



# **COCHRANE NORTH**

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## **AREA STRUCTURE PLAN**



**Bylaw C-6388-2006, Adopted July 3, 2007**

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**MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44**  
**Department of Planning and Community Services**

**ROCKY VIEW COUNTY  
BYLAW C-6388-2006**

**OFFICE CONSOLIDATION**

This document has been consolidated for convenience only. A copy of the original Bylaw and all amending Bylaws can be obtained from Rocky View County. This office consolidation comprises the following Bylaws:

<b>Bylaw</b>	<b>Amendment Type</b>	<b>Date of Approval</b>
C-6388-2006	Original Bylaw	July 3 2007
C-7718-2017	Amendments to Table 1, Section 6.2.2, Section 6.2.20, an Figure 8, in order to implement the Cochrane North Conceptual Scheme	May 8, 2018

## **MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44**

### **BYLAW C-6388-2006**

A Bylaw of the Municipal District of Rocky View No. 44 to adopt an Area Structure Plan pursuant to Section 633 of the Municipal Government Act.

**WHEREAS** the Council of the Municipal District of Rocky View No. 44 wishes to adopt the Area Structure Plan affecting the lands as shown on Schedule "A", known also as the Cochrane North Area Structure Plan, attached hereto and forming part of this bylaw; and

**WHEREAS** a notice was published on Tuesday, January 30, 2007 and Tuesday, February 6, 2007 in the Rocky View Weekly, a newspaper circulating in the Municipal District of Rocky View No. 44, advising of the Public Hearing for Tuesday, March 6, 2007; and

**WHEREAS** Council held a Public Hearing and have given consideration to the representations made to it in accordance with Section 692 of the Municipal Government Act, being Chapter M-26 of the Revised Statutes of Alberta, 2000, and all amendments thereto.

**NOW THEREFORE** the Council enacts the following:

That the Area Structure Plan be adopted to provide a framework for subsequent land use changes, subdivision and development for the lands as shown on Schedule "A", known also as the Cochrane North Area Structure Plan, attached to and forming part of this bylaw.

That this Bylaw shall come into effect upon the date of third and final reading.

DIVISION 9

File: 616-19 -- 2004-RV-437

First reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, January 23, 2007, on a motion by Councillor Everett.

Second reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, July 3, 2007, on a motion by Councillor McLean.

Third reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, July 3, 2007, on a motion by Councillor Goode.

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REEVE OR DEPUTY REEVE

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MUNICIPAL SECRETARY

## SCHEDULE 'A'

Forming Part of Bylaw C-6388-2006

An Area Structure Plan known also as the Cochrane North Area Structure Plan, attached to and forming part of this bylaw.

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## Section

# 1.0 Background

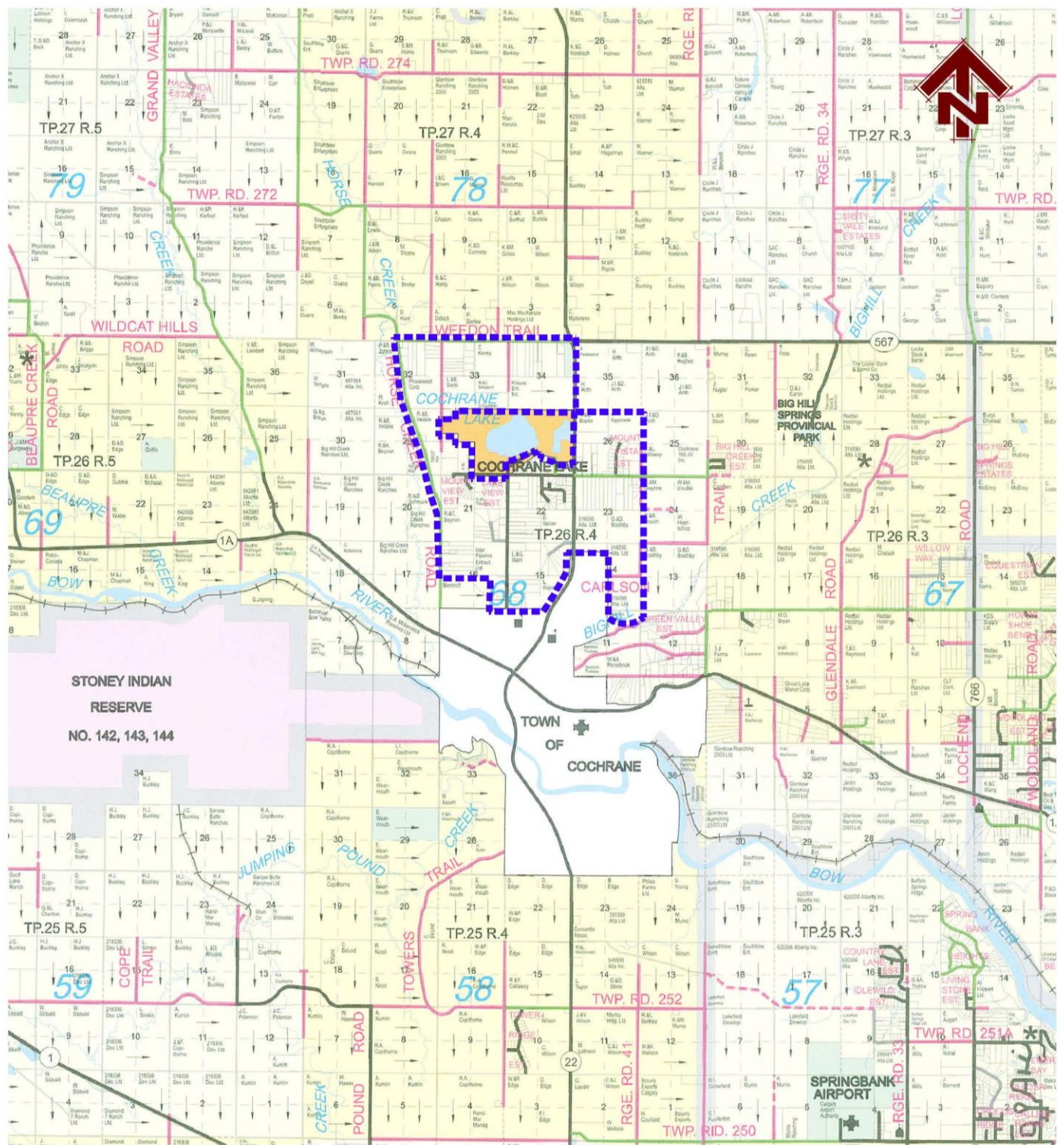
Cochrane North has been identified by the Municipal District of Rocky View Council as an area that presents both development pressures and community planning opportunities. The Cochrane North Area Structure Plan (ASP) is located adjacent to the northern limits of the Town of Cochrane and covers a three-mile wide area that extends north approximately four miles to Weedon Trail. The ASP is situated on an important upland that is bounded by the Horse Creek Valley to the west and the Big Hill Creek Valley to the south and east (Figure 1). Although the ASP includes the Hamlet of Cochrane Lake, it does not specifically address those lands within the Cochrane Lake Conceptual Scheme, which Council adopted in 1995. This ASP does acknowledge important edge conditions and relationships with the approved development in the Cochrane Lake Conceptual Scheme. Relationships with surrounding areas such as Grand Valley, the Big Hill Creek valley, and the Town of Cochrane are also addressed throughout this ASP.

The Cochrane North area will continue to experience development pressures and opportunities for many years to come. This ASP therefore contains land use policies and infrastructure options based upon both technical analysis and public consultation. The Cochrane North Area Structure Plan provides a policy framework for managing growth, guiding investment, and evaluating individual development proposals in Cochrane North.

In accordance with the Plan Objectives listed in Section 4.0, this ASP deals with a number of key issues in the Cochrane North area by addressing the following:

- a land use and phasing strategy, including appropriate land uses and development guidelines, which acknowledges existing uses, physical and environmental characteristics, infill potential, density criteria, and anticipated growth trends
- a comprehensive system of linked open spaces, environmentally significant natural features and stormwater management functions
- special areas and issues of importance to local stakeholders and the M.D. of Rocky View
- current capacities, potential demands, and servicing options for utility infrastructure such as water, sanitary sewer, stormwater, and solid waste disposal
- a regional roadway system linking the study area to both the Town of Cochrane and surrounding areas within the M.D. of Rocky View
- the balancing of public and private interests and the promotion of the common vision of stakeholders
- the function of the ASP in public education
- implementation measures including benchmarking, monitoring, and the cost-sharing responsibilities of landowners, business owners, residents, developers, and the Municipality.





Not To Scale

■■■■■ ASP Boundary

**Figure 1:**  
**PLAN AREA CONTEXT**

**COCHRANE NORTH**  
**AREA STRUCTURE PLAN**

**M.D.OF ROCKY VIEW**

May 2006



## 1.1 The Planning Process

Area Structure Plans (ASPs) within the Municipal District of Rocky View assume a particular role in both policy planning and development approval processes. ASPs form a bridge between the general planning policies contained in the Municipal Development Plan (MDP) and more detailed planning and design in Conceptual Schemes. In addition to this intermediate level of detail, ASPs occupy an intermediate position in terms of geographical scope. Whereas the MDP applies to the entire Municipality and Conceptual Schemes generally cover areas less than 1 square mile, ASPs in Rocky View may encompass as little as 1 square mile (Indus ASP) or as many as 53 square miles (Bears paw ASP).

The timeframe or planning horizon for the Cochrane North ASP is approximately 15 to 20 years. The policies in this ASP are expected to be implemented over the two decades between 2005 and 2025. An important aspect of this ASP is the proposed monitoring and implementation program, which is addressed in Section 7.0. Over the projected twenty-year planning horizon, the Cochrane North ASP will be kept up to date through periodic review and monitoring according to the criteria established in Section 7.0.

The role of this plan is to establish a framework and direction to the Council, Municipal officials, developers, and citizens of the M.D. of Rocky View for the future development of lands within Cochrane North. The policies in this ASP are therefore intended to be both clear and flexible enough to guide planning, land use, subdivision, and development decisions over the next twenty to thirty years. As stated throughout the Cochrane North ASP, the next stage in the implementation of these ASP policies will be the preparation of Conceptual Schemes.

## 1.2 Public Consultation and Stakeholder Involvement

The Cochrane North ASP is based upon significant public consultation and stakeholder involvement. In order to ensure meaningful citizen engagement, the M.D. of Rocky View Council appointed an Advisory Committee to oversee preparation of the ASP. That Advisory Committee included five landowners within the ASP study area, two M.D. of Rocky View Councillors, and a member of the M.D. of Rocky View administration.

Stakeholders in the ASP have included:

- The Municipal administrations of the M.D. of Rocky View and the Town of Cochrane
- Landowners, residents, and businesses within and adjacent to the study area
- Provincial departments with jurisdiction or interests within the study area, including Alberta Environment, Alberta Sustainable Resources, Alberta Community Development, Alberta Infrastructure and Transportation, and the Alberta Energy and Utilities Board
- Other organizations with jurisdiction or operations within the study area, including the Local Recreation Board, school boards, utility providers, and energy companies.

These stakeholders were consulted through a public involvement program that included regular Advisory Committee meetings, newsletter mail-outs, public meetings, and individual meetings with particular stakeholders.

## 2.0 Legislation

### 2.1 The Municipal Government Act

The Cochrane North ASP has been prepared in accordance with provincial requirements outlined in Section 633 of the Municipal Government Act (MGA) Statutes of Alberta, as amended. The specific legislation under Section 633 of the MGA enabling the creation of Area Structure Plans at the time of adoption of this ASP states:

- “633 (1) For the purpose of providing a framework for subsequent subdivision and development of an area of land, a council may by bylaw adopt an area structure plan.
- (2) An area structure plan
- (a) must describe
    - (i) the sequence of development proposed for the area,
    - (ii) the land uses proposed for the area, either generally or with respect to specific parts of the area,
    - (iii) the density of population proposed for the area either generally or with respect to specific parts of the area, and
    - (iv) the general location of major transportation routes and public utilities,
  - and
  - (b) may contain any other matters the council considers necessary.”

### 2.2 The Municipal Development Plan

The Cochrane North ASP is consistent with the M.D. of Rocky View Municipal Development Plan (MDP), which is the overall policy planning document guiding land use and development within the M.D. of Rocky View. “Figure 4: Area Structure Plan Areas” of the MDP identifies the Cochrane North area as one of the “Areas Under Development Pressure,” thereby warranting Municipal preparation of an ASP. Specific policies within the MDP that relate to this Area Structure Plan include the following:

- “5.3 Area structure plans and area redevelopment plans may be initiated by Council to provide a framework with which to guide future growth and change in areas of the Municipality where residential development is the emerging dominant land use. And where such areas are experiencing ongoing growth pressures and therefore, require a more localized and integrated approach to land use planning and development.

**6.5.3** Area structure plans should identify areas of known potential natural resources and establish land use planning strategies for the subdivision and development of lands containing or in proximity to these resources.

**13.1** Where required by this Plan or the Municipality, an area structure plan shall be prepared and shall serve as a guide for subsequent subdivision and development of lands contained in the area structure plan area.

**13.2** General areas identified for the preparation of area structure plans by the Municipality are shown in Figure 4.

**13.4** Area structure plans adopted by the Municipality shall conform to this Plan and describe the following:

- a) the area of the Municipality that is subject of the area structure plan;
- b) the sequence of development proposed for the area structure plan area;
- c) the land use proposed for the area structure plan area, either generally or with respect to specific parts of this area;
- d) the density of population proposed for the area structure plan area either generally or with respect to specific parts of this area;
- e) the general location of major transportation routes and public or private utilities in the area structure plan area; and
- f) any other information that Municipality considers appropriate.

**13.5** In addition to the requirements of Policy 13.4, area structure plans may contain information deemed appropriate by the Municipality to guide future land use and development that may include all or some of the following:

- a) a description and/or evaluation of the plan area utilizing the following factors:
  - natural resources;
  - existing land use;
  - ownership;
  - existing development;
  - topography;
  - agricultural capability;
  - soil;
  - vegetation;
  - environmental sensitivity and significance;
  - geotechnical considerations;
  - archaeological and historical considerations;
  - existing utilities and transportation routes; and
  - adjacent land uses.
- b) a land use concept which includes;
  - a future land use scenario;

- a scenario for the accommodation and/or integration of existing development;
- reserve areas (municipal/school/environmental);
- main transportation routes;
- provision or extension of utilities;
- anticipated improvements to existing infrastructure necessary to serve the future land use scenario;
- population densities and population projection;
- phasing of development; and
- constraints to development.”

## 2.3 Intermunicipal Planning Policies

### Intermunicipal Development Plan

The Cochrane North ASP is consistent with the M.D. of Rocky View / Town of Cochrane Intermunicipal Development Plan (IDP), which is the policy planning document guiding land use and development in the area of intermunicipal interest between the M.D. of Rocky View and the Town of Cochrane. For example, “Map 1: Intermunicipal Development Plan” of the IDP identifies the Cochrane gas plant, a major hydrocarbon corridor, and escarpments with 15% and greater slope affecting the Cochrane North area.

Specific policies within the IDP that relate to this Area Structure Plan include the following:

#### **“2.11.2 POLICIES**

1. Both municipalities will cooperate to identify utility corridors in the preparation of area structure plans and conceptual schemes.

