



# **Town of Didsbury** **Municipal Development Plan** **November 2012**



*Moving progressively into the future by enhancing our community and quality of life, while respecting our history*

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## PART 1.0: INTRODUCTION

### 1.1 Overview and Purpose

The primary purpose of the Town of Didsbury Municipal Development Plan (MDP) is to guide the future growth and development of Didsbury through the inclusion of a set of broad goals and policies to guide decisions made by the Town. Through this Plan, the Town commits to a growth management approach that attempts to respond to the needs of the Town's current residents while at the same time not compromising the ability of future residents to meet their needs. The MDP gives substance to elements of the Town of Didsbury Integrated Community Sustainability Plan.

This Plan has the secondary purpose of implementing the future vision of the community. It is expected this Plan will be reviewed and updated as necessary.

This Plan had been prepared in consultation with the residents of Didsbury through an open house, with the Municipal Planning Commission through a series of informal discussions and with Didsbury Town Council through informal reviews and final approval. This Plan has also been circulated to all relevant agencies and external bodies and their comments have been included where considered appropriate. The Didsbury Plan fulfils the requirements of the *Municipal Government Act* as the Town's Municipal Development Plan by providing policy direction for future land uses, parks and open space, transportation, community facilities, schools, as well as the provision of various municipal and other services. Accordingly, this Plan has been developed in accordance with the requirements of the *Municipal Government Act*. For reference and working purposes, this Plan shall also be known as *The Didsbury Plan*.

### 1.2 Changes from the Previous Municipal Development Plan

This revision of the Municipal Development Plan is intended to incorporate references to the lands annexed in 2008 and other minor revisions.

### 1.3 Community Vision

As the primary planning document for the Town of Didsbury, it is essential that the goals, policies, and actions of this plan reflect the larger vision for the community. Town Council reviewed the vision statement as part of their strategic planning at their beginning of their term. Subsequent to this review, this Plan adopts the following vision for the Town:

***“Moving progressively into the future by enhancing our community and quality of life while respecting our history.”***

This plan also adopts the following mission statement “To provide effective, efficient and responsive governance and planning” by:

1. Ensuring long-term fiscal viability;
2. Providing effective, efficient, and responsive governance;
3. Being environmentally sensitive;
4. Encouraging cultural and recreational diversity and
5. Contributing to municipal leadership.

The Town of Didsbury Council and Staff Value:

Quality of service; respect and trust; recognition; teamwork and community service.

It is the intent of this Plan that all goals, policies, and further studies recommended by this Plan be in support of the overall vision and mission statements of the community.

#### **1.4 Notes on Interpretation**

Through the preparation of this Plan, every attempt has been made to create a plan that is easy to navigate and understand. The grouping of policies in subject areas is intended to simplify the readers search for information and comprehension of its meaning. When interpreting the policies of this Plan, use of the words, *shall*, *should* and *may* have the following meaning:

- *shall* is an operative word which means the action is mandatory,
- *should* is an operative word which means that in order to achieve the Plan's objectives, it is strongly advised that the action be taken, and
- *may* is an operative word which means that there is a choice, with no particular direction or guidance intended.

It is also noted that when interpreting this Plan, the maps included as part of the Plan are concepts and should be considered as such. In the implementation of the Plan, minor variations to the maps may be considered by Council but substantial deviations require Plan amendments.

## PART 2.0: LAND USE AND DEVELOPMENT

### 2.1 Overview

The goal of the policies and strategies included in this section is to ensure the orderly, economic, and efficient development of land within the Town of Didsbury. A major highlight of this section is the establishment of a planning hierarchy for the Town through which *Area Structure Plans* and *Area Redevelopment Plans* are required prior to the development of new and existing lands (as the case may be). It is recognized that this hierarchy places requirements and expectations on the development industry. However, it is also recognized that these requirements are essential to the success of planning over the longer term within the Town.

### 2.2 Policies and Strategies

#### ***Subdivision and Development***

- 2.2.1 Development of land in Didsbury shall generally conform to ***Map A, Overall Land Use Concept*** as well as to the other more detailed maps included in this Plan.
- 2.2.2 Prior to subdivision and / or development of land, *Area Structure Plans* shall be prepared.
- 2.2.3 *Area Structure Plans* will be considered by the Town where they are deemed by Town Council to meet the Town's strategic priorities, long range plans and policies, and where they promote the orderly and economic development of the Town.
- 2.2.4 The Town of Didsbury shall require that developers prepare and submitted Area Structure Plans, to the satisfaction of the Town, whenever deemed necessary by the Town.
- 2.2.5 Where time and resource constraints necessitate the preparation of *Area Structure Plans* by others (private landowners, developers, and / or their consultants), Council may permit them to do so.
- 2.2.6 When an *Area Structure Plan* is required, the plan shall be prepared in accordance with the requirements of the *Municipal Government Act* and the *Town of Didsbury Guidelines for the Preparation of Area Structure Plans and Area Redevelopment Plans*.
- 2.2.7 When the Town prepares an *Area Structure Plan*, the costs associated with the preparation of the plan, including the costs for studies and tests required to determine the suitability of land for development, shall be attributed in an equitable manner to all landowners affected by the plan.
- 2.2.8 When others (private landowners, developers, and / or their consultants) prepare an *Area Structure Plan*, the costs associated with the preparation of the plan, including the costs associated with the studies and testing required to determine the suitability of the land for development, shall be at their expense.
- 2.2.9 All subdivision and development proposals must comply with all Municipal, Provincial and Federal requirements and the developer shall be responsible for obtaining all necessary approvals and shall cover the costs of obtaining these approvals.

- 2.2.10 Any upgrading or new road construction required as a specific result of subdivision and / or development shall be the responsibility of the developer.
- 2.2.11 The installation, upgrading or expansion of municipal water, sewer and / or stormwater systems required as the specific result of a subdivision or development proposal shall be the responsibility of the developer.
- 2.2.12 All access and connections to municipal infrastructure from private development are the responsibility of the developer.
- 2.2.13 Payment for costs associated with the oversizing of municipal infrastructure required by a development shall be determined by an agreement entered into by the Town and the development proponent pursuant to the Municipal Government Act.
- 2.2.14 Development proponents shall be required to enter into an agreement with the Town prior to final subdivision or development approval to ensure that the proposed subdivision or development conforms to municipal standards and / or conditions of approval.
- 2.2.15 At the discretion of Council, prior to the large-scale redevelopment of existing neighbourhoods, Council shall prepare or direct the preparation of *Area Redevelopment Plans*.
- 2.2.16 *Area Redevelopment Plans* shall be prepared in accordance with the requirements of the Municipal Government Act and the *Town of Didsbury Guidelines for the Preparation of Area Structure Plans and Area Redevelopment Plans*.
- 2.2.17 All costs associated with the preparation of *Area Redevelopment Plans* shall be borne by the plans' proponent(s).
- 2.2.18 Smaller-scale development projects proposed within existing areas and not requiring the preparation of an *Area Redevelopment Plan* must follow the *Infill Design Guidelines*.
- 2.2.19 Applications for subdivision and / or development for schools, hospitals, food establishments, or residences shall meet the minimum setback provisions of the *Subdivision and Development Regulation* or obtain a variance in accordance with the *Regulation*.
- 2.2.20 All subdivision and development projects shall meet the minimum setback requirements established by the Energy Resources Conservation Board (ERCB) (formerly the Alberta Energy and Utilities Board) in regard to sour gas pipelines and facilities.
- 2.2.21 Development standards established by the Town with respect to conventional forms of subdivision and development shall also apply to bare land condominiums, particularly with respect to water, sewer and roadway development.

