNICIPAL COOPERATION POLICIES

- 9.1 The Village of Cowley shall continue to cooperate with the M.D of Pincher Creek in pursuing mutually acceptable growth and development policies in the urban fringe.
- 9.2 Upon completion of the Municipal Development Plan, the Village of Cowley and the M.D of Pincher Creek shall initiate discussions regarding the preparation of an Intermunicipal Development Plan (IDP).
- 9.3 Council will request that the M.D of Pincher Creek continue to inform the Village of any proposed changes to the regulations or procedures established in the M.D of Pincher Creek Land Use Bylaw regarding development in the Cowley fringe area.
- 9.4 The Village will endeavor to foster new partnerships with businesses, government, school boards, post-secondary institutions and non-profit sectors, to develop and operate recreational, cultural and community facilities.

10.0 ECONOMIC DEVELOPMENT POLICIES

- 10.1 Council should strive to create a strong, livable, safe community with good neighbourhood organizations and adequate parkland, recreational opportunities, community centres and other public amenities that will foster local business growth and generate a host of economic benefits.
- 10.2 Future land use decisions should create a compatible situation whereby industry, recreation and environmental uses can co-exist and not create conflicts.
- 10.3 Municipal decisions should be made with special attention placed on creating an atmosphere that positively demonstrates that Cowley is a friendly, attractive community.
- 10.4 The municipality should support positive opportunities to diversify the local economy and expand the tax base.



PART I

INTRODUCTION

COMMUNITY CONTEXT

PART II

PART III

GROWTH DIRECTIONS

PLAN POLICIES

PART IV

PART V

MAPS

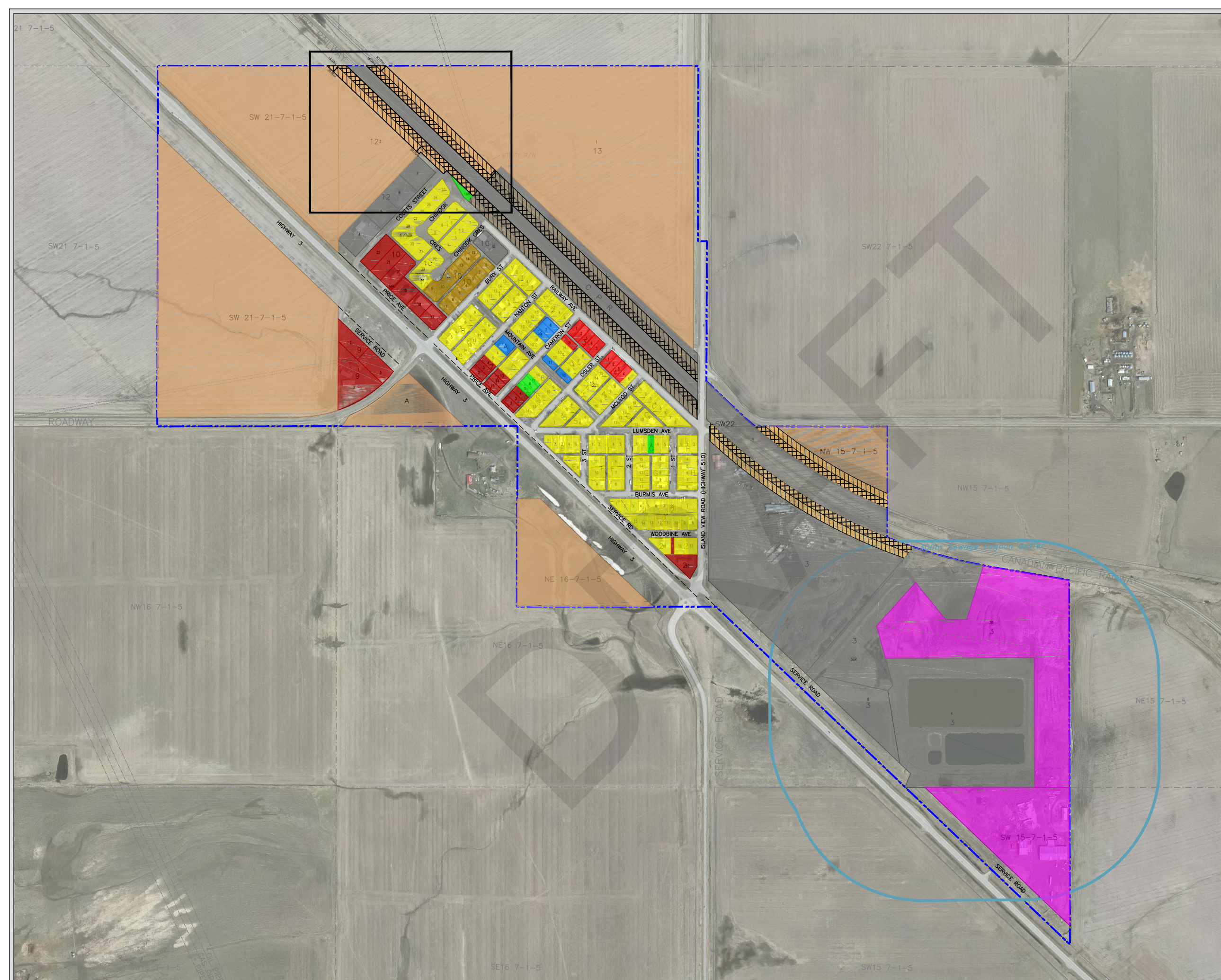
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Village of Cowley
Municipal Development Plan
Bylaw No. _ _ _

Map 2 - Land Use Districts

VILLAGE OF COWLEY
LAND USE DISTRICTS
BYLAW NO. 352
DATE: SEPTEMBER 15, 1998
(UPDATED AS OF NOVEMBER 1, 2018)

- | | | |
|---|------------------------------------|-----|
|  | General Residential | R1 |
|  | Mobile Home Residential | R2 |
|  | Downtown/Retail Commercial | C1 |
|  | Highway And General Commercial | C2 |
|  | General Industrial And Warehousing | I |
|  | Parks And Open Space | POS |
|  | Public And Institutional | PI |
|  | Transitional/Urban Reserve | TUR |
|  | Direct Control | DC |
|  | 300m Sewage Lagoon Buffer | |
|  | Village Boundary | |



MAP PREPARED BY:
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DRAFT

Village of Cowley
Municipal Development Plan
Bylaw No. _ _ _

Map 3 - Future Growth

-  Village Boundary
-  Growth Direction
-  Residential Growth Area
-  Highway Commercial Growth Area
-  Future Industrial
-  CPR Setback
-  300m Sewage Lagoon Buffer

CPR Setback Detail
Scale 2.5x

Future Industrial

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