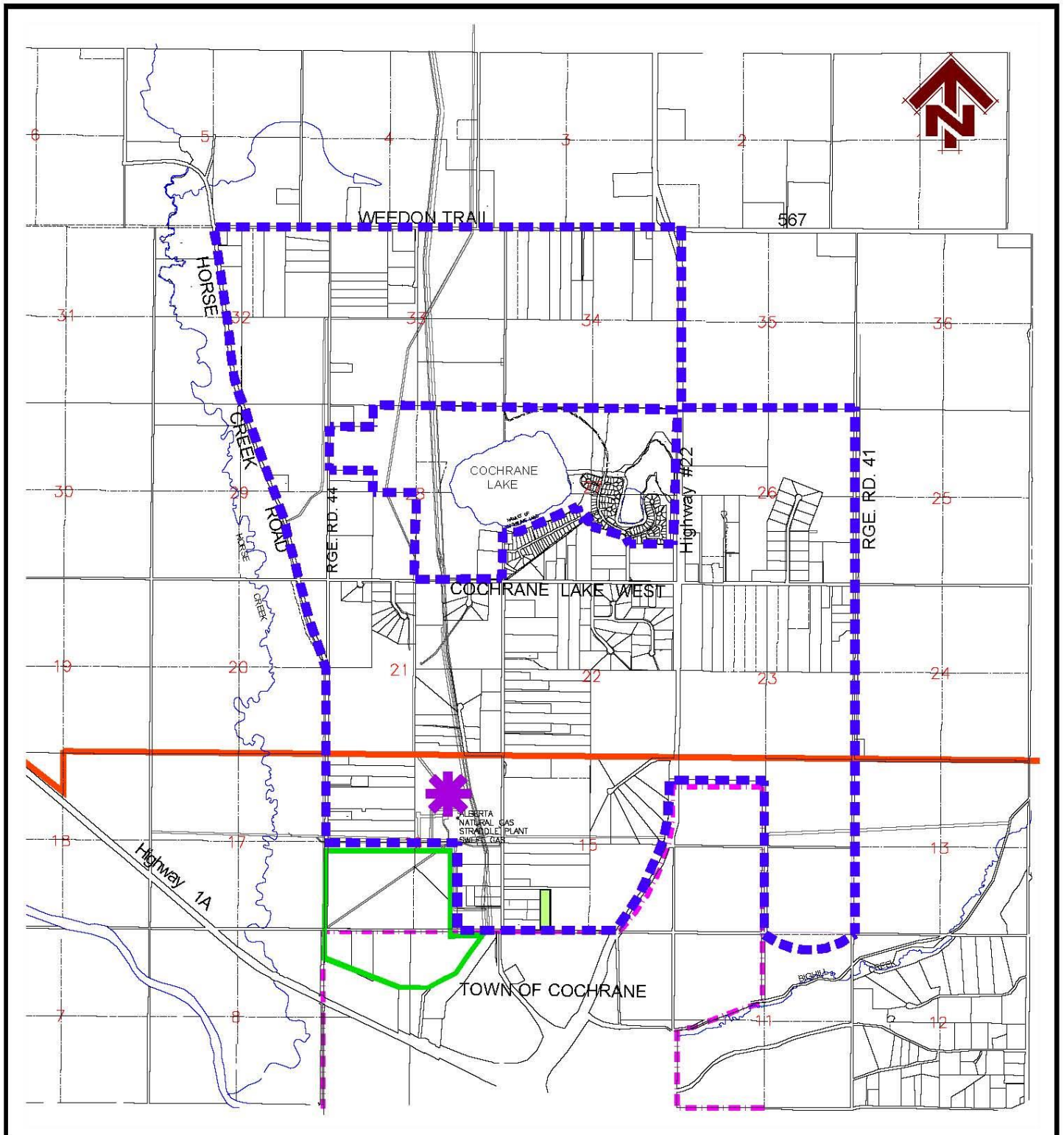
#### **3.1.1 INTERMUNICIPAL REFERRALS**

Each municipality will refer to the other, the following plans and proposals within the Plan Area:

1. Proposed statutory plans, conceptual schemes, and any amendments thereto.”

### Intermunicipal Planning Area “B”

The Cochrane North ASP is adjacent to the Intermunicipal Planning Area “B” which the two Municipalities established pursuant to the 2004 Town of Cochrane annexation. Given that the Intermunicipal Planning Area “B” provides for joint planning of non-residential (commercial, industrial, or business) land uses, this ASP contains policies and land use Policy Areas that address the integration and compatibility of future development with lands within that Intermunicipal Planning Area (Figure 2).



Not To Scale

- ASP Boundary
- M.D. of Rocky View / Cochrane IDP Boundary
- Town of Cochrane Boundary
- Cochrane Intermunicipal Planning Area "B"
- Municipal Reserve (IDP)
- Gas Plant

**Figure 2:**  
**REGIONAL CONTEXT**

COCHRANE NORTH  
AREA STRUCTURE PLAN

M.D.OF ROCKY VIEW

May 2006

## 3.0 Plan Area

### 3.1 Plan Boundary

The plan boundary encompasses almost 10 square miles between Weedon Trail to the north and the Town of Cochrane to the south (Figures 3 & 4). The western boundary of the study area is Horse Creek Road, while the eastern boundary follows the eastern edges of Sections 34, 26, 23, and 14 in Township 26, Range 4, W5M. The historic Hamlet of Cochrane Lake is included in the study area, but the Cochrane Lake Conceptual Scheme, which Council adopted in 1995, is not included.

### 3.2 Existing Conditions

The Cochrane North ASP is situated on typical prairie uplands framed by significant valley escarpments to the east (Big Hill Creek), south (Bow River), and west (Horse Creek). In addition to these escarpments, the topography features extensive “knob and kettle” terrain with rolling hills and low-lying areas that contain the Cochrane Lakes complex of wetlands, ponds, and lakes (Figure 5).

The existing land uses within the Plan Area include farming, ranching, small-scale agricultural pursuits, residential development, hamlet residential development, and natural resource industrial development. The policies of this ASP support the continuation of ranching and agricultural uses until comprehensively planned and serviced development occurs.

A number of landowners are engaged in home-based business activities. Cochrane North also sustains a number of commercial recreational operations such as equestrian training facilities and horse boarding businesses. Specialty livestock such as llamas may also be found in the area. The Cochrane gas plant is an important land use within the Plan Area. In addition to playing a significant economic and resource development role in the Province, the gas plant maintains a predominant presence on the landscape.

Cochrane North contains significant natural areas and habitat connections to other natural areas within the M.D. of Rocky View. This ASP includes a Natural Areas and Conceptual Regional Pathways map and important land use policies that address the protection of these natural areas.

The non-statutory Appendix B to this ASP describes the land use designations approved under the M.D. of Rocky View Land Use Bylaw at the time of adoption of this ASP.

### 3.3 Demographics and Growth in and around the Plan Area

At the time of adoption of this ASP, the Plan Area contained a population of approximately 1,000 residents<sup>1</sup>. The Cochrane North area is typical of most residential areas in the M.D. of Rocky View, where average age, household size, and personal income are all generally higher than the corresponding regional averages. This trend is particularly apparent when these residential households are compared with their suburban counterparts within the urban Municipalities in the Calgary region.

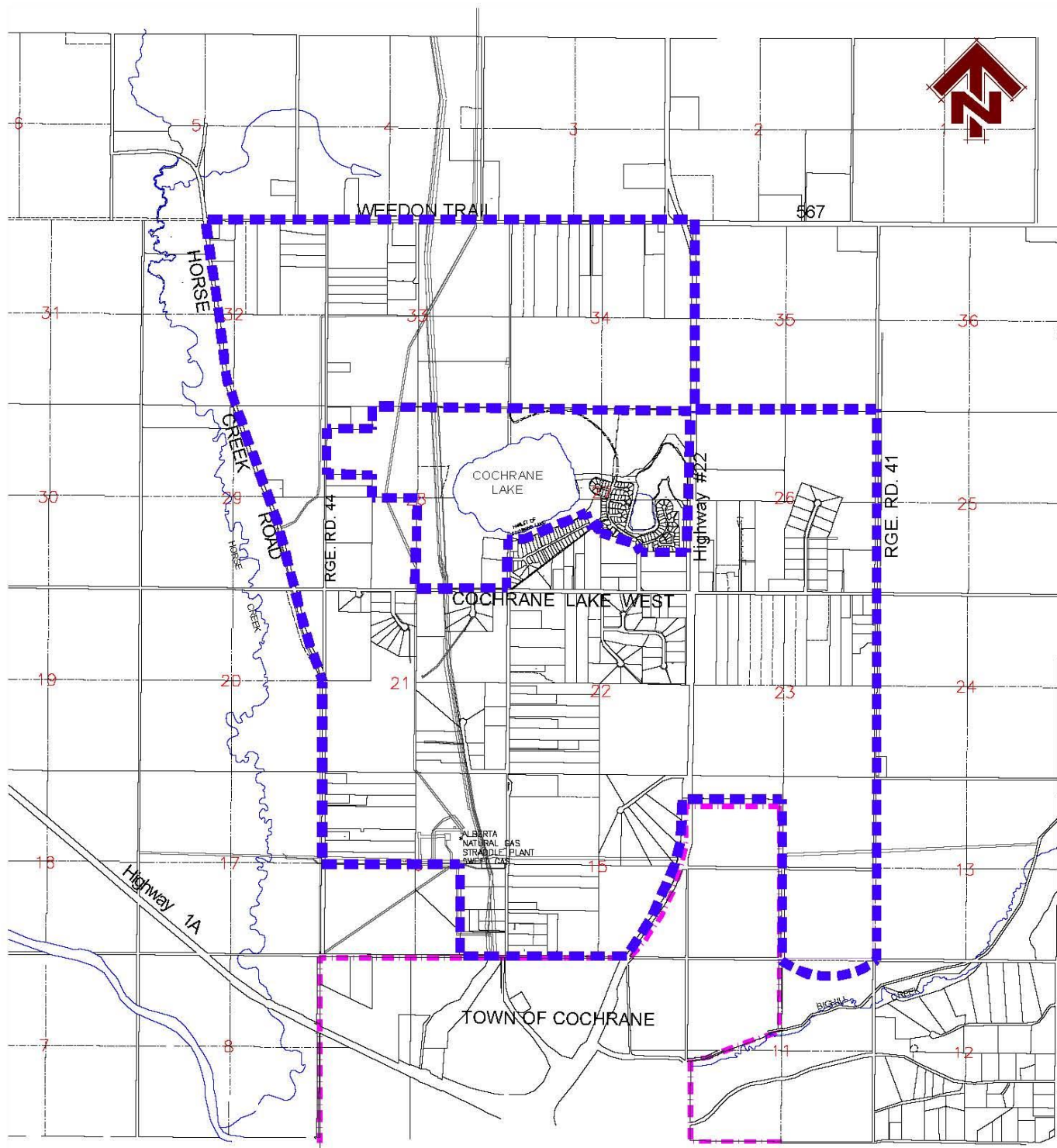
The population profile in the Cochrane North area exhibited relatively stable or gradual growth during the three decades from the mid-1970s through the early 2000s, when most of the residential subdivisions in the area were approved. Nonetheless, the 1995 approval of approximately 875 dwelling units within the Cochrane Lake Conceptual Scheme could more than quadruple the residential population in the area over the ten years from 2005 to 2015. In addition to that projected growth within the M.D. of Rocky View, the adjacent community of Sunset Ridge and other residential development approved near the intersection of Horse Creek Road and Highway 1A within the Town of Cochrane is expected to house a population in excess of 10,000 new residents.

Of additional significance for growth within the Cochrane North ASP will be the sewer and water services that development within the Cochrane Lake Conceptual Scheme is expected to bring to the area. This growth, along with projected growth in the Town of Cochrane promises to transform the landscape in the area. Proper planning and implementation of development and infrastructure, as well as responsible maintenance and protection of public facilities, open spaces, and natural areas, will be critical for the environmental, economic, and social sustainability of the community.

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<sup>1</sup> Estimated 300 residential addresses at approximate rate of 3 persons per household.