### ***Sequence of Development***

- 2.2.22 The Town of Didsbury shall ensure that growth and expansion in all growth areas occurs in an efficient, orderly, and fiscally responsible manner.
- 2.2.23 The Town shall facilitate the provision of an appropriate supply of serviced land in each major land use category to accommodate short-term growth.
- 2.2.24 The Town shall endeavour to provide a five (5) year land supply in each major land use category to accommodate medium-term growth.



- 2.2.25 The Town shall endeavour to maintain a twenty (20) year supply of developable land within its boundaries to accommodate long-term growth.
- 2.2.26 Development within the Town of Didsbury should occur in a contiguous manner in close proximity to existing development and major services.
- 2.2.27 Future development should only be permitted in locations that can be accommodated by logical extensions of the municipal infrastructure and that follow a logical sequencing of development.
- 2.2.28 New development shall not be permitted until such time as utilities and transportation facilities can be provided in an adequate and cost effective manner or unless all costs associated with the provision of such services are borne by the development proponent.
- 2.2.29 New development shall not be permitted on lands that are not contiguous to existing development or within 300 metres (as measured along the length of the facilities in question) of existing municipal servicing capacity, as determined by the Town.
- 2.2.30 In unusual circumstances, and where a clear benefit to the Town may be demonstrated, the Town may consider development out of sequence provided the developer agrees to front end the full costs of extending services to a particular area.
- 2.2.31 In the event the Town agrees to allow out of sequence development and front ending of main services, the Town shall undertake to obtain reimbursement to the developer by way of an *Endeavour to Assist Agreement*, subject to the limitations imposed by provincial legislation and reasonable time constraints.

## PART 3.0: RESIDENTIAL DEVELOPMENT

### 3.1 Overview

Residential land uses occupy the greatest proportion of land within Didsbury's boundaries. The type of residential development, both in terms of density and form, has a direct influence on the level of satisfaction of existing residents and the ability of the community to attract new residents. The type and form of residential development also has a major impact on the finances of the Town and its ability to maintain a reasonable level of service in an efficient manner. It is the Town's responsibility to ensure that future residential development occurs in accordance with fiscal, environmental and social policy goals established elsewhere in this Plan as well as in other Town documents. Further, future residential developments shall be evaluated and reviewed with the goal of encouraging energy efficiency, resource conservation and sustainability. New developments shall be encouraged to provide access to technology and telecommunication infrastructure necessary to serve home based businesses.

*Map B, Residential Lands*, illustrates areas suitable for residential development. Residential growth is expected to continue in the southeast, southwest, and northeast sections of Town and pressure for infill development in established residential neighbourhoods is expected to increase. Regardless of the type or location of residential development, it is a goal of this Plan to ensure that it occurs in an attractive and efficient manner so that it remains a fiscal and social asset to the community. In order to address residential growth pressures and to ensure the goals and policies of this plan are achieved, planning for growth in the undeveloped areas of Town will be addressed through the adoption of *Area Structure Plans* while infill development will be addressed through *Area Redevelopment Plans* and *Infill Design Guidelines*.

In addition to the more general comments on residential form and density above, the changing nature of Didsbury coupled with increases in overall housing costs leads to the need and the opportunity for the Town to encourage a range of housing styles and affordability options. Options for housing styles that accommodate secondary suites and other innovative housing alternatives should be considered for inclusion in the new housing stock. Affordable housing opportunities will serve to make Didsbury a more attractive choice for business and industry that require lower wage labour. Socially, it is important that every segment of the community has access to liveable housing options. This increases the likelihood that all income strata can remain in Didsbury within an established social and familial network or relocate to Didsbury for lifestyle or employment options.

### 3.2 Policies and Strategies

#### ***Residential Development***

- 3.2.1 Residential development shall occur as generally indicated on ***Map B, Residential Lands***.
- 3.2.2 The Town endeavours to ensure that a minimum five (5) year supply of residential land is available within the Town boundaries for medium-term development purposes.
- 3.2.3 New residential development shall proceed in an orderly manner in order to provide municipal services and utilities in a fiscally responsible manner.
- 3.2.4 The Town encourages all residential development to be of a high quality and aesthetic appeal.

- 3.2.5 The range, style, and type of new residential development shall be approved in *Area Structure Plans*.
- 3.2.6 The overall density for residential uses shall strive to achieve an average minimum of five (5) units per net developable acre within each *Area Structure Plan* area.
- 3.2.7 The Town will ensure the provision of a variety of housing types and styles to meet the diverse needs of the community.
- 3.2.8 The Town supports the development of the following housing types:
- (a) Single-detached dwellings,
  - (b) Semi-detached dwellings,
  - (c) Duplexes,
  - (d) Fourplexes,
  - (e) Townhouses,
  - (f) Apartments,
  - (g) Manufactured / modular homes,
  - (h) Seniors housing (retirement, assisted living, and nursing and lodging homes),
  - (i) Secondary suites (where deemed appropriate by this Plan and other Town policies and documents), and
  - (j) Other innovative forms of housing.
- 3.2.9 Small lot single detached housing is permitted provided that such lots form part of an approved comprehensively designed development area, taking into account location, clustering, servicing capacity and the development of a socially cohesive community.
- 3.2.10 Medium density housing developments (i.e. fourplexes and townhouses) are supported by this Plan provided they are integrated with the overall design of the neighbourhood.
- 3.2.11 High density housing developments (i.e. apartments and large seniors housing projects) are supported by this Plan provided they are located in close proximity to shopping facilities, major institutions, parks and / or open spaces and have good access to transportation facilities.
- 3.2.12 Affordable housing developments are encouraged to take the form of multi-unit complexes, attached housing or secondary suites so as to capitalize on energy efficiencies and reduce land consumption. Such housing shall be designed to blend into the overall streetscape.
- 3.2.13 For new planning areas, the Town supports the inclusion of secondary dwelling units within traditional single dwelling housing forms provided they are planned as part of a comprehensively designed development area.
- 3.2.14 The Town will allow development of residential units as secondary uses to commercial uses where considered appropriate.
- 3.2.15 The implementation of innovative community and neighbourhood design concepts and housing forms is encouraged. Innovations in community and neighbourhood design might include alternate road configurations and standards, open space integration, and varied setbacks. Innovation in housing form might include variation in unit type, the inclusion of secondary dwelling units, variation in building styles, materials, and colours, and innovative landscaping concepts.
- 3.2.16 Residential community designs that incorporate dead-end or hammerhead lanes are not permitted.