Not To Scale



ASP Boundary



Town of Cochrane Boundary

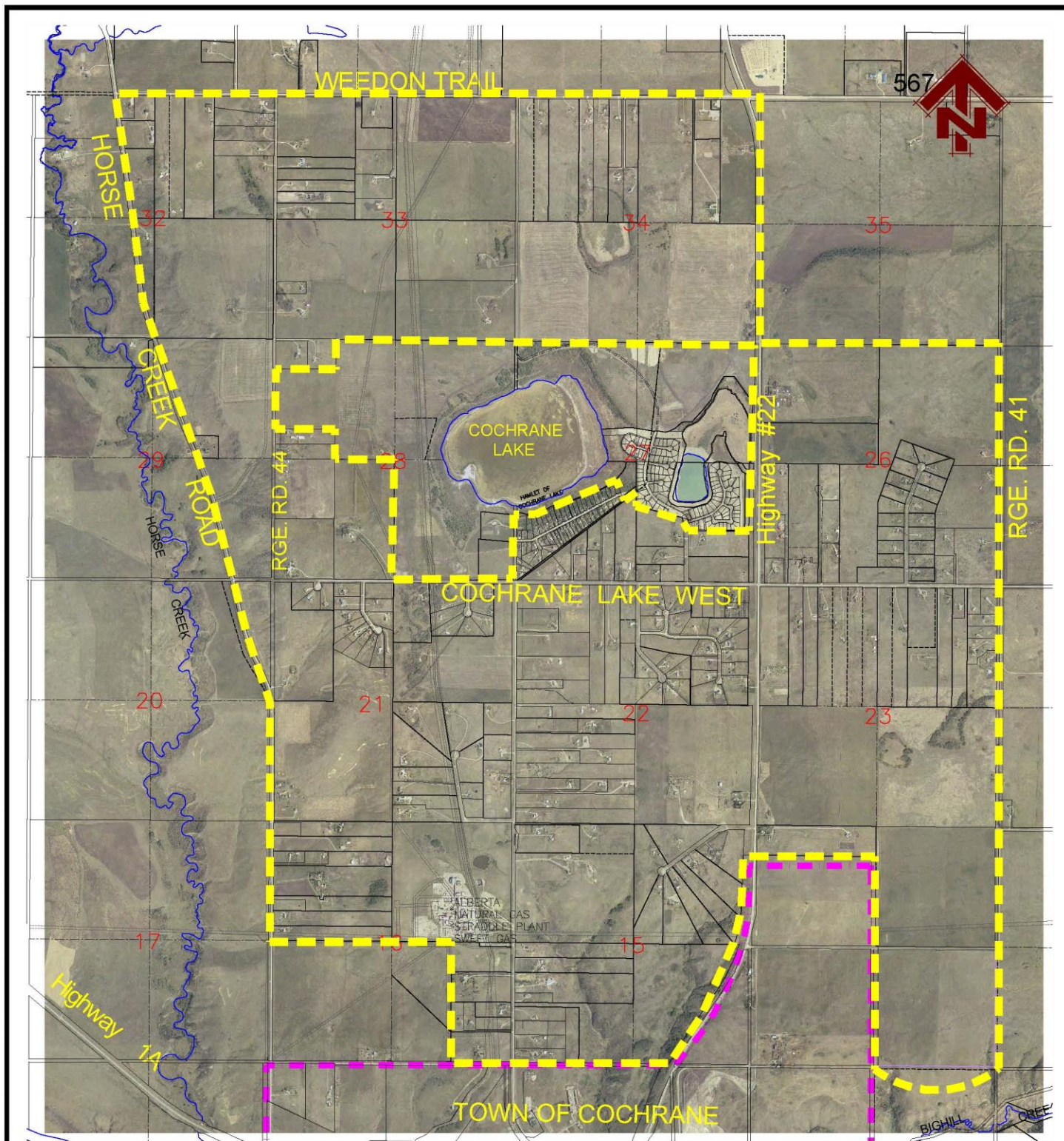
**Figure 3:**  
**PLAN AREA**

COCHRANE NORTH  
AREA STRUCTURE PLAN

M.D.OF ROCKY VIEW

May 2006

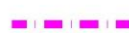




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ASP Boundary



Town of Cochrane Boundary

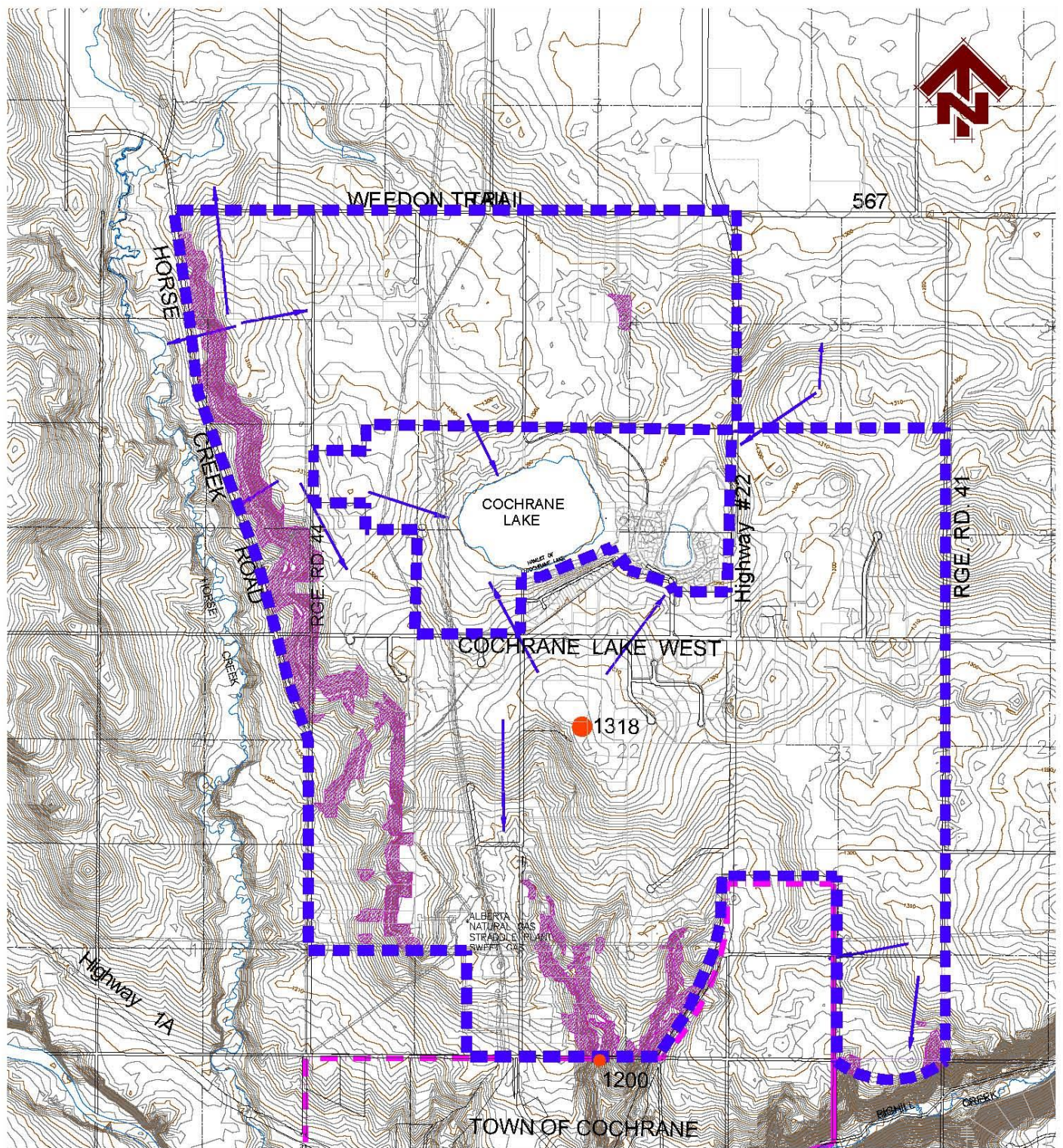
**Figure 4:**  
**AIRPHOTO**

COCHRANE NORTH  
AREA STRUCTURE PLAN

M.D.OF ROCKY VIEW

May 2006





Not To Scale

- ■ ■ ■ ■ ASP Boundary
- 1300L — 10m Contour Intervals
- 1124 — 2m Contour Intervals
- Direction of Surface Drainage
- ▨ 15% And Greater Slope

## Figure 5: SITE ANALYSIS

COCHRANE NORTH  
AREA STRUCTURE PLAN

M.D.OF ROCKY VIEW

May 2006



## 4.0 Plan Objectives

The Terms of Reference for the Cochrane North Area Structure Plan identified eleven goals, which form the basis of the following Plan Objectives:

1. To establish a land use strategy that will guide growth and determine a range of appropriate land uses for the study area.
2. To identify areas of environmental significance within the Plan Area and the means of mitigating any potential negative impacts on these areas.
3. To determine a range of tools that will respond to the recreational and open space needs of landowners and area residents.
4. To promote the vitality of the Hamlet of Cochrane Lake by identifying residential and hamlet commercial growth opportunities within and adjacent to the Hamlet.
5. To determine appropriate integration and transition policies for special areas and issues of importance to local stakeholders and the M.D. of Rocky View.
6. To identify utility servicing capacities and options that may be available for existing and future business and residential development.
7. To identify current and planned transportation infrastructure under both Provincial and Municipal jurisdiction, to determine future transportation needs and opportunities, and to establish criteria for internal road linkages.
8. To balance public and private interests and to promote the common vision of stakeholders.
9. To promote public education with respect to planning in the Cochrane North area.
10. To establish a framework for monitoring the long-term effectiveness of the ASP.
11. To determine the financial responsibility of landowners, business owners, residents, and the Municipality for public improvements proposed within the Plan Area.

## 5.0 Land Use Strategy

### 5.1 Vision

The vision of this ASP promotes development of a rural character, including appropriate infill of existing residential areas. Where residential development is located close to the Cochrane gas plant, the existing residential community will be supported with minimal opportunities for infill residential and home-based business development, which will be compatible with both the surrounding residential uses and the gas plant.

The vision for the Hamlet of Cochrane Lake aspires to provide for long-term redevelopment, expansion, and viability of Cochrane Lake by encouraging an appropriate range of residential, hamlet commercial, institutional, recreational, and public uses within the Hamlet (see Glossary). Hamlet commercial development is encouraged to serve the needs of residents throughout Cochrane North, while establishing a central, mixed-use core area that may act as a hub for public services and civic engagement. It is acknowledged that development of the Cochrane Lake Conceptual Scheme will transform both the community and the landscape. Accordingly, this ASP recommends that the M.D. of Rocky View facilitate a Hamlet Plan that will “reinvent” the community identity of Cochrane Lake and establish the Hamlet as the heart of the community in Cochrane North.

Extensive agricultural pursuits on large parcels of land will continue to be supported within the Plan Area until such time as servicing conditions warrant comprehensive development of clustered residential communities within significant open space systems and natural areas. Environmental sustainability in a rural setting, with Municipal, water co-op, or regional water servicing and Municipal or regional sanitary sewer servicing, will be the key features of such comprehensively developed communities.

Future extensions of utility lines into the Cochrane North ASP would support these comprehensively planned residential and open space communities. Through proper planning and staging of utility service provision, such infill and clustered development could house between 9,000 and 10,000 new residents.<sup>2</sup> Over the effective life of this ASP (i.e., fifteen or twenty years, to 2020 or 2025) the combined population of Cochrane North and Cochrane Lake could reach 12,000 to 13,000 inhabitants. In addition to that projected growth within the M.D. of Rocky View, the adjacent community of Sunset Ridge and other residential development approved near the intersection of Horse Creek Road and Highway 1A within the Town of Cochrane is expected to house a population in excess of 10,000 new residents. If developed to higher standards and densities, the Future Growth Policy Area of this ASP could house another 10,000 people.

#### Policy

- 5.1.1** Until such time as lands are developed for uses other than agriculture or agriculture-related business, agricultural operations and agriculture-related businesses may continue to be developed in accordance with the policies of this Area Structure Plan.

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<sup>2</sup> Estimated 3,000 residential addresses at approximate rate of 3 persons per household.

## 5.2 Land Use Policy Areas

The policies contained in this ASP are intended to provide guidance to landowners and developers and to aid Council in future land use decisions. As conditions change and development within the Plan Area continues to evolve, the Plan may be reviewed, updated, and amended.

Seven land use Policy Areas have been identified within the Cochrane North Area Structure Plan (Figure 6). Requirements for land use redesignation, subdivision, and development will vary according to the location, context, and policy goals of each land use Policy Area. Table 1 categorizes these land use Policy Areas according to the types of development envisioned and the approach to implementing the land use policies within each area.

**Table 1: Land Use Policy Areas**

Policy Area	Types of Development	Implementation Approach
Residential Infill A, B, and C	Residential subdivision with minimum parcel sizes according to existing development patterns and community aspirations	<ul style="list-style-type: none"> <li>•Municipal, water co-op, or regional potable water servicing for new lots less than four (4) acres in size and private, individual on-site water servicing for lots four (4) acres in size or greater.</li> <li>•Private, individual on-site wastewater servicing for new lots. In Residential Infill Policy Area B municipally approved advanced septic systems shall be required for lots two (2) acres or less in size</li> <li>•Deferred servicing agreement may be required to ensure connection to a water and wastewater utility system, when such systems become available</li> <li>•Conceptual Schemes may be required.</li> <li>•Respect for existing acreage residential character</li> </ul>
Cluster Residential and Open Space	<ul style="list-style-type: none"> <li>•Clustered small lot residential with protection of large open space areas</li> <li>•Transition adjacent to Cochrane Lake Conceptual Scheme, Hamlet of Cochrane Lake, Town of Cochrane, and other lands outside Plan Area</li> <li>•Local commercial uses within S ½-34-26-04-W05M</li> </ul>	<ul style="list-style-type: none"> <li>•Municipal, water co-op, or regional water utility services</li> <li>•Municipal or regional sanitary sewer utility services</li> <li>•Comprehensive Conceptual Schemes</li> <li>•Multiple means of achieving connected linear open space systems</li> <li>•Local commercial uses within S ½ -34-26-04-W05M should be developed within a community focused node.</li> </ul>
Hamlet	Hamlet commercial, institutional, recreational, and residential land uses	<ul style="list-style-type: none"> <li>•Municipal, water co-op, or regional water utility services</li> <li>•Municipal or regional sanitary sewer utility services</li> <li>•Consolidation and expansion of existing Hamlet boundary</li> <li>•Community focal point for Cochrane North area</li> </ul>
Future Growth	Recognizes logical growth area for long-term residential development at higher standards and densities	<ul style="list-style-type: none"> <li>•Municipal services</li> <li>•Higher density development</li> <li>•Premature subdivision prohibited prior to higher density development</li> </ul>

Policy Area	Types of Development	Implementation Approach
Existing Industrial	Recognizes existing Cochrane gas plant	Existing land use and servicing

## 5.3 Conceptual Schemes

Conceptual Schemes are considered by the Municipality to be an important component of long range planning for the development of lands within the Plan Area. Conceptual Schemes are generally prepared for lands subject to land use redesignation applications and usually include surrounding lands to address potential impacts and long-term planning implications of proposed development. They are intended to establish comprehensive planning, rationale for land uses, and the pattern of subdivision proposed for the area, based upon analysis of site opportunities and constraints.

### Policies

**5.3.1** Within the Plan Area, Conceptual Schemes shall not be required for first-parcel-out subdivisions. In Residential Infill Policy Areas, Conceptual Schemes may be required at the discretion of Council. When considering whether to require the preparation of Conceptual Schemes, Council may take into account criteria such as:

- i. existing land use and development context;
- ii. availability of utility servicing;
- iii. existing and proposed open space systems and pathway linkages;
- iv. existing and proposed transportation systems;
- v. prior consultation with neighbouring landowners on potential issues (e.g., land use compatibility, open space, transportation systems); and
- vi. any other matter the Municipality deems necessary at the time.

**5.3.2** Where required by Council, Conceptual Schemes shall guide and coordinate future land use redesignation, subdivision, and access patterns.

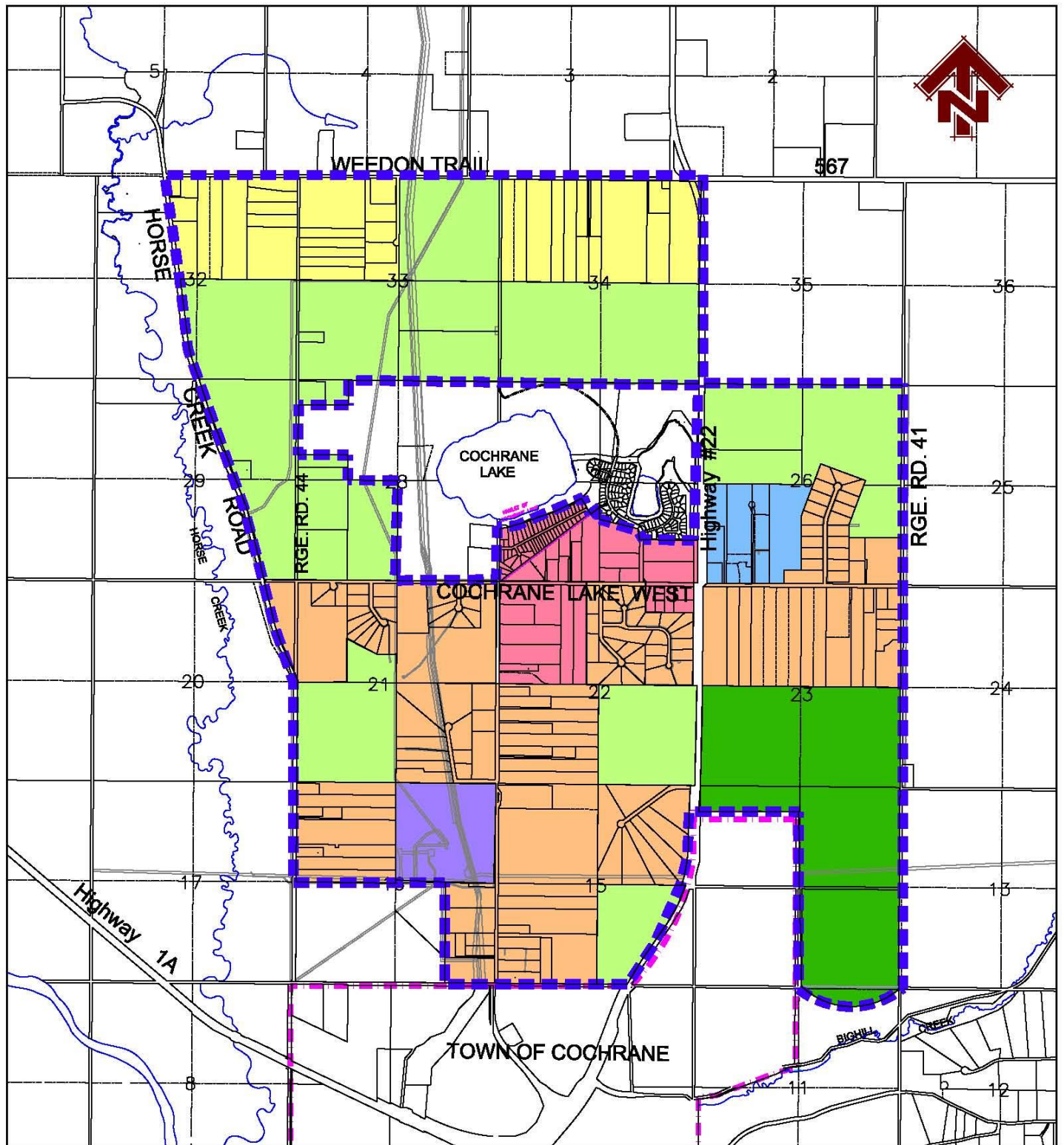
**5.3.3** Where appropriate and required to address the integration of the proposed development with adjacent lands, Conceptual Schemes may encompass lands that are outside of the area to be redesignated and subdivided.

**5.3.4** Conceptual Schemes may include, but are not limited to, the following:

- i. a future land use scenario including lot design and configuration;
- ii. parcel size and density;
- iii. proposed open space, including active and passive open areas, natural areas and both pedestrian and equestrian linkages to other existing or potential adjacent developments;
- iv. Municipal Reserve dedication as well as other appropriate means of protecting open space;
- v. open space linkages with adjacent lands within and outside the Plan Area (e.g., Cochrane Lake Conceptual Scheme, Town of Cochrane, Grand Valley, other areas outside Cochrane North);
- vi. development phasing, illustrating full build-out;
- vii. innovative and efficient proposed access and internal road circulation over both the immediate and long term;
- viii. measures to provide for the integration of the proposed development with existing and adjacent development in a manner that ensures compatibility with adjacent land uses;



- ix. mitigation measures such as landscaping, screening, or berming to address any on-site or off-site visual impacts;
- x. any constraints to development, including but not limited to: geotechnical, environmental, and hydrogeological conditions; industrial operations and hydrocarbon corridors; and archaeological or historically significant features;



Not To Scale

■■■■■ ASP Boundary

■ Hamlet

■ Existing Industrial

■ Residential Infill A

■ Residential Infill B

■ Residential Infill C

■ Cluster Residential  
& Open Space

■ Future Growth

## Figure 6: LAND USE CONCEPT

COCHRANE NORTH  
AREA STRUCTURE PLAN

M.D.OF ROCKY VIEW

May 2007

- xi. a site management plan guided by an adopted Master Drainage Plan, which will determine Best Management Practices for stormwater management;
- xii. water and wastewater servicing strategies, including identification of rights-of-way required for connection to regional or Municipal systems;
- xiii. a Traffic Impact Assessment (TIA) that addresses the location of existing and future transportation networks detailing traffic generation and its cumulative impacts on the road network, including necessary improvements based upon traffic volume and engineering advice;
- xiv. a landscaping plan;
- xv. architectural guidelines;
- xvi. mail box locations;
- xvii. road names in accordance with approved Municipal policy;
- xviii. proposed school sites;
- xix. recreational lands and facilities;
- xx. input from all directly and indirectly affected landowners within and adjacent to the Conceptual Scheme area throughout the preparation of the Conceptual Scheme, including a minimum of one (1) open house to gain feedback on the proposal;
- xxi. input from affected community stakeholders, including community organizations, social service agencies, and the Local Recreation Board; and
- xxii. any other matter the Municipality deems necessary.

**5.3.5** Any proposed Conceptual Schemes within the Plan Area that were authorized or required by Council, and were not yet adopted by Council, prior to adoption of the Cochrane North Area Structure Plan should be prepared in accordance with the policies of this ASP.

## 6.0 Plan Policies

### 6.1 Residential Infill A, B, and C

The purpose of the Residential Infill Policy Areas is to protect the existing rural acreage character while providing for comprehensively designed infill development of lower density residential uses. These Residential Infill areas contain existing residential uses on 20-acre parcels and on smaller lots, many with access from “panhandles”. The majority of landowners and residents within the Plan Area enjoy a rural acreage lifestyle. This lifestyle includes, among other things, an emphasis on small-scale farming, animal husbandry; horticulture, single-detached residences; home-based businesses; and a range of landscaping from manicured lawns to retention of native plant species.

Subject to Council authorization, land use redesignations or subdivision within these areas may require the prior approval of a Conceptual Scheme. Residential infill design, open space dedication, internal access, and access to Municipal roads will all be determined through the Conceptual Scheme process. Residential Infill policies will apply to lands as illustrated in Figure 6.

#### Policies

- 6.1.1** The predominant land use within the Residential Infill Policy Area shall be residential development.
- 6.1.2** The minimum residential parcel size within the Residential Infill A Policy Area shall be 10 acres.
- 6.1.3** The minimum residential parcel size within the Residential Infill B Policy Area shall be 2 acres.
- 6.1.4** The minimum residential parcel size within the Residential Infill C Policy Area shall be 4 acres.
- 6.1.5** Notwithstanding policies 6.1.2, 6.1.3, and 6.1.4, if a parcel of land has a land use designation at the time of adoption of this Area Structure Plan that provides for a smaller minimum lot size than the Policy Area in which it is located, then the rules of the approved land use district shall take precedence.
- 6.1.6** Council may require the preparation of Conceptual Schemes within Residential Infill Policy Areas, subject to consideration of the criteria identified in Section 5.3 of this Area Structure Plan.
- 6.1.7** Conceptual Schemes shall coordinate future development and access patterns and shall address relationships and linkages with lands beyond the Conceptual Scheme area in order to promote integrated connections with the Hamlet core and areas beyond the Plan Area.
- 6.1.8** Conceptual Schemes shall coordinate limited access to the Municipal road network, in accordance with M.D. standards.

- 6.1.9** Within the Residential Infill Policy Areas, the Municipality may consider private, individual on-site water servicing solutions for new lots. The Municipality may require that deferred servicing agreements be secured in order to ensure that new lots do connect to regional, municipal or co-op water utility systems, when those systems become available.
- 6.1.10** Notwithstanding 6.1.9, new lots less than four (4) acres in size shall be required to connect to a regional, municipal or co-op water utility system, as a condition of subdivision approval.
- 6.1.11** Within the Residential Infill Policy Areas, the Municipality may consider private, individual on-site wastewater servicing solutions for new lots. The Municipality may require that deferred servicing agreements be secured in order to ensure that new lots do connect to regional or municipal wastewater utility systems, when those systems become available.
- 6.1.12** Notwithstanding 6.1.11, within infill Policy Area B, all new lots two (2) acres or less shall be required to install a municipally approved advanced septic system, as a condition of subdivision approval.
- 6.1.13** Each Conceptual Scheme shall contain a staged site implementation plan for stormwater management.
- 6.1.14** Conceptual Schemes contemplated by this Plan and proposals for subdivision where serviced with an internal local road system should provide a minimum of two access points for vehicular traffic.
- 6.1.15** All development approved in the Residential Infill Policy Area shall be required to accommodate solid waste servicing in accordance with the current Solid Waste Master Plan.
- 6.1.16** Conceptual Schemes shall coordinate Municipal Reserve, park, and pathway connections, with reference to natural features and open space illustrated in Figure 7.
- 6.1.17** Municipal Reserve should be provided through dedication of land; cash-in-lieu of reserve should only be taken in Residential Infill Policy Areas where necessary to contribute to the improvement of public open space systems or recreation facilities.
- 6.1.18** Home-based businesses may be pursued in accordance with the provisions of the Land Use Bylaw.
- 6.1.19** New residential development should incorporate mitigation measures such as landscaping, berming, or other buffering to ensure compatibility with adjacent agricultural or other non-residential land uses.
- 6.1.20** Where residential development is proposed adjacent to the Existing Industrial Policy Area, strategic placement of green space and passive recreation areas to mitigate potential land use conflicts and health impacts is encouraged.
- 6.1.21** For the purposes of illumination, exterior lighting should be directed and focus on relevant on-site features to protect against any off-site light pollution. Upgrades and modifications to existing development should include retrofitting of existing on-site lighting.
- 6.1.22** In order to ensure aesthetically coordinated development, design guidelines and architectural controls should be implemented by the developers or landowners for all comprehensive subdivisions within each Conceptual Scheme.
- 6.1.23** The establishment of Homeowner Associations, Community Associations, or similar organizations is encouraged in order to assume responsibility for common amenities and to enforce agreements such as registered architectural guidelines.

- 6.1.24** To identify any precautions that should be taken to ensure the continued protection and safety of both the public and the gas plant facility, anyone proposing development within one (1) kilometre of the property line of the gas plant shall consult with the gas plant facility operators as part of the redesignation, subdivision, or development permit application process pertaining to proposed residential and commercial developments.

## 6.2 Cluster Residential and Open Space

The purpose of the Cluster Residential and Open Space Policy Area is to allow for comprehensively planned clustered residential developments that are sensitively integrated with open space and the natural environment. Rural character will be promoted through the preservation of open space and sensitive natural resources, as well as by requiring well designed subdivisions and appropriate architectural controls. Clustering development and preserving open space will allow appropriate land use transitions adjacent to the Cochrane Lake Conceptual Scheme, the Hamlet of Cochrane Lake, the Town of Cochrane, Grand Valley, and other lands outside the Plan Area, and will help achieve efficiencies and economies in the provision of services to the community.

The areas identified as Cluster Residential and Open space are mainly unfragmented quarter-sections with significant natural areas and views. These areas generally include pasture lands with some cultivation.

Land use redesignations within these areas will require the prior approval of a Conceptual Scheme covering at least a quarter-section of land. Comprehensive subdivision design, open space dedication, internal access, and access to Municipal roads will all be determined through the Conceptual Scheme process. Servicing efficiencies will be achieved through mandatory connection to Municipal, water co-op, or regional servicing systems and coordinated access will be provided to Municipal roads. Cluster Residential and Open Space policies will apply to lands as illustrated in Figure 6.

### General Policies

- 6.2.1** Cluster Subdivisions shall be designed in accordance with the following process:
- i. identification of significant natural systems, environmentally sensitive lands, wildlife habitat, and opportunities for the protection of open space;
  - ii. determination of the maximum density in accordance with the residential policies of the applicable Policy Area;
  - iii. analysis of environmental matters such as wind and sunlight conditions, stormwater management, artificial light generation, and impacts on significant natural systems, environmentally sensitive lands, and wildlife habitat;
  - iv. analysis of open space and recreational needs and opportunities;
  - v. analysis of available Municipal, water co-op, or regional water servicing and Municipal or regional sanitary sewer servicing;
  - vi. analysis of the Municipal transportation network;
  - vii. analysis of visual impacts from within and outside of the proposed development; and
  - viii. achievement of design that facilitates environmental sustainability, interconnected open space, efficient land development, aesthetically appropriate built form, and quality of life.

- 6.2.2** Cluster Subdivisions shall provide for an appropriate range of land uses and housing types:
- i. Cluster subdivisions within S ½ -34-26-04-W05M may provide local commercial uses
- 6.2.3** Cluster Subdivisions shall be designed to minimize any visual impacts of development on areas outside the Plan Area.
- 6.2.4** At the time of subdivision lot lines along the western boundary of the Plan Area shall be set back a minimum distance of 20 metres to the east of the top of the escarpment.
- 6.2.5** Cluster Subdivisions shall result in communities that are environmentally, economically, and socially sustainable.
- 6.2.6** The predominant land uses in the Cluster Residential and Open Space Policy Area shall be comprehensively planned residential and open space (see definition).
- 6.2.7** Within the Plan Area, Conceptual Schemes shall be required for the Cluster Residential and Open Space Policy Area, with the exception of first-parcel-out subdivisions.
- 6.2.8** Conceptual Schemes shall coordinate future development and access patterns for at least a quarter-section of land, and shall address relationships and linkages with lands beyond the Conceptual Scheme area in order to promote integrated connections with the Hamlet core and areas beyond the Plan Area.
- 6.2.9** Each Conceptual Scheme shall contain a staged site implementation plan for stormwater management, that is in accordance with any Municipally approved Master Drainage Plan and/or basin plan
- 6.2.10** All development within any Conceptual Schemes approved in the Cluster Residential and Open Space Policy Area shall be required to accommodate solid waste servicing in accordance with the current Solid Waste Master Plan.
- 6.2.11** Within the Cluster Residential and Open Space Policy Area, all potable water servicing shall be provided through connection to Municipal, water co-op, or regional water utility servicing systems and all sewage disposal shall be provided through connection to Municipal or regional sanitary sewer utility servicing systems.
- 6.2.12** Alternative standards may be permitted for private internal roadway systems within the Cluster Residential and Open Space Policy Area, provided they are coordinated with and, where necessary, separated from parks, pathways, bicycle trails, equestrian trails, natural areas, and residential development in a safe, efficient, and logical manner. Any variance from current M.D. servicing standards shall require approval of the M.D.
- 6.2.13** Conceptual Schemes shall coordinate limited access to the Municipal road network, in accordance with M.D. standards.
- 6.2.14** Conceptual Schemes contemplated by this Plan and proposals for subdivision where serviced with an internal local road system should provide a minimum of two access points for vehicular traffic.
- 6.2.15** Each Conceptual Scheme shall integrate with existing approved Conceptual Schemes in areas adjacent to the boundary of the proposed Conceptual Scheme.
- 6.2.16** Conceptual Schemes shall coordinate Municipal Reserve, park, trail, and pathway connections.
- 6.2.17** For the purposes of illumination, exterior lighting should be directed and focus on relevant on-site features to protect against any off-site light pollution. Upgrades and modifications to existing development should include retrofitting of existing on-site lighting.



- 6.2.18** The establishment of Homeowner Associations, Community Associations, or similar organizations is encouraged in order to assume responsibility for common amenities and to enforce agreements such as registered architectural guidelines.

### **Residential Policies**

- 6.2.19** The maximum residential density within the Cluster Residential and Open Space Policy Area shall be one dwelling unit for each gross acre of land (including Environmental Reserve) that is subject to the Conceptual Scheme.
- 6.2.20** Notwithstanding policy 6.2.19 and 6.2.30, higher residential densities with smaller lots may be achieved at a rate of one extra dwelling unit for every 2 acres of open space more than the minimum 30% open space requirement.
- i. Notwithstanding Policy 6.2.20, for lands described as S-1/2-34-26-04-W05M, higher residential densities may be achieved at a rate of 1.65 extra dwelling units for every 2 acres of open space more than the minimum 30% open space requirement, to a maximum of 425 residential units.
- 6.2.21** The maximum parcel size for one residential unit within the Cluster Residential and Open Space Policy Area shall be 2 acres. No more than 25% of parcels may exceed one acre in size.
- 6.2.22** A suitable range of housing types (e.g., single-detached, semi-detached, townhouses, low-rise multi-unit buildings) may be considered within the Cluster Residential and Open Space Policy Area, provided such housing types are compatible with their surroundings and integrated in an efficient and logical manner.
- 6.2.23** Clustered multi-unit residential development (i.e., other than single-detached) may be considered as appropriate means of achieving the densities addressed in policies 6.2.19 and 6.2.20.
- 6.2.24** Residential clusters should be arranged to minimize impacts to adjacent uses, such as agricultural operations, as well as to minimize disturbance to woodlands, wetlands, grasslands, and mature trees; and should be designed to protect scenic views of open land from adjacent roads. Visual impact should be minimized through use of landscaping or other features.
- 6.2.25** New development should incorporate mitigation measures such as landscaping, berming, or other buffering to ensure compatibility with adjacent land uses.
- 6.2.26** Where residential development is proposed adjacent to the Existing Industrial Policy Area, strategic placement of green space and passive recreation areas to mitigate potential land use conflicts and health impacts is encouraged.
- 6.2.27** To identify any precautions that should be taken to ensure the continued protection and safety of both the public and the gas plant facility, anyone proposing development within one (1) kilometre of the property line of the gas plant shall consult with the gas plant facility operators as part of the redesignation, subdivision, or development permit application process pertaining to proposed residential and commercial developments.
- 6.2.28** In order to ensure aesthetically coordinated development, design guidelines and architectural controls should be implemented by the developers or landowners within each Conceptual Scheme.
- 6.2.29** Home-based businesses may be pursued in accordance with the provisions of the Land Use Bylaw.

## **Open Space Policies**

- 6.2.30** Each Conceptual Scheme within the Cluster Residential and Open Space Policy Area shall provide for a minimum of 30% open space.
- 6.2.31** The minimum required open space is 30 % of the gross acreage. When identifying open space to be preserved:
- i. first priority should be given to existing agricultural operations, intact natural areas, rare and endangered species, environmental corridors, natural and restored prairies, significant historic and archaeological properties, and steep slopes;
  - ii. second priority should be given to areas providing some plant and wildlife habitat and open space values;
  - iii. third priority should be given to areas providing little habitat but providing view shed, recreation, or a sense of open space;
  - iv. water bodies and slopes greater than 25% should not constitute more than 50% of the identified open space; and
  - v. open spaces designed to provide plant and animal habitat shall be kept as intact as possible and trails shall be designed to avoid fragmenting such habitat.
- 6.2.32** Significant natural areas shall be protected around clustered residential subdivisions within the Cluster Residential and Open Space Policy Area.
- 6.2.33** Open space systems within the Cluster Residential and Open Space Policy Area shall incorporate linked linear systems of trails and pathways, which shall connect to existing or proposed regional open space systems.
- 6.2.34** Municipal Reserve should be provided through dedication of land; cash-in-lieu of reserve should only be taken in the Cluster Residential and Open Space Policy Area where necessary to contribute to the improvement of public open space systems or recreation facilities.
- 6.2.35** In subdivisions where Municipal Reserve may be dedicated, Municipal Reserve lands should be used to ensure connectivity within the subdivision and with adjacent lands.
- 6.2.36** In order to achieve the minimum 30% open space requirement addressed in policy 6.2.30, alternative means of open space dedication are strongly encouraged within the Cluster Residential and Open Space Policy Area.
- 6.2.37** Conceptual Schemes prepared to support applications for cluster developments shall include, to the satisfaction of the Municipality, an open space concept and management component, which explains:
- i. the process used to identify the Open Space component of the cluster development;
  - ii. the amount and location of the Open Space;
  - iii. the natural and physical attributes of the Open Space;
  - iv. the proposed use, and, where applicable, development and improvement of the Open Space;
  - v. the strategy for owning, managing and protecting the Open Space;
  - vi. the strategy for maintaining the Open Space, including weed control, trail upkeep, etc.