- 3.2.17 Residential infill projects are encouraged in areas where municipal services can support further development and the infill development is compatible with the character of the surrounding neighbourhood.
- 3.2.18 The Town endeavours to work with the Mountain View Housing Management Board to address the provision of seniors housing within Town.
- 3.2.19 All developments are encouraged to incorporate high quality and durable materials in exterior finish which minimize long term maintenance.
- 3.2.20 The Town encourages developers to establish design guidelines and architectural controls for housing developments which enhance interaction and communication, provide a sense of community and are pedestrian friendly.
- 3.2.21 Suitable sound attenuation devices shall be required in areas where residential development is located adjacent to major roadways or railway lines. Creative solutions to sound attenuation which complement the aesthetics of the Town are encouraged.
- 3.2.22 Housing proposed within *Area Structure Plans* shall demonstrate sensitivity to established residential edges with regard to style, form, and density.

## PART 4.0: COMMERCIAL DEVELOPMENT

### 4.1 Overview

It is the primary goal of this section to ensure that the downtown remains the focus of commercial activity in Didsbury with other commercial developments being permitted only when they do not significantly take away from the continued success of the downtown. As a related goal, the policies and strategies of this section, along with the Central Core Heritage Plan and East Downtown Area Revitalization Plan, are to ensure the provision of a healthy, vibrant and growing commercial sector within the Town.

This section has an additional goal of providing a policy environment through which new and innovative commercial development can occur. To this end, Mixed Use development is permitted and encouraged by this Plan. Innovation in commercial development is primarily intended to take the form of mixed use commercial, residential, and office developments where residential units are located on the upper floors of multi-storey buildings.

### 4.2 Policies and Strategies

#### ***General***

- 4.2.1 Commercial development shall occur as generally indicated on ***Map C, Commercial Lands***.
- 4.2.2 The Town endeavours to ensure that a minimum five (5) year supply of commercial land is available within the Town boundaries for medium-term development purposes.
- 4.2.3 New commercial development shall proceed in an orderly manner in order to provide municipal services and utilities in a fiscally responsible manner.
- 4.2.4 The Town encourages all commercial development to be of high quality and aesthetic appeal.

#### ***The Downtown***

As noted above, it is the primary goal of this section to ensure that the downtown continues to act as the heart and focus of business activity for Didsbury and its surrounding area. To this end, the downtown will remain the primary location for all major retail, office, personal service, civic, and community activities. These activities are all intended to locate within the clearly defined area of downtown illustrated on ***Map C, Commercial Lands***.

As the central area and primary destination for movement to and around Town, automobile and non-automobile connections to the Town's transportation system as well as adequate parking and circulation systems are essential to its success. The wide variety of uses and functions of the downtown also lend to the development of residential living units in coordination with new and renovated commercial development.

- 4.2.5 The policies of this section shall apply to the downtown and downtown expansion lands as shown on ***Map C, Commercial Lands***.

- 4.2.6 In order to direct revitalization and the design of new development in the downtown and downtown expansion lands, the *East Downtown Area Redevelopment Plan* has been prepared. (Appendix B for website link).
- 4.2.7 The addition of residential dwelling units on the upper floors of new and renovated commercial buildings located in the downtown is encouraged.
- 4.2.8 The Town shall ensure that circulation for vehicles, pedestrians and bicycles is maintained within the downtown.
- 4.2.9 As much as possible, rear lanes should be used to provide access to parking, delivery and loading areas.
- 4.2.10 The Town shall consider, where appropriate, transition from commercial to other uses on the periphery of the downtown through the adoption of *Area Redevelopment Plans*.

### ***Residential / Commercial***

The areas identified for residential / commercial development offer a unique opportunity for the development of commercial uses that are compatible with the existing residential development around it. Unlike mixed-use development, residential / commercial development offers the opportunity for the development of short and medium term commercial uses on individual sites. As part of the larger system of commercial uses in Didsbury, the location of existing residential / commercial lands leads them to be considered prime for the long-term expansion of the existing downtown core. However, the potential transitional nature of these lands over the long term is not intended to take away from the validity of the residential uses found on them today.

- 4.2.11 The policies of this section shall apply to the lands labelled Residential / Commercial Lands, as shown on ***Map C, Commercial Lands***.
- 4.2.12 Commercial uses on the residential / commercial lands are limited to the range uses that do not conflict with existing single-dwelling residential uses.
- 4.2.13 Development of the residential / commercial lands shall not substantially take away from the success of the downtown.
- 4.2.14 Over the longer term, residential / commercial lands shall be considered for redevelopment to forms consistent with that of the existing downtown.

### ***Neighbourhood Commercial***

Neighbourhood commercial sites form part of general residential landscape and are typically found in locations removed from the downtown. Neighbourhood commercial sites are intended to provide for the day-to-day convenience needs of nearby residents and are therefore small. It is the intent of this Plan that neighbourhood commercial sites be limited to small corner stores within new and existing residential neighbourhoods. The location and size restrictions applied to neighbourhood commercial sites aims to encourage non-automobile modes of access therefore parking requirements normally implemented for commercial developments can be reduced or waived. In addition, because the neighbourhood commercial sites are intended to be integrated within residential development, the inclusion of residential living units located behind the storefront or on the second floor is encouraged.

- 4.2.15 The policies of this section shall apply to the lands labelled Potential Neighbourhood Commercial on **Map C, Commercial Lands**.
- 4.2.16 Neighbourhood commercial sites for new neighbourhoods shall be located within residential areas and shall be identified through the *Area Structure Plan* process.
- 4.2.17 Neighbourhood commercial sites proposed for existing residential areas shall meet the *Neighbourhood Commercial Infill Guidelines*.
- 4.2.18 Neighbourhood commercial sites shall be limited in size to serve the convenience retail needs of the nearby residential community.
- 4.2.19 Projects proposing the development of neighbourhood commercial sites may be required to be accompanied by a market study illustrating:
- (a) the long-term viability of the proposal, and
  - (b) its potential impacts on the downtown.
- 4.2.20 The addition of residential dwelling units behind the storefront or on the upper floors of neighbourhood commercial developments is encouraged.
- 4.2.21 Overall parking requirements for neighbourhood commercial sites may be reduced or waived based on the size of the development as well as the availability of on street parking.

### ***Mixed Use Development***

Innovation in commercial development is encouraged in this Plan through the implementation of mixed use projects. Such projects are envisioned to take the form of small to medium scale mixed commercial, office and residential developments. Mixed-use development sites shall be identified and evaluated for suitability through *Area Structure Plan* processes. In existing areas, mixed-use development proposals shall be evaluated by addressing the requirements of policy 4.2.25 below.

- 4.2.22 The policies of this section shall apply to the lands labelled Mixed Use on **Map C, Commercial Land**
- 4.2.23 Areas shown as Mixed Use on *Map C, Commercial Lands*, shall be developed with mixed use projects.
- 4.2.24 In new planning areas, mixed use developments shall be identified and evaluated in *Area Structure Plans*.
- 4.2.25 Mixed use development proposals for new and existing areas shall address the following:
- (a) The interface of the development with adjacent development,
  - (b) The specific uses proposed,
  - (c) The scale and architecture of the development and its consistency with adjacent development,
  - (d) The manner of public consultation, and
  - (e) Any other matter deemed appropriate by Council.