- 6.2.38** Where new landscaping is contemplated, proponents are encouraged to use climate / geographically appropriate natural vegetation / materials.
- 6.2.39** Appropriate agricultural uses, such as Contemporary Agriculture and equine uses, are encouraged as an Open Space use in the context of cluster developments, where it can be demonstrated, to the satisfaction of the Municipality, that:
- i. the proposed or existing agricultural use is compatible with residential uses and local road systems;
  - ii. the site can sustain the type, scale, size and function of the proposed or existing agricultural use;
  - iii. there is minimal impact on the natural environment, including air quality, natural vegetation, wildlife movement and surface and groundwater hydrology;
  - iv. the agricultural development will follow Best Management Practices for stormwater runoff.

## 6.3 Hamlet

The Hamlet Policy Area encompasses lands within the historic Hamlet of Cochrane Lake, the Cochrane Lake Conceptual Scheme adopted in 1995, and future Hamlet growth areas. Growth areas have been specifically identified between the existing Hamlet, Highway 22 access corridor, and Cochrane Lake West Road.

The purpose of the Hamlet Policy Area is to provide for long-term redevelopment, expansion, and viability of the Hamlet by encouraging an appropriate range of residential, hamlet commercial, institutional, recreational, and public uses within the Hamlet (see Glossary). Hamlet commercial development is encouraged to serve the needs of residents throughout Cochrane North, while establishing a central, mixed-use core area that may act as a hub for public services and civic engagement. The Hamlet Policy Area also provides for an appropriate land use transition within and adjacent to the existing Hamlet of Cochrane Lake. The Hamlet shall be pedestrian oriented, and shall include sidewalks, pathways and linked open spaces. Of primary importance will be the creation and enhancement of open space systems and pathway linkages with the rest of Cochrane North.

It is expected that servicing efficiencies will be achieved through Municipal, water co-op, and regional water and sewer utility systems and that access to Municipal roads will be coordinated. Land use redesignations within these areas will require the prior approval of a Hamlet Plan for all or a portion of the Hamlet Policy Area. Hamlet policies will apply to lands as illustrated in Figure 6.

### Policies

- 6.3.1** The predominant land uses in the Hamlet Policy Area shall be hamlet residential, hamlet commercial, institutional, open space, and public uses.
- 6.3.2** The Municipality shall prepare and adopt a Hamlet Plan or Hamlet Plans for the existing Hamlet of Cochrane Lake and future growth areas prior to approval of any significant new development or redevelopment within the Hamlet Policy Area.
- 6.3.3** Any Hamlet Plan for all or a portion of the Hamlet Policy Area shall:
- i. be prepared by the Municipality;
  - ii. coordinate future development and access patterns;

- iii. coordinate limited access to the existing Municipal road network, in accordance with M.D. standards;
- iv. be required to incorporate the relevant policies and objectives of the current Solid Waste Master Plan;
- v. coordinate Municipal Reserve, parks, pathways, bicycle trails, equestrian trails, natural areas, and private development in a safe, efficient, and logical manner;
- vi. place particular emphasis on pedestrian connections;
- vii. promote the development of a mixed-use and pedestrian accessible community and commercial centre with public focal point(s), shops, and higher density residential development; and
- viii. locate appropriate commercial development in relation to nearby uses (e.g., schools, parks, residential development, etc.).

**6.3.4** All planning for the Hamlet shall incorporate the following Smart Growth Principles:

- i. mixing land uses to keep homes, jobs and stores close together, increasing convenience and reducing the need to drive;
- ii. taking advantage of existing community facilities to get the most out of the parks, schools, roads, and utilities that have already been built;
- iii. creating a range of housing choices including single-detached homes, townhouses, apartments, and suites to meet different lifestyle needs;
- iv. fostering walkable neighbourhoods not only by creating a pleasant walking environment, but by ensuring that there are nearby destinations, like schools, parks, and stores, to attract pedestrians;
- v. promoting distinctive, attractive communities with strong identities by taking advantage of features that make an area special, like natural features, characteristic buildings, or appealing open spaces;
- vi. preserving open space and sensitive environmental areas;
- vii. encouraging growth in existing communities by finding ways for new development to fit in with the older neighbourhood;
- viii. providing a variety of transportation choices so that there are safe, viable alternatives to driving cars;
- ix. making land use and development decisions that support smart growth by changing regulations that facilitate sprawl and by removing obstacles for developers who want to implement smart growth; and
- x. encouraging citizen participation in development decisions.

**6.3.5** Any Hamlet Plan for the existing Hamlet of Cochrane Lake or future Hamlet growth areas shall provide for:

- i. appropriate location of buildings relative to existing adjacent uses;
- ii. clustering to allow for efficiencies in servicing and land use;
- iii. where necessary, separation of business (hamlet commercial) and residential access roads;
- iv. where necessary, appropriate buffering or edge treatment to provide a transition between new business uses (hamlet commercial) and residential land uses;
- v. specific site planning, landscaping, and architectural guidelines for any hamlet commercial development;
- vi. performance standards for noise, odour, lighting, hours of operation, traffic generation, and other impacts Council may deem to be of significance;
- vii. a future land use scenario including lot design and configuration;

- viii. parcel size and density;
- ix. proposed open space, including active and passive open areas, natural areas and both pedestrian and equestrian linkages to other existing or potential adjacent developments;
- x. Municipal Reserve dedication as well as other appropriate means of protecting open space;
- xi. open space linkages with adjacent lands within and outside the Plan Area (e.g., Cochrane Lake Conceptual Scheme, Town of Cochrane, Grand Valley, other areas outside Cochrane North);
- xii. development phasing, illustrating full build-out;
- xiii. innovative and efficient proposed access and internal road circulation over both the immediate and long term;
- xiv. measures to provide for the integration of the proposed development with existing and adjacent development in a manner that ensures compatibility with adjacent land uses;
- xv. mitigation measures such as landscaping, screening, or berming to address any on-site or off-site visual impacts;
- xvi. any constraints to development, including but not limited to: geotechnical, environmental, and hydrogeological conditions; industrial operations and hydrocarbon corridors; and archaeological or historically significant features;
- xvii. a site management plan guided by an adopted Master Drainage Plan, which will determine Best Management Practices for stormwater management;
- xviii. water and wastewater servicing strategies, including identification of rights-of-way required for connection to regional or Municipal systems;
- xix. a Traffic Impact Assessment (TIA) that addresses the location of existing and future transportation networks detailing traffic generation and its cumulative impacts on the road network, including necessary improvements based upon traffic volume and engineering advice;
- xx. a landscaping plan;
- xxi. architectural guidelines;
- xxii. mail box locations;
- xxiii. road names in accordance with approved Municipal policy;
- xxiv. proposed school sites;
- xxv. recreational lands and facilities;
- xxvi. input from all directly and indirectly affected landowners within and adjacent to the Hamlet Plans area throughout the preparation of the Hamlet Plans, including a minimum of one (1) open house to gain feedback on the proposal;
- xxvii. input from affected community stakeholders, including community organizations, social service agencies, and the Local Recreation Board; and
- xxviii. any other matter the Municipality deems necessary.

**6.3.6** Subsequent to the adoption of any Hamlet Plan, all new development or redevelopment approved within the Hamlet Policy Area shall be required to connect to Municipal, water co-op, or regional potable water servicing and Municipal or regional sanitary sewer systems.

**6.3.7** Approval of any individual or comprehensive developments within the Hamlet Policy Area shall be subject to subdivision design, site planning, landscaping, and architectural standards that ensure compatibility with surrounding land uses.

**6.3.8** Where Hamlet development is proposed adjacent to any Residential Infill Policy Area, strategic placement of landscaping, buffering, edge treatment, green space, or passive recreation areas shall be required to mitigate potential land use conflicts.

- 6.3.9** Open space systems within the Hamlet Policy Area shall incorporate linked linear systems of trails and pathways, which shall connect to existing or proposed regional open space systems.
- 6.3.10** Municipal Reserve should be provided through dedication of land; cash-in-lieu of reserve should only be taken in the Hamlet Policy Area where necessary to contribute to the improvement of public open space systems or recreation facilities.
- 6.3.11** Hamlet commercial development should be clustered within the existing Hamlet or Hamlet growth area.
- 6.3.12** Hamlet commercial developments are encouraged to incorporate mixed residential and hamlet commercial uses on the same site, provided such mixed-use developments are comprehensively planned, logically integrated, and compatible with their surroundings.
- 6.3.13** A suitable range of housing types (e.g., single-detached, semi-detached, townhouses, low-rise multi-unit buildings, residential units above commercial development) may be considered within the Hamlet Policy Area, provided such housing types are appropriate within the hamlet context, compatible with their surroundings, and integrated in an efficient and logical manner.
- 6.3.14** Home-based businesses may be pursued in accordance with the provisions of the Land Use Bylaw.
- 6.3.15** In order to ensure aesthetically coordinated development, design guidelines and architectural controls should be implemented by the developers or landowners within the Hamlet Policy Area.
- 6.3.16** The establishment of Homeowner Associations, Community Associations, or similar organizations is encouraged in order to assume responsibility for common amenities and to enforce agreements such as registered architectural guidelines.

## 6.4 Future Growth

The southeast corner of the Plan Area lies adjacent to lands annexed to the Town of Cochrane. The landowners within the Future Growth Policy Area have indicated an interest to be annexed eventually to the Town of Cochrane.

The Future Growth policies are intended to reflect the aspirations of the landowners within this Policy Area. Those aspirations have been expressed to the M.D. of Rocky View through the planning process leading up to approval of the Cochrane North ASP. The M.D. of Rocky View acknowledges those landowners' aspirations.

The intent of this ASP with respect to future annexation is that the M.D. of Rocky View, having Municipal jurisdiction over the Plan Area, should plan responsibly for lands under its jurisdiction. Such planning should address all relevant land use, infrastructure, and intermunicipal issues. To that end, this ASP recognizes the Future Growth Policy Area shown in Figure 6.

### Policies

- 6.4.1** The Future Growth Policy Area is identified in Figure 6: Land Use Concept of this Area Structure Plan.

- 6.4.2** Until such time as the lands within the Future Growth Policy Area are developed for residential uses at higher standards and densities, agricultural operations and agriculture-related businesses may continue to be developed in accordance with the policies of this Area Structure Plan.
- 6.4.3** The Future Growth Policy Area should be developed with the ultimate land uses, densities, transportation systems and utility services that are appropriate for higher density development. Except for those land uses authorized by, and in accordance with, 6.4.2, interim land uses or servicing strategies should not be considered within the Future Growth Policy Area.
- 6.4.4** Except for those land uses authorized by, and in accordance with, 6.4.2, no applications for conceptual scheme planning, redesignation, subdivision or development, which apply to lands within the Future Growth Policy Area, shall be approved until an amendment to the ASP is approved, which provides a comprehensive policy framework for guiding the conceptual scheme planning, subdivision and development of lands within the Future Growth Policy Area.

## 6.5 Existing Industrial

The Plan Area currently contains one major existing industrial use: the Cochrane Extraction Plant, located on the NE ¼ of Section 16 in Township 26, Range 4, W5M, as illustrated in Figure 6. This gas plant has been operating on this site since 1970. The plant is a world-scale natural gas liquids and ethane extraction facility and it is one of the largest gas processing facilities of its kind in North America. Any future expansion or development of the Cochrane Extraction Plant will be regulated by the Alberta Energy & Utilities Board. The purpose of the Existing Industrial Policy Area is to recognize the existing Cochrane Extraction Plant and to support its continued viability.

### Policies

- 6.5.1** The predominant land uses in the Existing Industrial Policy Area shall be natural resource industrial uses.
- 6.5.2** Although it is acknowledged that approvals for the gas plant fall under the jurisdiction of the Alberta Energy & Utilities Board, prior to any future development on the gas plant lands, consultation with the M.D. of Rocky View is encouraged in order to address:
- i. appropriate location of buildings relative to existing adjacent uses;
  - ii. concerns expressed by adjacent residents;
  - iii. mitigation of any construction, development, or operational impacts on adjacent lands;
  - iv. where appropriate, buffering or edge treatment to provide a transition between new development and adjacent land uses;
  - v. specific site planning, landscaping, and architectural standards for new development; and
  - vi. practical performance standards for noise, odour, lighting, hours of operation, traffic generation, and other impacts.
- 6.5.3** To identify any precautions that should be taken to ensure the continued protection and safety of both the public and the gas plant facility, anyone proposing development within one (1) kilometre of the property line of the gas plant shall consult with the gas plant facility operators as part of the redesignation, subdivision, or development permit application process pertaining to proposed residential and commercial developments.



## 6.6 Environment

The purpose of the environmental policies is to address the impacts that anticipated growth and development may have on natural areas, habitat, and natural systems within Cochrane North. Furthermore, these policies are intended to provide a framework for the protection, rehabilitation, and enhancement of identified environmentally sensitive areas within the Plan Area.

Figure 7 shows the significant natural areas, habitat connections, and potential regional pathways within Cochrane North. An analysis of the natural environment within the Plan Area has resulted in the identification of the following natural areas:

- Big Hill Creek valley escarpment
- Horse Creek valley escarpment
- Native prairie grassland
- Wetlands
- Watercourses
- Significant native vegetation
- Significant habitat
- Potential wildlife corridors.

### Policies

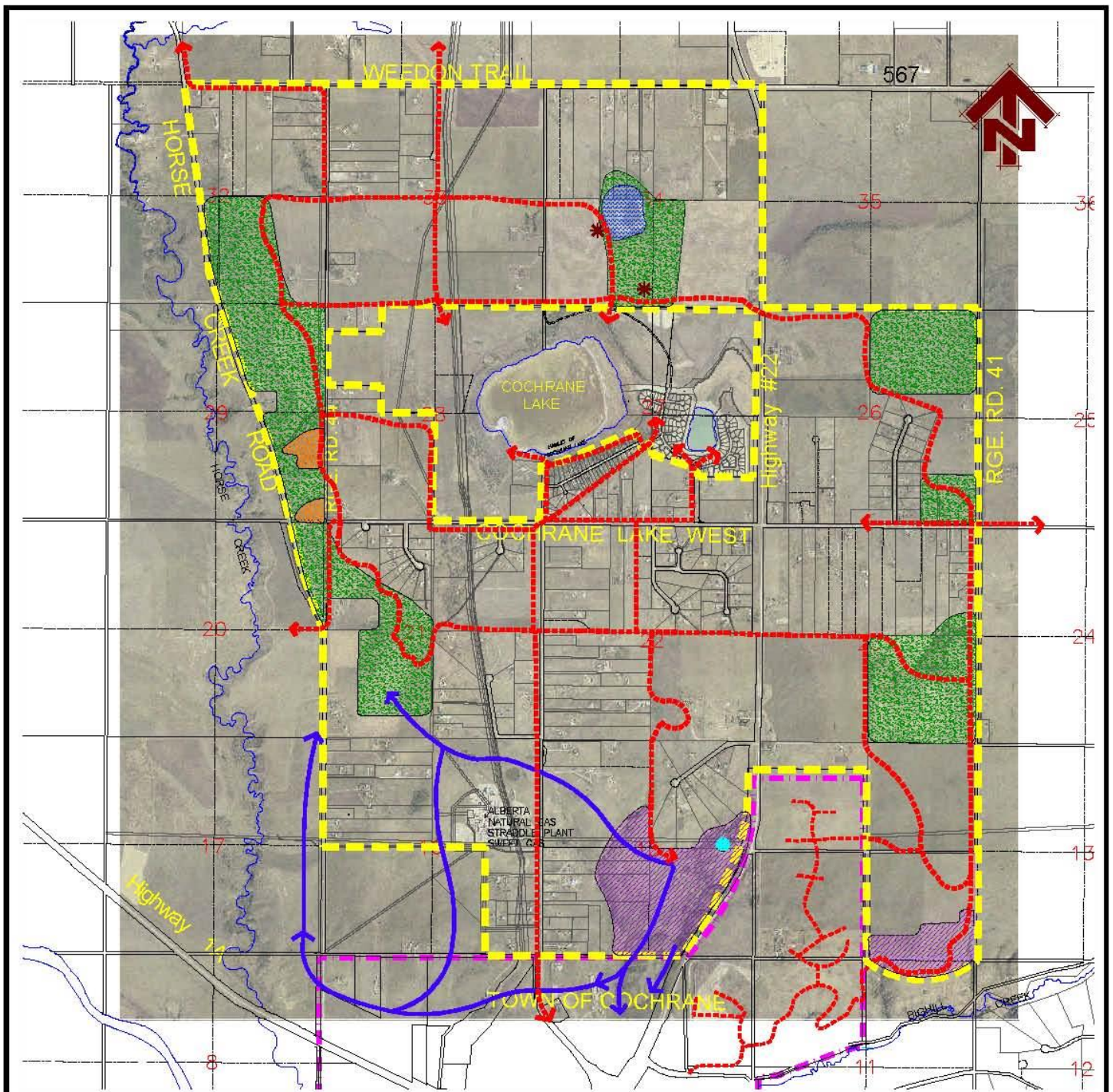
- 6.6.1** All development within Cochrane North shall respect the natural areas and habitat connections shown in Figure 7 of this Area Structure Plan.
- 6.6.2** Open space shall be set aside through the land use designation, subdivision, and development approval processes in order to protect the natural areas and habitat connections shown in Figure 7 and to establish a regional pathway system linking lands within and outside the Plan Area.
- 6.6.3** In areas where development may create negative impacts on any significant natural areas, environmentally sensitive lands, or culturally significant sites, Conceptual Schemes shall be required to include one or all of the following:
- i. Environmental Impact Assessment (EIA);
  - ii. Biophysical Impact Assessment (BIA);
  - iii. hydrological evaluation;
  - iv. geotechnical and slope stability analysis;
  - v. Historical Resources Overview or Historical Resources Impact Assessment (HRIA);
  - vi. environmental protection plan or mitigation plan;
  - vii. identification of any activities, operations, or facilities requiring approval under the Environmental Protection Act, Water Resources Act, Historical Resources Act, or Department of Environment Act; and
  - viii. any other analysis deemed appropriate by the Municipality.

- 6.6.4** Protection of any significant natural areas, habitat connections, environmentally sensitive lands, or culturally significant sites identified within this Area Structure Plan shall be addressed in all applications for Conceptual Schemes, land use redesignation, and subdivision submitted to the M.D. of Rocky View.
- 6.6.5** Wherever possible, natural vegetation buffers should be encouraged between uses.
- 6.6.6** Land use activities should not compromise the conservation and protection of the natural environment.
- 6.6.7** Lighting associated with development in the Plan Area shall be designed and directed so that it will not create adverse impacts on any significant natural areas or environmentally sensitive lands.
- 6.6.8** In addition to Municipal Reserve, alternative means of open space dedication are strongly encouraged for protection of significant natural areas, habitat connections, environmentally sensitive lands, or culturally significant sites identified within the Plan Area.

## 6.7 Reserve and Trails

The Reserve and Trails policies are intended to establish a framework for the creation of a connected and comprehensive system of public open spaces, pedestrian and bicycle pathways, equestrian trails, and natural areas within Cochrane North. An analysis of Municipally-owned lands and the natural environment within the Plan Area has resulted in the identification of the following potential linear open space corridors:

- Big Hill Creek valley escarpment corridor
- Horse Creek valley escarpment corridor
- Cochrane Lake and wetlands system
- Hamlet pathway and trail system
- Existing Municipal Reserve lands
- Government Road Allowances that Council deems are appropriate for linear open space
- Other Municipally-owned lands.



Not To Scale

- ASP Boundary
- Native Grass (Fescue)
- Wetland
- Slopes and Ravines
- Springs
- Willows
- \* Rare Plant
- Possible Habitat Connections
- Conceptual Regional Pathways

**Figure 7:**  
**NATURAL AREAS AND**  
**CONCEPTUAL REGIONAL**  
**PATHWAYS**

COCHRANE NORTH  
AREA STRUCTURE PLAN  
M.D.OF ROCKY VIEW

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Municipally-owned lands within the Plan Area include approved Municipal Reserve lands, Government Road Allowances deemed to be appropriate for linear open space corridors, and other lands owned by the M.D. of Rocky View at the time of adoption of this ASP. Over time, on an opportunity basis and as subdivision and development occur within the Plan Area, those Municipally-owned lands will be incorporated into the overall open space system.

## **Policies**

- 6.7.1** Subject to budgetary considerations, the M.D. of Rocky View should consider preparation of a Recreation and Open Space Master Plan for this Area Structure Plan, to include planning for:
- i. assessment of recreation and open space needs within the Plan Area.
  - ii. a central open space in the Hamlet;
  - iii. a system of pathways and trails throughout the Plan Area;
  - iv. playgrounds and playfields;
  - v. open spaces for passive recreation; and
  - vi. recreation facilities.
- 6.7.2** In accordance with any approved recreation plans within Cochrane North, linkages and continuity among pathway and trail systems, public open spaces, and significant natural areas are encouraged in order to provide passive recreational opportunities for both existing and developing communities.
- 6.7.3** Conceptual Schemes prepared within this Area Structure Plan shall be required to address open space, pathway, and trail linkages to adjacent lands within and outside the Plan Area (e.g., Cochrane Lake Conceptual Scheme, Town of Cochrane, Grand Valley, other areas outside Cochrane North).
- 6.7.4** In addition to Municipal Reserve, alternative means of open space dedication are strongly encouraged for the creation of an overall open space, pathway, and trail system within the Plan Area.
- 6.7.5** Wherever Municipal Reserve land is dedicated within the Plan Area, it shall result in the creation of new, publicly accessible, and useful open space.
- 6.7.6** Municipal Reserve dedication may be deferred where appropriate opportunities to contribute to the overall open space system are not available at the time of subdivision.
- 6.7.7** Reserve dedication and open space planning on land within the boundaries of the Town of Cochrane / M.D. of Rocky View Intermunicipal Development Plan shall be subject to the policies outlined in that Intermunicipal Development Plan (Bylaw C-5369-2001).
- 6.7.8** In accordance with any approved recreation plans within Cochrane North and where appropriate or necessary to enhance connections within the overall open space system, the M.D. of Rocky View may dispose of Municipal Reserve within the Plan Area, provided the revenue from such disposition is used to acquire other land in the Plan Area for open space purposes.
- 6.7.9** The planning of open space and recreational opportunities should be coordinated with the Local Recreation Board.
- 6.7.10** Stewardship, maintenance, and operation of open space and reserves serving the Plan Area should be encouraged through a number of initiatives, including partnerships with the Ranch Lands Recreation District Board, Community or Homeowner Associations, neighbouring Municipalities, and the M.D. of Rocky View.

- 6.7.11** Reserve dedication and open space planning shall be coordinated with the planning of future school sites.
- 6.7.12** Community, Business, and Homeowner Associations are encouraged to take responsibility for the stewardship, maintenance, and operation of local Municipal Reserves, pathway and trail systems, significant natural areas, and environmentally sensitive lands.
- 6.7.13** The pathway and trail system should provide recreational and travel opportunities and connections that will accommodate a variety of users (e.g., pedestrian, bicycle, and equestrian users).
- 6.7.14** Pathways and trails should be designed, constructed, and well marked with signs to provide for the safe and enjoyable use of those for which they are intended (e.g., pedestrian, bicycle, equestrian, or the appropriate combination of such users).
- 6.7.15** Safe and accessible provision of pedestrian crossings at major roadways shall be subject to approval of the appropriate Municipal and Provincial authorities through the Conceptual Scheme process.
- 6.7.16** Pedestrian, bicycle, and equestrian pathways and trails should be directed away from the Municipal road network, except where appropriate accommodation of such users can be safely integrated in relation to the carriageway.
- 6.7.17** Wherever possible, pathways and trails should be located along significant natural areas and natural drainage or water courses, provided that they will not create any adverse environmental impacts.

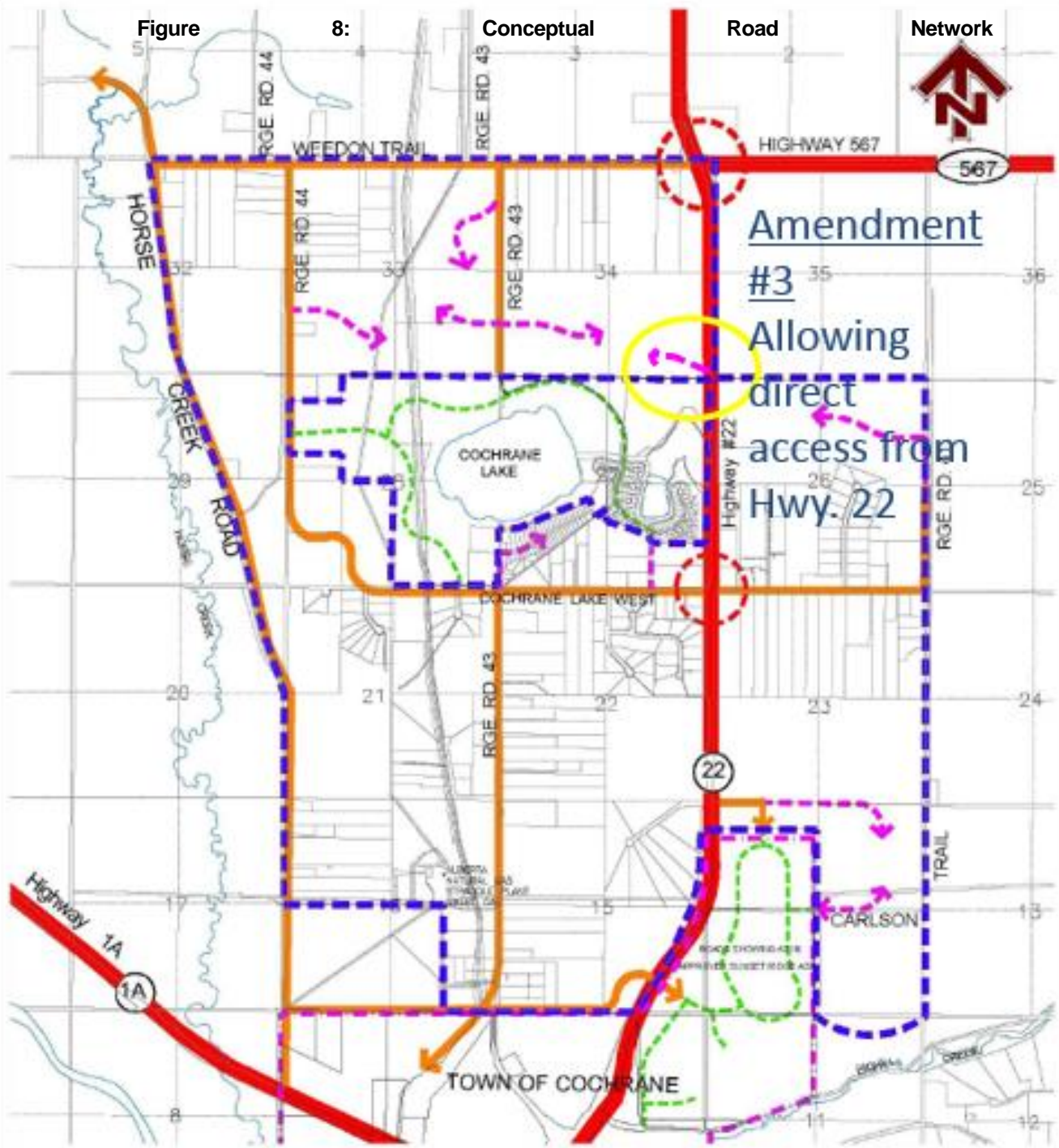
## 6.8 Transportation

The road network shown in Figure 8 is conceptual only and is intended to illustrate in general terms how a hierarchy of highways, Municipal roads, major roadways, collector roads, and internal roads could serve development in accordance with the land use strategy of this Area Structure Plan. Future Conceptual Schemes will include Traffic Impact Assessments (TIAs) to define the actual road network based upon both existing and future traffic volumes, the traffic impacts of new development, and the roadway system improvements that will be required to serve new development. Those TIAs will also take into account relevant traffic impacts and transportation systems outside the ASP boundaries, such as the Town of Cochrane, rural areas within the M.D. of Rocky View, and the Provincial highway system.

The conceptual road network shown in Figure 8 has been designed to accommodate both existing and planned conditions. For example, Alberta Infrastructure and Transportation has recently completed an Access Management and Functional Planning Study for this segment of Highway 22. Proposed long-term improvements to Highway 22 include future right-of-way requirements for the widening of the highway, limited access, twinning, future intersection locations, and intersection improvements.



Figure 8: Conceptual Road Network



- Not To Scale
- ASP Boundary
  - HIGHWAY
  - MAIN ROADS
  - - - CONCEPTUAL INTERNAL ROADS
  - - - ROADS WITHIN APPROVED PLANS (PUBLIC AND PRIVATE)
  - INTERSECTIONS WITH SAFETY CONCERNS

**Figure 8:**  
**CONCEPTUAL ROAD NETWORK**

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The conceptual road network reflects the best information available at the time of adoption of this Area Structure Plan. Similarly, the conceptual road network has been designed to promote connectivity with adjacent road systems and approved plans outside the Plan Area. This ASP specifically acknowledges the existing and future transportation system within the Town of Cochrane and the need for coordination of the transportation systems in both Municipalities.

In addition to the conceptual road network, the transportation policies of this ASP address requirements for safe and efficient internal roadway design. It will be necessary to coordinate internal roadways with the linear open space and trail system for the purposes of public safety (directing pedestrian, bicycle, and equestrian traffic off the major highways) and to acknowledge that the pathway and trail system can ultimately become part of the overall transportation system.

### **Policies**

- 6.8.1** The conceptual road network and hierarchy shown in Figure 8 shall provide a basis for further Municipal review, approval, and implementation in response to future transportation studies and monitoring of future development in the Plan Area.
- 6.8.2** Subject to Council authorization, the M.D. of Rocky View or a qualified professional consultant shall prepare a Transportation Master Plan for this Area Structure Plan that is in accordance with any applicable MD-wide Master Transportation Plan or Traffic model, prior to or concurrent with approval of any major Conceptual Scheme or Hamlet Plan within the Plan Area.
- 6.8.3** Required road widening (i.e., land dedication) shall be secured upon subdivision and development in accordance with the Municipal Government Act in conjunction with the recommendations of the Transportation Master Plan.
- 6.8.4** Conceptual Schemes prepared within this Area Structure Plan shall be required to include Traffic Impact Assessments in accordance with the Transportation Master Plan.
- 6.8.5** Conceptual Schemes contemplated by this Plan and proposals for subdivision where serviced with an internal local road system should provide a minimum of two access points for vehicular traffic, in accordance with Municipal policy.
- 6.8.6** Traffic Impact Assessments shall address the location of existing and future internal roads, detailing traffic generation and its cumulative impacts on the road network, including necessary improvements based upon traffic volume and engineering advice.
- 6.8.7** Conceptual Schemes prepared within this Area Structure Plan shall be required to address linkages with lands outside Cochrane North, including linkages with the Cochrane Lake Conceptual Scheme, the Town of Cochrane, Grand Valley, and other lands outside the Plan Area.
- 6.8.8** In accordance with any approved Transportation Master Plan for Cochrane North, access from driveways should be directed to local roads rather than to primary roads of higher classification.
- 6.8.9** Panhandle access shall generally be discouraged, but may be considered only where it is deemed, by the Municipality, that an internal subdivision road is not a viable or desirable option.
- 6.8.10** All new roads within the Plan Area shall be built in accordance with the Municipality's Servicing Standards for Subdivision and Road Construction.