## **PART 5.0: INDUSTRIAL DEVELOPMENT**

### **5.1 Overview**

The economic well being of Didsbury is largely dependent upon its ability to attract new industries and retain existing ones. Located along the Edmonton-Calgary corridor, the Town of Didsbury is well positioned to enhance its economic base by attracting new industries which serve the Town, its immediate surrounding area, and the region as a whole. In order for Didsbury to capitalize on this opportunity, a supply of serviced and unserved but developable land must be available and marketed appropriately to the business and development communities. It is also important that industrial activities within Town do not negatively affect the lifestyle and enjoyment of the Town by its residents. As such, industrial areas must be carefully planned for by providing direct access to transportation routes and adequate buffering from incompatible uses. Heavier industries which may negatively affect the residents of the Town should be directed to other more appropriate locations outside of the Town boundaries. While this Plan encourages growth in the industrial sector, uses should primarily take the form of clean light industries; value added industries, and industries serving the surrounding agricultural community. Heavy industries will only be contemplated when the minimalization or eradication of their negative impacts can be guaranteed by their proponents.

### **5.2 Policies and Strategies**

#### ***Industrial Development***

- 5.2.1 The policies of this section shall apply to the industrial lands as shown on *Map D, Industrial Lands*.
- 5.2.2 The Town endeavours to ensure that a minimum five (5) year supply of industrial land is available within the Town boundaries for medium-term development purposes.
- 5.2.3 To ensure compatibility, industrial development adjacent to existing or future residential areas shall be subject to special controls, including but not limited to screening, buffering, fencing, or other mitigating measures.
- 5.2.4 New and expanded industrial development proposals shall be required to address potential environmental impacts in regard to drainage, sewage effluent, airborne emissions, noise pollution and any other environmental concerns.
- 5.2.5 Heavy industry shall only be permitted in Town subject to environmental impacts and impacts on adjacent areas being addressed.
- 5.2.6 Industrial areas shall be provided with direct linkages to major transportation routes and mixing of industrial and residential traffic is discouraged.
- 5.2.7 Industries which may be considered offensive by virtue of noxious emissions, noise, vibration or appearance may be restricted and may be required to incorporate certain measures to ensure the integrity of surrounding areas are not jeopardised.
- 5.2.8 Existing industrial land uses located in areas other than designated industrial parks shall be discouraged from expanding and encouraged to relocate to more suitable locations.





## PART 6.0: OPEN SPACE, PARKS, AND SCHOOLS

### 6.1 Overview

The provision of an attractive and multi-functional open space system is a high priority for Didsbury residents. To address the needs of the community as a whole, the open space system must provide structured parks for formal activities, unstructured space for informal activities, and natural areas for the protection of natural processes and habitats. To maximize the benefit of its investment in open space, it is the desire of the Town of Didsbury to enhance all aspects of the open space system to meet a variety of needs. Careful allocation of reserves, efficiency in design, and the possibility of multiple benefits from each square foot of land wherever feasible, allowing for both activity and solitude, shall ensure that open spaces are at the same time functional, safe, attractive, and easy to maintain. While a primary goal of this plan is to ensure that the range of open spaces and parks are provided to meet the needs of the entire community, specific attention shall be placed on the provision of a community wide pathway system.

The Town's predominant natural feature, the Rosebud River, is of great importance to the Town's open space plans and identity. However, the management, use and protection of this feature is made more difficult given its multi-jurisdictional nature. Cooperation between the Town and the County for the protection of this corridor is essential.

Respect for the natural environment as it appears in and around Didsbury is of major interest to the residents of Didsbury and therefore efforts must be made to protect it.

### 6.2 Policies and Strategies

#### ***Open Space***

- 7.2.1 Open spaces shall be provided in accordance with *Map E, Open Space Concept*.
- 7.2.1 The Town will develop and maintain an *Open Space and Pathway Plan* as the Town grows and as otherwise required to address open space and mobility needs.
- 7.2.1 Developments along major entry points into the Town shall incorporate high quality landscaping and serve as attractive entries into the community.
- 7.2.1 Recreation facilities, parks, and open space systems are part of the overall land development process and shall therefore be considered in the preparation of *Area Structure Plans* and the *Open Space and Pathway Plan*.
- 7.2.1 As subdivision and development occurs, open space corridors shall be protected in accordance with the *Open Space and Pathway Plan*.
- 7.2.1 New development areas shall provide linear parkway systems, where possible linking school sites, recreation facilities and major open space areas to the rest of the community.
- 7.2.1 The provision of pathways, local tot lots, and playgrounds shall be demonstrated in parks concept plans to be submitted and approved through the *Area Structure Plan* process.

- 7.2.1 Private open space and recreational facilities are encouraged to complement and augment the recreational facilities and open space areas provided by the Town. These areas will not be credited as Municipal Reserve.
- 7.2.1 The Town supports the preservation and enhancement of publicly and privately owned trees and their contribution to the Town's health and appearance.

### ***Municipal and School Reserves***

- 7.2.1 Reserves shall be taken in the form of land or as otherwise agreed to by the Town and the Developer in accordance with the Municipal Government Act.
- 7.2.1 All developments shall provide the full (10%) dedication of municipal, school, or municipal / school reserves.
- 7.2.1 New residential subdivisions shall include the full dedication of reserve lands through the provision of parks and open space linkages in accordance with the Town of Didsbury *Open Space and Pathway Plan*.
- 7.2.1 Emphasis shall be placed on the provision of useable open space when dedicating credit Municipal Reserve.
- 7.2.1 Linear spaces averaging less than 12 metres in width shall not be credited as Municipal Reserve.
- 7.2.1 Walkways which solely provide connections between streets and open space facilities shall not be credited as Municipal Reserve but shall be provided as part of the road system or as public utility lots.
- 7.2.1 All new developments shall consider school land requirements in the development of their plans.
- 7.2.1 The Town of Didsbury shall consult with Chinooks Edge School Division with regards to the *School Reserve Agreement*.
- 7.2.1 New school sites and facilities should be designed and located in a manner which maximizes the opportunity for the joint use of land and buildings by the community and the school board.
- 7.2.1 The Town and the Chinooks Edge School Division shall work together to design school sites to maximize their benefit to all users, while providing for efficiencies in operation and maintenance.

### ***Environmental Reserves***

- 7.2.1 Environmental Reserve shall be provided as required adjacent to and including major watercourses and drainage areas and in accordance with the Municipal Government Act.
- 7.2.1 Environmental Reserve lands may be augmented with Municipal Reserve to ensure the open space is functional and continuous pathway systems can be constructed.

## **PART 7.0: AGRICULTURAL OPERATIONS**

### **7.1 Overview**

Effective April 30, 2002, the Municipal Government Act required that all Municipal Development Plans contain policies respecting the protection of agricultural operations as defined by the Agricultural Operations Practices Act (AOPA). As an urban municipality, the Town's Land Use Bylaw does not designate specifically an Agricultural land use district. However, as there are various existing agricultural uses occurring on lands reserved by the Town for long-term growth purposes, it is the intent of the Town to allow such uses to continue until such time that the lands are required for urban development.

### **7.2 Policies and Strategies**

#### ***Agricultural Operations***

- 7.2.1 The Town will respect existing agricultural operations within town boundaries until such time that those lands are required for urban growth purposes.

## **PART 8.0 - ECONOMIC SUSTAINABILITY**

### **8.1 Overview**

The Town of Didsbury is a vibrant community, actively promoting existing businesses and new economic development initiatives. Economic development should be spearheaded by the Didsbury Tourism and Economic Development Board whose primary purpose is to coordinate, develop and implement proactive strategies to enhance Didsbury's economic development and prosperity, including the marketing of Didsbury as a business and residential centre. It is the goal of this section to ensure that a proactive approach to economic development remains a priority to the Town.

### **8.2 General Policies and Strategies**

#### ***Economic Development, Promotion, and Marketing***

- 8.2.1 The Town supports new initiatives in all sectors of the economy including commercial, industrial, and residential development provided they meet the goals and policies of this Plan.
- 8.2.2 The Town shall promote the growth of non-residential development including both light and heavy industrial lands, as well as commercial lands, but at the same time being respectful of the content of the Memorandum of Agreement signed with Mountain View County.
- 8.2.3 The Town will encourage the development of an economic development strategy.
- 8.2.4 The Town supports joint economic development initiatives with adjacent municipalities.
- 8.2.5 The Town supports initiatives made by the business community and the Chamber of Commerce in the promotion of the Town of Didsbury.
- 8.2.6 The Town encourages the development and location of environmentally friendly businesses and industries within the Town.
- 8.2.7 The Town will participate in the Central Alberta Economic Partnership.
- 8.2.8 The Town supports and encourages the development of home occupations and home offices.

#### ***Fiscal Accountability***

The ability of the Town to provide services to its residents is directly linked to its costs, revenues and its management of municipal finances. The Strategic Plan approved by Council provides direction on targets and the management of fiscal resources related to land uses. Day to day operations and funding for major capital projects must be generated from sources including the municipal tax base, government grants, development levies and user fees. It is the intent of the Town to maintain a balanced financial position so that its citizens and businesses are not unduly taxed for the provision of required municipal services. As such, new development must not result in long-term costs to the community and must support itself in terms of initial on-site capital expenditures. The Town will manage development to the extent that all future development should not exacerbate the existing infrastructure deficit and must support costs of infrastructure and services.

- 8.2.10 The Town shall manage its debt servicing costs in accordance with the Municipal Government Act.
- 8.2.11 The Town will investigate the preparation of *Fiscal Impact Analyses* for all new *Area Structure Plans* to ensure that the long-term fiscal implications to the Town and its taxpayers are evaluated.
- 8.2.12 The initial cost of roads, sidewalks, pathways, water, sewer, sanitary, shallow utility requirements in new development areas shall be borne by the proponent of such development.
- 8.2.13 New development should not exacerbate the existing infrastructure deficit.
- 8.2.14 Calculations for off-site levies, fees and charges shall be reviewed annually and amended accordingly to reflect current costs of development and the rate of inflation. Off-site levies should include water, stormwater, waste water and transportation costs.

## **PART 9.0: ENVIRONMENTAL SUSTAINABILITY**

### **9.1 Overview**

Urban communities generate significant environmental impacts through high-energy consumption, land consumption, and the production of greenhouse gas emissions and waste materials by households and businesses. Social, environmental and economic measures are to be taken into account in the community building process. Through this Plan, the Town of Didsbury intends to take a leadership role with respect to the environment to ensure that the community remains an attractive and healthy place to live. It is a goal of this section to ensure that all development within the Town has minimal impact on the environment and that lands that are environmentally sensitive or not suitable for development are protected. As an important component of the Town's identity, it is also important that the entrance to the Town from the east through the Rosebud River Valley be protected from development.

### **9.2 Policies and Strategies**

#### ***Subdivision and Development***

- 9.2.1 Developers shall be required to demonstrate how proposed construction projects and new developments contribute to community health, utilize environmentally sound practices and conserve resources.
- 9.2.2 All development shall respect and maintain the integrity of the Rosebud River corridor.
- 9.2.3 New subdivisions are encouraged to be designed so as to minimize the amount of road required to service the subdivision area.
- 9.2.4 Developers are encouraged to orient development sites to take advantage of winter sun in order to reduce the cost of heating.
- 9.2.5 The Town should make every effort to ensure that developments do not create adverse shadow effects.
- 9.2.6 Efficient design and construction techniques are encouraged in all structures including the incorporation of water and energy saving devices and fixtures.
- 9.2.7 Landscaping should be undertaken in a manner that provides natural cooling during summer months and protects development from prevailing winds.
- 9.2.8 Innovative housing design which reduces total energy demand, materials and land requirements is encouraged.
- 9.2.9 All *Area Structure Plans* submitted for approval shall be accompanied by a Phase 1 Environmental Site Assessment and describe what follow up measures are required including determining whether a Phase 2 and / or Phase 3 assessment is required.
- 9.2.10 All *Area Structure Plans* submitted for approval shall be subject to Provincial review for identification of historically or culturally significant sites.

- 9.2.11 Major drainages and water courses shall be protected from development, dedicated as environmental reserves, and integrated into urban development in a manner which minimizes disruption of their natural systems.
- 9.2.12 No development other than parks shall be permitted to occur within the floodway of the Rosebud River, however golf course developments may be considered if Alberta Environment approval can be obtained.
- 9.2.13 Development within the flood risk zone may be allowed in accordance with the requirements of the Flood Hazard Identification Program (formerly covered by Canada-Alberta Flood Damage Reduction Program) and Town standards.
- 9.2.14 All new developments shall be required to regulate and control surface runoff during and following construction and shall include the incorporation of treatment for storm water runoff designed to improve the quality of the runoff entering the receiving body.
- 9.2.15 The Town shall endeavour to retain and improve the natural functions and habitat as well as improve the recreational and scenic qualities of watercourses.
- 9.2.16 Parks development and operations shall be carried out in a manner that minimises the need for invasive action such as pesticide and herbicide spraying, utilizing natural forms of control wherever possible.
- 9.2.17 All development shall minimize the impacts of post development light pollution.
- 9.2.18 The subdivision and development of land should occur in an environmentally friendly manner and shall not have significant negative environmental impacts.

### ***Waste Management and Recycling***

- 9.2.19 The Town shall strive to be a leader in areas of waste reduction, recycling and other environmental initiatives.
- 9.2.20 The Town will investigate and implement, where appropriate, waste management and recycling partnerships and initiatives with surrounding municipalities.
- 9.2.21 The Town will promote waste reduction through public education, recycling and composting programs, user pay and bylaw controls.
- 9.2.22 The Town will plan for adequate sites for recycling collection, storage and sorting.
- 9.2.23 The Town shall support private and public sector initiatives in the development of environmentally friendly solid waste management projects or systems.
- 9.2.24 The Town shall ensure facilities for liquid and hazardous waste transfer are provided to meet the needs of local residents.



## **PART 10.0: SOCIAL SUSTAINABILITY**

### **10.1 Overview**

Within this Plan, Social Sustainability refers to the soft services that are provided which affect the quality of life of the Town's residents. These include matters related to education, health, fire and police protection, recreation services and other social needs. The delivery of these services is either the direct responsibility of the Town or of various other private groups, public agencies, or other levels of government. It is the goal of this section to ensure that the provision of these services continue to be coordinated by the Town in response to the needs of the community. Additional analysis of data on who is using facilities and programs will aid in future planning.