- 6.8.11** Subject to the approval of the Municipality, alternative roadway standards are encouraged within the Hamlet and the Cluster Residential and Open Space Policy Areas. Alternative standards may be considered appropriate for environmental, safety or design reasons (e.g., to provide for transition between uses or clustering of development).
- 6.8.12** Notwithstanding policy 6.8.10, any variance of the Municipality's Servicing Standards for Roadways or Servicing Standards for Subdivision and Road Construction shall require the approval of the Municipality.
- 6.8.13** The developer shall be responsible for the design and construction costs of all internal roadways and any off-site roadway costs to the satisfaction of the M.D. of Rocky View.
- 6.8.14** Roadway signage shall meet or exceed minimum standards within the M.D. of Rocky View and shall be compatible with the character of the community.
- 6.8.15** Where development may affect the Provincial highway system or where required by the Municipality, Alberta Infrastructure and Transportation shall be consulted in the preparation of any Conceptual Schemes within the Cochrane North Area Structure Plan.
- 6.8.16** The Municipality's Transportation Offsite Levy shall apply to all development within the Plan Area, in accordance with Bylaw C-6273-2006 or subsequent offsite levy bylaws, as amended.

## 6.9 Servicing and Utilities

Given the land use strategy of this ASP, it is important to provide economic and environmentally sustainable utility servicing for development within the Plan Area. There are opportunities to provide water and wastewater services to this area, which could include expansion of the Cochrane Lake Conceptual Scheme servicing system, connection to the Town of Cochrane servicing system, connection to existing water co-op systems, or a new Municipal or regional system.

An important goal of the Servicing and Utilities policies of this ASP is to design and implement stormwater management solutions that respect the natural drainage patterns. Through formulation of a Master Drainage Plan, the M.D. of Rocky View could be able to provide an environmentally sound basis for a comprehensive stormwater management system within the Plan Area. By requiring comprehensive staged master drainage plans for all Conceptual Schemes, the M.D. of Rocky View will be able to ensure that all new development within the Plan Area will conform to the Master Drainage Plan. Such smaller-scale staged master drainage plans will also provide for integration of stormwater management systems with both comprehensive and infill development, roadways, linear open space systems, natural features, and environmentally sensitive areas.

Potable water servicing within any Conceptual Schemes approved in this Area Structure Plan (except for those in Residential Infill A) shall eventually be provided through connection to Municipal, water co-op, or regional utility servicing systems. Sewage disposal servicing within any Conceptual Schemes approved in this ASP shall also eventually be provided through connection to Municipal or regional sanitary sewer servicing systems. Where regional or Municipal sewer systems are not available and where environmental or other impacts may be deemed acceptable, private sewage disposal systems may continue to be allowed within the Residential Infill Policy Areas. Within the Cluster Residential and Open Space Policy Area, all potable water servicing shall be provided through connection to Municipal, water co-op, or regional water utility servicing systems and all sewage disposal shall be provided through connection to Municipal or regional sanitary sewer utility servicing systems.



The M.D. of Rocky View would also benefit from a comprehensive Utility Servicing Strategy to address future regional or Municipal sewer and water servicing within the Plan Area.

#### **General Servicing and Utilities Policies**

- 6.9.1** Prior to the approval of any Conceptual Schemes within the Plan Area, as determined by Council, the M.D. of Rocky View, or, at the discretion of the Municipality, a qualified professional engineering consultant, shall prepare a Master Drainage Plan and comprehensive Utility Servicing Strategy for this Area Structure Plan.
- 6.9.2** Any approved Master Drainage Plan and comprehensive Utility Servicing Strategy may identify staged or phased stormwater management or utility servicing strategies.
- 6.9.3** The MD may require that the developer prepare, to the satisfaction of the Municipality, and in accordance with a Master Drainage Plan, individual site specific drainage plans.
- 6.9.4** The extension of all utility infrastructure required to serve a proposed subdivision shall be the responsibility of the developer.
- 6.9.5** The developer shall be responsible for the costs of all infrastructure improvements required to serve the development, including but not limited to any upgrades, pumping, lift stations, control stations, peak clipping, oversizing, and any other off-site costs that the Municipality may deem to be appropriate.
- 6.9.6** All development shall be responsible for the management and disposal of all solid waste generated on the site to the satisfaction of the Municipality.
- 6.9.7** All new development is encouraged to incorporate water conservation measures, in accordance with the Provincial *Water for Life* strategy and any applicable MD bylaw or policy.
- 6.9.8** Each Conceptual Scheme shall include a utility servicing concept in conformity with any approved Master Drainage Plan or Utility Servicing Strategy for this Area Structure Plan.

#### **Stormwater**

- 6.9.9** Prior to development within any particular drainage sub-basin, a stormwater drainage plan shall be prepared for that sub-basin, to the satisfaction of the Municipality, and in accordance with a Master Drainage Plan
- 6.9.10** Each Conceptual Scheme shall contain a staged site implementation plan for stormwater management.
- 6.9.11** Curb and gutter roadway standards are encouraged within the Hamlet and Cluster Residential and Open Space Policy Areas, unless other standards are deemed more appropriate for environmental, safety, or design reasons (e.g., to promote clustering).

#### **Potable Water**

- 6.9.12** Within the Residential Infill Policy Areas, the Municipality may consider private, individual on-site water servicing solutions for new lots. The Municipality may require that deferred servicing agreements be secured in order to ensure that new lots do connect to regional, municipal or co-op water utility systems, when those systems become available.
- 6.9.13** Notwithstanding 6.9.12, new lots less than (4) acres in size shall be required to connect to a regional, municipal or co-op water utility system, as a condition of subdivision approval.
- 6.9.14** Within the Cluster Residential and Open Space Policy Area and the Hamlet Policy Area, all new lots shall be required to connect to a regional, municipal or co-op water utility system, as a condition of subdivision approval.

## **Wastewater**

- 6.9.15** Within the Residential Infill Policy Areas, the Municipality may consider private, individual on-site wastewater servicing solutions for new lots. The Municipality may require that deferred servicing agreements be secured in order to ensure that new lots do connect to regional or municipal wastewater utility systems, when those systems become available.
- 6.9.16** Within the Cluster Residential and Open Space Policy Area and the Hamlet Policy Area, all new lots shall be required to connect to a regional or municipal wastewater utility system, as a condition of subdivision approval.
- 6.9.17** Notwithstanding 6.9.15, within Infill Policy Area B, all new lots two (2) acres or less, shall be required to install a Municipally approved advanced septic system, as a condition of subdivision approval.
- 6.9.18** Each Conceptual Scheme shall contain a wastewater servicing concept in accordance with any approved comprehensive Utility Servicing Strategy.

## **Solid Waste**

- 6.9.19** All solid waste disposal and diversion programs shall adhere to the policies set forth in the current Solid Waste Master Plan.
- 6.9.20** All solid waste disposal and diversion programs shall be in accord with all applicable intermunicipal agreements between the Municipality and the Town of Cochrane, or other regional partners, and should be compatible with other municipal programs whenever possible.
- 6.9.21** All developments shall be responsible for the management and disposal of solid waste generated through all phases of development to the satisfaction of the Municipality, and should include a waste minimization plan.
- 6.9.22** Community or Homeowner Associations are encouraged to administer and enforce solid waste servicing programs.
- 6.9.23** The Municipality encourages curbside waste collection servicing for developments within hamlets and cluster residential communities.
- 6.9.24** Waste minimization and waste diversion practices are encouraged in the Plan Area.
- 6.9.25** Use of burning barrels for waste disposal is prohibited in the Plan Area.

## 6.10 Community, Protective, and Emergency Services

The purpose of the Community, Protective, and Emergency Services policies is to identify challenges and opportunities for the provision of adequate levels of service for all current and future residents Cochrane North.

### Policies

- 6.10.1** Where appropriate, applications for Conceptual Schemes, land use redesignation, subdivision, and development permits shall address fire and emergency response measures as well as on-site fire fighting requirements.
- 6.10.2** For proper identification of distress calls and property locations in times of emergency, new community and development names, road names, and addresses shall comply with the M.D. of Rocky View road naming and addressing policies.
- 6.10.3** Where appropriate within the Plan Area, an Emergency Response Plan may be required as a condition of development approval.
- 6.10.4** The M.D. of Rocky View shall periodically review and monitor levels of need with respect to the provision of community, protective, and emergency services within Cochrane North.
- 6.10.5** Developers are encouraged to incorporate the principles of Crime Prevention Through Environmental Design (CPTED) in all new development.

## 6.11 Intermunicipal and Regional Planning

The purpose of the Intermunicipal and Regional Planning policies is to place the Cochrane North Area Structure Plan in the broader geographical and jurisdictional context, particularly as it relates to the Town of Cochrane, other Municipalities in the region, and the strategic aspirations of the Municipal District of Rocky View.

The M.D. is committed to responsible planning in collaboration with regional, intermunicipal, and interjurisdictional partners. These policies express that commitment in terms of approaches and processes for further cooperation in the region.

### Policies

- 6.11.1** All Conceptual Schemes within the Cochrane North Area Structure Plan shall address the following regional, intermunicipal, and interjurisdictional matters:
  - i. compatibility of neighbouring land uses, transportation, and utility services;
  - ii. connectivity of transportation, open space, and utility servicing systems;
  - iii. interfaces of neighbouring land uses, development, and transportation networks;
  - iv. provision of school sites;
  - v. integration with and connections to regional open space systems;
  - vi. provision of community and regional recreational facilities;
  - vii. provision of community services;
  - viii. future provision of public transit; and
  - ix. protection of water resources through proper stormwater management, sanitary sewer systems, provision of potable water, and water conservation and recycling.

- 6.11.2** The Municipal District of Rocky View shall endeavour to collaborate with the Town of Cochrane and Alberta Infrastructure and Transportation on planning for areas within and outside the Cochrane North Area Structure Plan, particularly to address the following:
- i. compatibility of neighbouring land uses, transportation, and utility services;
  - ii. connectivity of transportation, open space, and utility servicing systems; and
  - iii. interfaces of neighbouring land uses, development, and transportation networks.
- 6.11.3** The Municipal District of Rocky View shall endeavour to collaborate with the Local Recreation Board, local school divisions, and other community and social service agencies in the provision of the following within Cochrane North:
- i. school sites;
  - ii. recreation services; and
  - iii. community and social services.
- 6.11.4** The Municipal District of Rocky View shall endeavour to collaborate with Alberta Environment and other Municipalities in the region to protect water resources within the Bow River watershed, particularly in relation to development within Cochrane North.
- 6.11.5** The Municipal District of Rocky View shall endeavour to collaborate with the Town of Cochrane and Alberta Environment in the preparation of a master drainage study and utility servicing strategy for Cochrane North, particularly as stormwater flows relate to the protection of water resources within the Bow River watershed.
- 6.11.6** The Municipal District of Rocky View shall endeavour to collaborate with the Town of Cochrane and Alberta Infrastructure and Transportation in the preparation of a regional transportation study that addresses all modes of travel in and around Cochrane North.

## **7.0 Implementation Policies**

### **7.1 Phasing**

The purpose of these implementation policies is to provide for the logical progression of development to accommodate the ultimate land uses, densities, and infrastructure systems proposed in this ASP. Development in Cochrane North is anticipated in phases, beginning in the area within and surrounding the existing Hamlet of Cochrane Lake. Subsequent phasing is expected to proceed in areas where comprehensive sewer, water, and transportation services are extended. In general, interim land uses or servicing strategies are not supported within the Cochrane North Area Structure Plan.

#### **Policies**

- 7.1.1** The phasing of development within the Cochrane North Plan Area should be based upon the prior approval of Conceptual Schemes and the availability of sewer, water, and transportation servicing.
- 7.1.2** The M.D. of Rocky View may consider approval of Conceptual Schemes and development phasing that are not contiguous, provided the developer will be responsible for the costs of all utility servicing extensions to the proposed Conceptual Scheme.

### **7.2 Implementation**

The Cochrane North ASP joins a family of plans that work in conjunction with one another, as outlined in Section 2 of this document. The M.D. of Rocky View Municipal Development Plan (MDP) is the guiding document for all development within the Municipality. The M.D. of Rocky View/Town of Cochrane Intermunicipal Development Plan (IDP) contains policies promoting communication, cooperation, and coordination of planning between these two adjacent Municipalities. All Area Structure Plans (ASPs) are required to be consistent with those broad statutory plans. In turn, the Land Use Bylaw (LUB) establishes land use rules and regulations in accordance with all statutory policy plans. As required by Section 638 of the Alberta Municipal Government Act (MGA), the Cochrane North ASP meets the requirements for consistency with all other planning legislation approved by the M.D. of Rocky View.

All Conceptual Schemes, land use designations, subdivisions, and development permits approved within the Plan Area shall be consistent with the policies contained in this ASP. As development occurs and circumstances change, it may be necessary to amend the ASP prior to approval of certain developments. The policies in this Section are intended to set direction for the implementation of the ASP policies and to provide for consideration of ASP amendments where development that does not conform with this ASP is proposed.

## **Policies**

- 7.2.1** When considering proposals for Conceptual Schemes, land use redesignations, subdivisions, and development permits within this Plan Area, the Municipality shall confirm that the proposal is in accordance with the provisions of this Area Structure Plan.
- 7.2.2** Conceptual Schemes shall not be required for first-parcel-out subdivisions.
- 7.2.3** In instances where proposed Conceptual Schemes, land use redesignations, subdivisions, or developments do not conform with the policies of this Area Structure Plan, the proponent shall be required to submit an application for an Area Structure Plan amendment, in order to provide for consistency between this Area Structure Plan and the subject proposal.
- 7.2.4** In the event that amendments to this Area Structure Plan render it inconsistent with the M.D. of Rocky View Municipal Development Plan, the M.D. of Rocky View/Town of Cochrane Intermunicipal Development Plan, the M.D. of Rocky View Land Use Bylaw or any other statutory plans or bylaws approved by Council, the necessary amendments shall be adopted to make such statutory plans and bylaws consistent.
- 7.2.5** In order to facilitate the implementation of the policies contained in this Area Structure Plan, the M.D. of Rocky View shall consider preparation of the following for the Plan Area:
- 7.2.6**
- i. Land Use Bylaw definitions, uses, regulations, or districts for uses not currently included in the Land Use Bylaw;
  - ii. Hamlet or other area plans;
  - iii. Master Stormwater Drainage Plan;
  - iv. Utility Servicing Strategy;
  - v. Transportation Master Plan;
  - vi. Recreation and Community Services Plan;
  - vii. Open Space and Pathways Master Plan;
  - viii. Natural Areas Management Plan; and
  - ix. any other studies or plans the Municipality deems necessary.

## **SUMMARY OF ACTIONS TO BE TAKEN BY THE MUNICIPALITY AS IDENTIFIED IN PREVIOUS SECTIONS**

In addition to these implementation policies, the following list of policies from elsewhere in this Area Structure Plan summarizes the specific actions to be taken by the Municipal District of Rocky View.

- 6.3.2** The Municipality shall prepare and adopt a Hamlet Plan or Hamlet Plans for the existing Hamlet of Cochrane Lake and future growth areas prior to approval of any significant new development or redevelopment within the Hamlet Policy Area.
- 6.7.1** The M.D. of Rocky View should consider preparation of a Recreation and Open Space Master Plan for this Area Structure Plan, to include planning for:
- i. assessment of recreation and open space needs within the Plan Area.
  - ii. a central open space in the Hamlet;
  - iii. a system of pathways and trails throughout the Plan Area;
  - iv. playgrounds and playfields;
  - v. open spaces for passive recreation; and

- vi. recreation facilities.
- 6.8.2 Subject to Council authorization, the M.D. of Rocky View or a qualified professional consultant shall prepare a Transportation Master Plan for this Area Structure Plan prior to or concurrent with approval of any major Conceptual Scheme or Hamlet Plan within the Plan Area.
- 6.9.1 Prior to the approval of any Conceptual Schemes within the Plan Area, as determined by Council, the M.D. of Rocky View shall prepare a Master Drainage Plan and comprehensive Utility Servicing Strategy for this Area Structure Plan.
- 6.10.4 The M.D. of Rocky View shall periodically review and monitor levels of need with respect to the provision of community, protective, and emergency services within Cochrane North.
- 7.2.5 In order to facilitate the implementation of the policies contained in this Area Structure Plan, the M.D. of Rocky View shall consider preparation of the following for the Plan Area:
  - i. Land Use Bylaw definitions, uses, regulations, or districts for uses not currently included in the Land Use Bylaw;
  - ii. Hamlet or other area plans;
  - iii. Master Stormwater Drainage Plan;
  - iv. Utility Servicing Strategy;
  - v. Transportation Master Plan;
  - vi. Recreation and Community Services Plan;
  - vii. Open Space and Pathways Master Plan;
  - viii. Natural Areas Management Plan; and
  - ix. any other studies or plans the Municipality deems necessary.