### **10.2 Policies and Strategies**

#### ***Financing Facilities and Programs***

- 10.2.1 The Town shall develop and maintain a 10 Year Capital Plan to provide for the assessment of community needs and prioritize facility construction in accordance with the Town's financial resources.
- 10.2.2 Council shall establish a capital reserve fund to facilitate adequate funding for future recreation, institutional and public facilities.
- 10.2.3 The Town supports and encourages the efforts of local religious, health, and service organizations and agencies in the provision of community programs and services.
- 10.2.4 The Town shall proactively pursue community and corporate participation and support in the development of new and expanded community facilities.

#### ***Recreational Facilities and Services***

- 10.2.5 With its regional neighbours, the Town participated in the preparation of a draft Recreation and Culture Master Plan to determine the need for new and the enhancement of existing recreational facilities.
- 10.2.6 Outdoor recreation facilities should be provided as needed and support is demonstrated and as the financial resources of the Town allow.
- 10.2.7 In general, recreation investments should provide service the greatest amount of residents, and especially the youth. The Town should not be subsidizing adult recreation.
- 10.2.8 Joint-use and multi-purpose design in recreation facilities is recommended.

#### ***Community Facilities and Services***

- 10.2.9 With its regional partners, the Town would participate in the preparation of a Social Well Being Strategy to support social initiatives, programs and partnerships, which address the social needs of the community.

- 10.2.10 The Town shall promote and support development of cultural facilities to coincide with population growth.
- 10.2.11 Wherever possible, major community facilities should be located on municipally owned land other than dedicated reserves thereby maximizing the amount of open space and green area available for use by Town residents.
- 10.2.12 The Town endeavours to work with local volunteer groups and organizations to provide community facilities and services for all Town residents but with a specific focus on seniors and youth.
- 10.2.13 The Town endeavours to co-operate with both public and private organizations to enhance the provision of educational resources and opportunities available to the residents of Didsbury.
- 10.2.14 Local groups and organizations shall be encouraged to take an active role in raising funds and supporting the operation of community facilities.

### ***Institutional Facilities and Services***

- 10.2.15 The Town shall continue to co-operate with public and privately operated education, health, social, and cultural agencies to ensure that a high standard of institutional services are available to the residents of Didsbury and that the services provided are responsive to changing needs and funding sources.
- 10.2.16 Sites for religious assemblies shall be located so as to reduce traffic and parking impacts on adjacent development and neighbourhoods while still providing community access and support.
- 10.2.17 Institutional uses shall be of a scale and character that compliments the established or proposed use of the surrounding area.

### ***Social and Affordable Housing***

The Town benefits from diversity in the community and this requires a range of housing options for all socio-economic groups. A variety of densities, styles, sizes, tenures and prices will accommodate the desired diversity. Municipal planning should not present barriers to the development of the full range of housing required.

- 10.2.18 The Town will prepare and update a Housing Needs Assessment to determine the needs for housing by all socio-economic groups and to evaluate the need to establish social housing stock in Town.
- 10.2.19 The Municipal Area Partnership commissioned the Affordable Housing Study in 2009. The Town will use the recommendations in the Study to guide housing initiatives.
- 10.2.20 The Town will monitor housing development to evaluate whether housing policies and guidelines are being met and shall evaluate opportunities to address specific issues and needs as they arise.

### ***Emergency and Protective Services***

- 10.2.21 The Town will participate in the preparation of an Emergency Services Master Plan to outline goals and objectives of the provision of emergency and protective services in Town.
- 10.2.22 Local police protection shall continue to be provided by contract with the Royal Canadian Mounted Police (RCMP) and Municipal Enforcement officers.
- 10.2.23 Emergency Services endeavours to preserve and enhance the quality of life in Didsbury by providing an environment that is secure and safe for it's residents and to provide fire suppression, fire prevention, advanced life support and rescue services.
- 10.2.24 Emergency Services endeavours to address public concerns and enhance public awareness to educate residents with respect to the various roles and responsibilities in provision of Emergency Services in Didsbury.
- 10.2.25 The Town shall strive to incorporate new fire prevention technologies into the community, which may include the incorporation of sprinkler systems in new residential developments and other initiatives to keep the cost of fire services at a desirable level.

## PART 11.0 - TRANSPORTATION AND MOBILITY

### 11.1 Overview

An efficient and effect transportation and mobility system is essential to the success of Didsbury as a place to live and work. Movement between the Town and the County is also important and although the Town has little control over County roads leading into Town, it is important that these jurisdictions coordinate transportation planning activities for the overall benefit of the regional system. Within Town, it is important to ensure the provision of a safe, efficient and well-maintained mobility system. It is a goal of this section to ensure that in addition to providing effective and efficient road systems, pedestrian and bicycle pathway systems form part of the overall mobility system within Town.

### 11.2 Policies and Strategies

#### *Transportation and Mobility*

- 11.1.1 The Town's existing mobility system is identified on **Map F, Mobility Network**.
- 11.1.2 The Town shall develop an overall transportation plan that will be used to coordinate current and future transportation needs.
- 11.1.3 The Town shall ensure that the development of transportation and mobility infrastructure is coordinated with the development of new areas and addresses the location, type and intensity of the land uses and density or distribution of the population.
- 11.1.4 All new roads, pathways, sidewalks and bicycle routes shall be identified in Area Structure Plans.
- 11.1.5 Road rights-of-way should make provision for landscaping, tree planting and pathway systems.
- 11.1.6 The Town shall maintain a standard of roadways appropriate to the intended use. Variation of Town standards may be approved in circumstances provided supporting documentation is submitted to justify the proposed changes and where the changes complement the development of a unique community.
- 11.1.7 Roads provided as part of new development areas shall be provided in accordance with Town of Didsbury road standards, which uses the City of Calgary Standards (see Appendix B).
- 11.1.8 School Boards are encouraged to consider the movements of school buses adjacent to residential areas and within individual school sites when making requests for new sites at the Area Structure Plan stage.
- 11.1.9 The Town shall continue to foster and promote mobility strategies which make more efficient use of existing facilities and reduce environmental impact.
- 11.1.10 All new developments are expected to provide adequate off-street parking. Cash-in-lieu of parking requirements may be allowed in consideration of the development's access to Town parking facilities and on-street parking.

- 11.1.11 Pathways form part of the overall mobility system and shall therefore be dedicated as part of the road rights-of-way. Roads and pathways shall be constructed simultaneously.
- 11.1.12 Where appropriate the Town shall review and incorporate traffic calming techniques and alternate design standards which slow traffic, provide for enhanced safety, and contribute to overall improved community and neighbourhood design.

## **PART 12.0: MUNICIPAL SERVICES AND UTILITIES**

### **12.1 Overview**

Utility services within the Town of Didsbury fall under two categories. Public utilities include those services provided by the Town and operated in a self-sustaining fashion. Such services include the water supply and the sanitary sewage, storm water and waste water management systems. It is essential to the economic health of the Town that these municipally provided services are provided in an efficient and fiscally responsible manner. The Town commissioned an infrastructure master plan in 2006. The *Infrastructure Study (2006)* was updated in 2008.

Other utilities are provided by private companies under agreements with the Town. These private companies often work with each other in the sharing of line assignments and rights-of-way. The Town must ensure that private utility services are all capable of extending existing services to accommodate anticipated growth within the Town. To this end, all utility companies are encouraged to cooperate with the Town by reviewing subdivision and development plans in the early planning stages to ensure sufficient capacity can be made available and that locations for their facilities can be established.

### **12.2 Policies and Strategies**

#### ***General***

- 12.2.1 The Town infrastructure master plan in the *Infrastructure Study - 2008 Update* will continue to be updated as required.

#### ***Water, Sewer, and Private Utility Systems***

- 12.2.2 All new development areas should be required to be serviced by all municipal services and private utilities.
- 12.2.3 Acreages that do not have services in the vicinity may be serviced by way of private septic systems provided such systems satisfy the approving authority. Acreages must tie into services in a reasonable time after services become available in the area.
- 12.2.4 The location of municipal services and private utilities in new development areas is to be identified at the earliest possible time in the planning process.
- 12.2.5 Generally, all new development shall incorporate underground services into the design.
- 12.2.6 Existing development not connected to water, sewer, and other utility systems must connect to such systems once services become available.
- 12.2.7 Utility rights-of-way and public utility lots shall be provided at the time of subdivision.
- 12.2.8 The Town will consult and coordinate the provision of municipal services and utilities with appropriate public and private utilities and agencies.
- 12.2.9 The installation of any utility shall be in accordance with Town of Didsbury standards which are the City of Calgary Standards (Appendix B) and accepted engineering standards and practices.

- 12.2.10 Developers shall be solely responsible for the installation of services to municipal standards necessary to service their development.
- 12.2.11 Additional costs associated with the provision of any oversized municipal service or private utility may be apportioned to the benefiting lands or developments and may be recovered through off-site levies, acreage assessments or other cost recovery methods deemed appropriate by the Town in accordance with the provisions of the Municipal Government Act.
- 12.2.12 Oversizing of municipal services and utilities with cost recovery may be required to facilitate future development. Contributions to trunk services through off-site levies are reviewed periodically and shall be determined through the development agreement process for a specific area.
- 12.2.13 The Town supports the use of utility rights-of-way to form part of the pathway / open space system when appropriate and safe to do so.
- 12.2.14 Special setback requirements from high-pressure pipelines or substations shall be respected and incorporated into subdivision design and new development is encouraged to incorporate existing facilities into the design rather than requiring relocation of the facility.
- 12.2.15 The Town shall strive to ensure that utility easements and rights-of-way are located in a manner which maximises utilisation, respects the natural environment and enhances the opportunity for the rights-of-way to complement the pathway / open space system.
- 12.2.16 The sizing of sanitary sewer and water facilities shall be based on the ultimate patterns of development within the various catchment and pressure zone areas. Consideration for continuous development shall be designed for.
- 12.2.17 Utility companies are encouraged to maximise utilization of rights-of-way and service trenches. Facilities shall be creatively designed and located to provide linear open space connections and be as inconspicuous as possible.
- 12.2.18 Despite the policies of this section, the approving authority may consider and approve alternative water, sewer, and private utility systems provided the performance of such systems is proven to meet or exceed that of the standard system.

#### ***Intermunicipal Development Plan - Water and Wastewater Services***

- 12.2.19 Mountain View County agrees to require all new developments in the urban fringe to be developed with water and wastewater services to the same standards as the Town.
- 12.2.20 The Town agrees that all development within the urban fringe will be permitted to connect to the Town's water and wastewater services based on the conditions of the Memorandum of Agreement, and subject to the Memorandum of Agreement being executed.
- 12.2.21 For developments located within the urban fringe or referral area requiring or proposed to require water and wastewater services from the Town, the County will submit the relevant portions of the development agreement, including full details on the water and wastewater servicing standards and anticipated volumes, for the Town's approval.
- 12.2.22 The Town, subject to available capacity, payment of the user fees and Alberta Environment approval, agrees to continue to accept, from County residents and developments, wastewater from holding tanks that complies with the standards set by the Town.

### ***Storm Water Retention and Drainage***

As the urbanization and development of land results in changes to natural drainage systems, it is the responsibility of land developers and the Town to ensure these changes are minimized as much as possible. Runoff and drainage can be dealt with through on site mitigation measures as well as through larger public systems. It is a goal of this plan to minimize impacts of runoff created by new developments.

- 12.2.23 New developments shall install storm water retention facilities as a means of preventing direct drainage to existing watercourses.
- 12.2.24 Storm water drainage facilities shall be designed and / or upgraded to manage storm water runoff in accordance with Town and Provincial requirements.
- 12.2.25 Where storm water retention facilities are provided, they shall be dedicated as public utility lots and designed to enhance open space as well as to avoid water stagnation problems.
- 12.2.26 Direct runoff into the Rosebud River from new developments shall not be permitted. All developments shall be required to institute measures to restrict flow and siltation in a manner suitable to the Town and the Province.
- 12.2.27 The Town shall encourage the use of naturalized wetland and wet pond areas as treatment for storm water in new development areas.

### ***Solid Waste Management***

Urban communities tend to generate more waste material than the immediate environment is capable of handling and as such, disposal facilities must be created to handle the volume of material. As a goal of this Plan, Didsbury will take a leadership role and be exemplary in the area of waste management through committing to recycling and other waste management initiatives.

- 12.2.28 The Town of Didsbury will continue to transfer solid wastes to landfill facilities. Options for reducing the volume of waste and alternative waste management and disposal options shall be investigated and where feasible pursued.
- 12.2.29 The Town will support waste reduction through public education, recycling and composting programs, and if required, bylaw controls.
- 12.2.30 The Town supports the development of environmentally friendly and less land intensive solid waste management projects and systems such as the blue bin recycling program.
- 12.2.31 Through Mountain View Regional Waste Management Commission Didsbury landfill site, the Town will help to ensure facilities for liquid and hazardous waste transfer are provided to meet the needs of local residents.
- 12.2.32 The Town encourages backyard composting and/or utilizing the green composting bin by residents.



12.2.33 Efforts shall be made to provide for composting of larger volumes of compostable materials generated by residents.

## **PART 13.0: INTERMUNICIPAL PLANNING AND GROWTH MANAGEMENT**

### **13.1 Overview**

As no municipality exists in a vacuum, it is the intent of this section to recognize Didsbury within its regional context and to determine those issues that require intermunicipal cooperation. The primary goal of this section is to identify areas of mutual interest between the Town and Mountain View County and to set out a plan for communication on these items. This section also outlines the general expectations of the Town with respect to the use and development of lands on the Town's fringe. As a secondary goal, this section is intended to convey the Town's desire to grow. As such, policies respecting the process and actions leading up to and following any future annexation are provided.

The policies of this section are not intended to affect an annexation application / negotiation but rather are intended to highlight the actions that the Town is committed to taking as part of any future annexation process.

### **13.2 Policies and Strategies**

#### ***General***

- 13.2.1 The Town shall maintain an open dialogue with the Mountain View County with regard to land use, transportation, infrastructure, recreation and environmental issues affecting both jurisdictions within the fringe land area.
- 13.2.2 The Town endeavours to work with Mountain View County in the preparation, review and updating of an *Intermunicipal Development Plan* (see *Appendix B*) to address any matters of mutual interest.

#### ***Land Use and Development***

- 13.2.3 The Town will actively promote liaison with Mountain View County, both its elected officials and administrative officers, in order to review and discuss planning and development matters of mutual interest.
- 13.2.4 The Town will refer to the County for comment prior to a decision on any proposed statutory plan, outline plan, or application for redesignation, subdivision, or development that is located within 400 metres of the Town's boundary.

#### ***Open Space***

- 13.2.5 The Town will work with Mountain View County to ensure important environmental corridors such as waterways are protected.
- 13.2.6 The entrance to the Town from the east is an asset to the community and essential to the Town's identity and shall be protected.
- 13.2.7 As development occurs, the Rosebud River open space corridor shall be expanded so that it forms a continuous parkway system between the Town and the County.

- 13.2.8 The Town supports the concept of the Trans-Canada Trail System (via Alberta TrailNet) and will consult and coordinate with Mountain View County in its implementation.
- 13.2.9 The Town supports development of pathways linking Didsbury to the Mountain View County via continuous pathway systems.

### ***Transportation***

- 13.2.10 The Town shall work with the Mountain View County to protect road allowances within the *Fringe Lands* for use as potential major urban roadways.

### ***Growth Management***

- 13.2.11 When additional land is required for the expansion of the Town, the Town shall consult with the County in a timely manner in order to view and discuss the need for annexation of lands from the County to the Town in accordance with the Intermunicipal Development Plan and the Memorandum of Agreement with Mountain View County. (see Appendix B)
- 13.2.12 The Town shall prepare a *Growth Area Analysis* in support of any application for annexation.
- 13.2.13 If annexation of new lands occurs, the Town may prepare a *Growth Area Management Plan* for the annexed lands as a prelude to the acceptance of *Area Structure Plans*.
- 13.2.14 A *Growth Area Management Plan* prepared by the Town shall address:
- (a) community vision and priorities,
  - (b) topographic considerations,
  - (c) access and servicing considerations, and
  - (d) general land use categorization (residential, commercial, industrial, and open space), and
  - (e) any other matters deemed appropriate by Council.

### ***Environment***

- 13.2.15 The Town shall actively pursue partnerships and initiatives with surrounding municipalities in areas of waste reduction, recycling and other environmental initiatives.

## **Part 14.0: IMPLEMENTATION, AMENDMENT AND REVIEW**

### **14.1 Overview**

It is the intent of this Plan to provide a systematic approach to the overall planning and management of land in Didsbury. The requirement for the preparation of statutory plans will result in the overall better implementation of policies contained in this Plan for specific areas of Town. Through the preparation of these more detailed plans it may be necessary, from time to time, to amend the Municipal Development Plan. Amendments to the Municipal Development Plan shall be prepared and adopted in accordance with the requirements of the Municipal Government Act whereby a public hearing will be required.

### **14.2 Policies and Strategies**

#### ***Implementation***

14.2.1 All statutory and non-statutory plans must comply with this Plan.

14.2.2 Outline Plans in existence prior to the adoption of the Didsbury Plan shall continue to be in effect.

14.2.3 All redesignation, subdivision and development applications will be evaluated having regard for this Plan and other statutory plans and guidelines.

#### ***Strategic Plan (as approved by Council)***

The Strategic Plan is an integral part of achieving the goals of an organization. The Town of Didsbury is committed to long term planning and to maintain open communication about its goals for the future. The Town of Didsbury Council has developed a strategic plan that represents the key targets that Council will strive to achieve over their term.

14.2.4 The Town endeavours to address the key targets highlighted in *Strategic Plan* approved by Council.

#### ***Amendment and Review***

This Plan has been prepared in consideration of the needs of the Town of Didsbury over the next fifteen (15) years with respect to planning and development matters. If amendments to this Plan are required, the provisions and requirements of the Municipal Government Act must be followed.

14.2.5 This Plan may be amended from time to time to ensure the needs of Town are being met provided that the overall intent of the Plan does not change.

14.2.6 In order to ensure that the policies of this Plan continue to be current and reflect the needs and opportunities of the Town, the Plan should be reviewed on an ongoing basis.

14.2.7 In addition to the ongoing review, this Plan shall be subject to a comprehensive review every five (5) years.

#### **The Land Use Bylaw and Other Policies and Guidelines**

The *Land Use Bylaw* and associated *Land Use Map* are important tools used in the implementation of the policies of this Plan. Some revisions to the *Land Use Bylaw* may be required to fully enact and

enforce the policies adopted and included in this Plan. Any proposed *Area Structure Plan*, *Area Redevelopment Plan*, Council resolution, or application for redesignation, subdivision or development considered by Council or its committees must be consistent with the policies and design guidelines set out in this Plan and by any other Bylaw, policy or guideline adopted by Council.

14.2.8 The Town of Didsbury *Land Use Bylaw* shall be reviewed and amended as required to ensure consistency with this Plan.

14.2.9 Other policies and guidelines required for the implementation of this Plan shall be prepared, updated, and implemented as required.

## **Appendix A: Maps**

## **Appendix B – Links to References, Plans, Bylaw and Agreements**

Links to references:

Town of Didsbury	<a href="http://www.didsbury.ca">www.didsbury.ca</a> - Home
Municipal Government Act	<a href="#">Alberta Queen's Printer: Municipal Government Act</a>
Integrated Community Sustainability Plan	<a href="http://www.didsbury.ca">www.didsbury.ca</a> - TOWN PLANNING
Strategic Plan 2011-2012	<a href="http://www.didsbury.ca">www.didsbury.ca</a> - STRATEGIC PLAN 2011-2013
Guidelines for the Preparation of Area Structure Plans and Area Redevelopment Plans	<a href="http://www.didsbury.ca">www.didsbury.ca</a> - SUBDIVISION
Energy Resources Conservation Board	<a href="#">ERCB</a>
Mountain View Housing Management Board <u>HOUSING MANAGEMENT BOARD</u>	<a href="#">Mountain View Senior Housing - MOUNTAIN VIEW HOUSING MANAGEMENT BOARD</a>
Central Core Heritage Plan	<a href="http://www.didsbury.ca">www.didsbury.ca</a> - TOWN PLANNING
East Downtown Area Revitalization Plan	<a href="http://www.didsbury.ca">www.didsbury.ca</a> - TOWN PLANNING
Agricultural Operations Practices Act	<a href="#">AOPA Legislation</a>
Central Alberta Economic Partnership	<a href="http://www.centralalberta.ab.ca/favicon.ico">http://www.centralalberta.ab.ca/favicon.ico</a>
Flood Hazard Identification Program	<a href="#">Flood Hazard Identification Program – Alberta Environment</a>
Mountain View Regional Waste Management Commission	<a href="#">Mountain View Regional Waste Management Commission</a>
Infrastructure Study - 2008 Update	<a href="http://www.didsbury.ca">www.didsbury.ca</a> - TOWN STUDIES
City of Calgary Standards	<a href="#">The City of Calgary - Urban Development publications</a>
Intermunicipal Development Plan	<a href="http://www.didsbury.ca">www.didsbury.ca</a> - TOWN PLANNING
MVC Memorandum of Agreement	<a href="http://www.didsbury.ca">www.didsbury.ca</a> - TOWN PLANNING
Mountain View County	<a href="#">Mountain View County   Welcome</a>
Land Use Bylaw	<a href="http://www.didsbury.ca">www.didsbury.ca</a> - TOWN PLANNING