## 7.3 Monitoring

The future land use and development outlined in the Cochrane North Area Structure Plan is intended to address a long-term time planning and development horizon. As conditions change within Cochrane North, the M.D. of Rocky View, and the region, it may be necessary for the Municipality to amend this Area Structure Plan. Such amendments may result from regular review of the ASP. In addition to ASP amendments, it will be necessary to review the ASP to maintain realistic and effective policies and implementation practices. Such periodic ASP review may be conducted in conjunction with the review of the Land Use Bylaw or other statutory plans such as the MDP and IDP.

Monitoring of the Cochrane North Area Structure Plan is expected to occur on a regular basis, including measurement of achieved results in terms of the Objectives of this ASP and other established benchmarks.

## **Policies**

- 7.3.1** The Municipality may consider periodic review and occasional amendment of the Cochrane North Area Structure Plan through Council Public Hearings in accordance with the Municipal Government Act.
- 7.3.2** The Cochrane North Area Structure Plan may be subject to regular review and amendment every five years, unless the Municipality deems otherwise.
- 7.3.3** The Municipality shall review and revise the phasing and implementation policies contained within this Area Structure Plan at the discretion of Council.
- 7.3.4** The Municipality may use the following benchmarks or indicators with respect to achievement of the Vision and Objectives of this Area Structure Plan:
- 7.3.5**
- i. population growth;
  - ii. residential density;
  - iii. employment and commercial development;
  - iv. residential and non-residential assessment balance;
  - v. infrastructure life cycle and maintenance requirements;
  - vi. environmental auditing, including assessment of stormwater management, water quality, native habitat, and other biophysical resources;
  - vii. adequacy of recreational, community, protective, emergency, health, and public transit services;
  - viii. balance among transportation modes;
  - ix. variety of housing types, choices, options, and affordability;
  - x. availability of educational and institutional uses and services;
  - xi. community and social needs assessments;
  - xii. design and aesthetic quality of the built environment;
  - xiii. compatibility, consistency, and integration of Area Structure Plan policies with other Municipal, intermunicipal, regional, provincial, and national policy directives and initiatives; and
  - xiv. degree of civic engagement in elections, Municipal processes, local authorities, community associations, and other service organizations.



## 8.0 Glossary

### Glossary

**Agricultural Land Use** - The use of land, buildings or structures for the raising of domestic animals and growing plants for food or other production.

**Architectural Controls** - Guidelines that are registered on the title of land(s) by virtue of a caveat or restrictive covenant which guide the design and appearance of buildings and other improvements on the land.

**Area Structure Plan** - A statutory plan, adopted by Bylaw, that provides a policy framework for the evaluation of proposals for Conceptual Schemes, land use redesignation, subdivision and development of a specified area of land in the Municipality.

**Berm** - A constructed embankment used for separating potentially incompatible areas, sites and districts; or for protecting an area, site or district from any intrusions generated by other activities, operations, facilities or traffic.

**Biophysical** - Refers to the inter-relationship between landforms, climate, vegetation, and animal life. The functioning of ecosystems is tied directly to these interactions. Inter-relationships of landform and element, climate, vegetation, and fauna are not only assessed on the basis of their general characteristics, but also on the basis of their relative health: they can be strong or weak. The Plan requires an inventory of biophysical characteristics before development occurs.

**Business Land Uses** - The use of land, buildings or structures in which the provision of goods and services for sale is the primary function and may include auxiliary pursuits, dependent upon parcel size and proximity to other land uses.

**Cluster Development** - A form of residential development that concentrates buildings or lots on a part of the site to allow the remaining land to be used for common or private open space, recreation, appropriate agricultural uses, and preservation of environmentally sensitive features. The concentration of lots is facilitated by a reduction in lot size. A cluster development should consist of one or more cluster groups surrounded by open space.

**Collector Road** - A road in the Municipal District of Rocky View which acts as a link between primary and secondary highways or other collector roads. A collector road may be either a major or minor roadway depending upon design and traffic volumes.

**Conceptual Scheme** - A plan for the subdivision and development of lands including, but not limited to: generalized land uses at the scale of a ¼ section to a section; rationale for the developability of the lands; and an internal road hierarchy.

**Construction Management Plan** - A program of activities that details the site management of all construction activity including, but not limited to, the management of construction debris and dust.

**Contemporary Agriculture** - May include specialty crops such as herbs and flowers, and market gardens and greenhouses.

**Council** - The Council of the Municipal District of Rocky View No. 44.

**Deferred Services Agreement** - An agreement entered into by the Municipality and a developer/landowner, which is registered against the title (by caveat) and obligates the developer/landowner to tie-in to surface/public utility systems when they become available or economically feasible.

**Development**

- an excavation or stockpile and the creation of either of them;
- a building or an addition to or replacement or repair of a building and the construction or placing of any of them on, in, over or under land;
- a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building, or;
- a change in the intensity of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building;

**Development Plan** - A proposal for the development of lands over time that may include, but is not limited to detailed site planning, topographic information, geophysical assessment, hydrological assessment, traffic impact assessment, environmental overview, phasing, community impact assessment, and an archaeological and historical impact assessment.

**Direct Control District** - A district of the *Land Use Bylaw* that is subject to regulations established by Council for control over the use and development of a defined area and pursuant to the provisions of the *Municipal Government Act*.

**Emergency Management Plan** - Means a program that details site management of all emergency service delivery within a specific area.

**Environmental Audit** - An evaluation of any adverse effects that may qualify the site as contaminated pursuant to the *Environmental Protection and Enhancement Act*, as amended from time to time.

**Environmental Overview** - An area-specific study that may include, but is not limited to:

- a. the identification and analysis of natural factors for the study area;
- b. an evaluation of the potential impact that a subdivision or a development proposal may have on the factors identified; and
- c. a program of avoidance and/or mitigative measures.

**Environmental Protection Plan** - Means a program that details site management of all environmentally sensitive areas within a specific area.

**Environmental Reserve** - Environmental reserve is a swamp, gully, ravine, coulee, or natural drainage course; land that is subject to flooding or unstable; a strip of land not less than 6 metres in width abutting bed and shore of any lake, river, stream, or other body of water. It may be taken at the time of subdivision at the discretion of the Municipality for the purposes of preventing pollution, or providing public access; and must be left in its natural state. Environmental reserve remains the responsibility of the Municipality as guided by the *Municipal Government Act*.

**Environmental Reserve Easement** - Land that qualifies as environmental reserve yet is maintained by the owner of the land as guided by the *Municipal Government Act*.

**First Parcel Out** – means a single residential parcel created from a previously unsubdivided quarter section.

**General Agriculture** - The raising of crops or the rearing of livestock, either separately or in conjunction with one another and includes buildings and other structures incidental to the operation.

**Geotechnical Report** - Means a report that details, among other things, the slope stability within a specific area and may make mitigation recommendations in order for development to proceed safely.

**Highway** - A road that is designated as a primary highway or a secondary highway pursuant to the Public Highways Development Act.

**Historical Resources Impact Assessment** - An analysis of the potential impacts of development on archaeological, paleontological, and historical resources.

**Home Enterprise** - A residential use with an ancillary permanent commercial or industrial land use on the same site. The commercial or industrial use was established initially as a home based business and over time has expanded to the point that it exceeds the criteria for a home based business in the Land Use Bylaw.

**Home Based Business** - A commercial or industrial use which may be confined to the residence or the site and is ancillary to a principal residential land use as per the Land Use By-law, as amended.

**Horticultural Development** - The intensive growing of specialized crops, either enclosed or not, and without restricting the generality of the above may include:

- a. greenhouses;
- b. nurseries;
- c. tree farms;
- d. market gardens;
- e. mushroom growing; and
- f. other similar uses.

**Hydrogeological Evaluation** - Means a review or assessment that details the groundwater supply and the quality of that supply for a specific area.

**Infrastructure** - Public and private utility systems in the Municipality that may include, but are not limited to, the transportation network, water supply, sewage disposal systems, stormwater management, pathways, parks, and other utilities.

**Institutional Land Uses** - Refers to the use of land, buildings, or structures for a public or non-public purpose and may include places of worship, community centres, and government uses.

**Intensive Agriculture** - Any use of land, buildings, shelters, corrals or other structures for the purposes of confining, rearing and/or feeding livestock at concentrated numbers on a continuous basis and/or the intensive growing of specialized horticultural crops; excepting the wintering of a breeding herd.

**Land Use Bylaw** - A bylaw of the Municipality passed by Council as a *Land Use Bylaw* pursuant to the provisions of the *Municipal Government Act* and intended to control, and/or regulate the use and development of land and buildings within the Municipality.

**Land Use District** - One or more divisions of the Land Use Bylaw establishing permitted and discretionary uses of land or buildings with attendant regulations.

**Large Lot Acreage** - Development of primarily or exclusively residential uses on lots larger than 2 acres, with separate access, individual sewage disposal systems, and private water wells or communal water servicing.

**Local Commercial** - A variety of commercial land uses, of a scale and character compatible with the existing land use pattern, which serve the local community.

**Low-Rise Multi-Unit Residential** - Means a form of housing with multiple dwelling units in buildings no higher than four storeys, which create minimal visual impacts on the landscape.

**Master Drainage Plan** - A Master Drainage Plan is a drainage plan for a sub-basin or a watershed that identifies drainage management concepts within the existing topography, physical and biological resources of the area. It details short, medium, and long-term strategies to establish a sub-basin wide stormwater management system.

**Municipal Government Act** - Refers to the *Municipal Government Act, Statutes of Alberta 1994, Chapter M-26.1* as amended from time to time.

**Municipal Development Plan** - The Municipal District of Rocky View No. 44 *Municipal Development Plan* is the principal statutory land use plan for the entire Municipality, adopted by Council, in accordance with the provisions of the *Municipal Government Act*.

**Municipality** - The Municipal District of Rocky View No. 44 and, when the context requires, means the area contained within the boundaries of the Municipality.

**Municipal or School Reserve** - Land which the subdivision Authority may require the owner of a parcel of land that is the subject of a proposed subdivision to provide for Municipal or school purposes, up to 10% of the area proposed for subdivision or an equivalent cash-in-lieu disposition.

**Natural Features** - Includes landscapes that are found in their natural state and may be remnant, undisturbed, diverse or contain unique environmental characteristics.

**Open Space (in Cluster Development)** - Land within a cluster development that has been designated, dedicated, or reserved as open space, and may consist of natural areas, appropriate farmland and agricultural uses, open space recreation, parks and playgrounds, and other uses in accordance with the Land Use Bylaw, and may be privately held, or be set aside for the use and enjoyment by residents of the development or public.

**Operational Plan** - An outline of the operating practices proposed for a commercial proposal including, but not limited to hours and days of operation and the methods proposed for site management.

**Plan** - Refers to the Cochrane North Area Structure Plan as adopted by Council and amended from time to time.

**Plan Area** - Refers to the extent of land over which the Cochrane North Area Structure Plan policies have force and effect.

**Principal Road Network** - Means a grid system of expressway, arterial, major collector and roadways and future alignments. The Principal Network roads carry the vast majority of traffic in the Plan Area. The primary function of these roads is to convey traffic through the Plan Area or to local roads within the Plan area as efficiently as possible with minimal disruption to traffic.

**Private Utility** - A utility service offered to the public by a private utility company or cooperative including, but not limited to, the provision of gas, electricity, water or telephone services.

**Public/Private Partnership** - A collaborative relationship between private industry, government agencies, and occasionally not-for-profit organizations. These arrangements are typically for the purposes of providing a service to the public and they are used in many different policy and service areas. Public/private partnership can include regional Municipalities, community associations, naturalist organizations, private developers, and utility providers. All parties are included in the development, management, and provision of programs and services.

**Qualified Professional** - An individual with specialized knowledge recognized by the Municipality and/or licensed to practice in the Province of Alberta. Examples of qualified professionals include, but are not limited to, agrologists, engineers, geologists, hydrologists, environmental consultants, archaeologists, and surveyors.

**Recreation Business Land Use** - A business land use in which recreational activities or tourist related services and facilities are offered and a fee is charged for use of the services and facilities.

**Recreation Master Plan** - A non-statutory plan prepared by the Municipality or a Regional Recreation Board intended to provide for recreation needs within a portion of the Municipality.

**Redesignation** - Refers to the reclassification by the Municipality of a land use designation in the *Land Use Bylaw* applicable to a specific area of the Municipality.

**Residential Land Use** - A primarily residential land use in which auxiliary pursuits including local commercial uses may be allowed dependent on the parcel size and proximity to other residences.

**Rural Cluster Development** - See Cluster Development.

**Secondary Suites** - Also referred to as 'granny suites or flats' and 'auxiliary suites', this form of accommodation is usually developed as an additional dwelling unit incorporated, either within the same building or within a separate building, with the principal residence.

**Site Implementation Plans** - Plans that detail how drainage and stormwater will be managed on a developed site in accordance with a Master Drainage Plan. They include the site-specific implementation of Best Management Practices within a sub-basin.

**Small Agricultural Operation** - The use of lands, buildings or structures for the raising of livestock and/or the growing of plants or food or other production on 10 acres (4.0 ha) of land or less. It is important to note that within the Municipality, livestock is not allowed on 2-acre parcels. A density of one "livestock manure unit" is allowed per 4 acres of land, and a density of two "livestock manure units" per 4 acres is a discretionary use for parcels of 4 acres or more in size.

**Stormwater Management Plan** - A plan prepared to adequately address on-site stormwater retention, demonstrate that post-development flows equal pre-development flows, and the method of on-site containment during a 1:100 year storm event. Recommended Best Management Practices to improve water quality as well as water quantity should be included in a stormwater management plan.

**Strip Business Development** - Developments that is generally long and narrow in configuration and oriented toward a linear road.

**Tentative Plan of Subdivision** - A proposal detailing a site-specific subdivision design that forms the basis for an application for subdivision approval.

**Traffic Calming** - The combination of mainly physical measures that reduce the negative effects of motor vehicle use, alter driver behavior and improve conditions for non-motorized street users.

**Traffic Impact Analysis** - An area-specific study that may include, but is not limited to, an analysis and evaluation of:

- a. the potential impact of a proposed subdivision and/or development on the existing transportation network; and
- b. a program of future expansion and/or improvement of the transportation network to accommodate the proposed growth and to preserve the function and integrity of the network.

**Utility Servicing Strategy** - The utility servicing strategy is a plan of action outlining how the Municipality will provide water and wastewater services to the landowners in a cost-effective manner. The strategy will forecast the short, medium, and long-term water and wastewater objectives of the Municipality, including future regional collection systems. It will also contain mechanisms for implementing and financing the necessary infrastructure.

**Waste Management Plan** - Means a program that details site management of all waste management activity on a particular site and any mitigation measures taken to reduce the impact on adjacent lands.

**Wastewater Management Plan** - Means a program that details site management of all wastewater servicing activity on a particular site.

**Water Management Plan** - Means a program that details site management of all water servicing activity on a particular site.

Appendix

# **A Public Involvement Program**

**NON-STATUTORY FOR INFORMATION ONLY**

**DOES NOT FORM PART OF THE AREA STRUCTURE PLAN**

Public Involvement Program Timeline

Advisory Committee

Newsletters

Newspaper ads, flyers

Comments from Public Meetings

# Supporting Information and Studies

## NON-STATUTORY FOR INFORMATION ONLY

## DOES NOT FORM PART OF THE AREA STRUCTURE PLAN

### LAND USE DESIGNATIONS

Figure B shows the following land use designations approved under the M.D. of Rocky View Land Use Bylaw at the time of adoption of this ASP:

- Ranch and Farm District RF (RF\* see exceptions listed within this District)
- Ranch and Farm Two District RF-2
- Ranch and Farm Three District RF-3
- Agricultural Holding District AH
- Farmstead District F
- Residential Two District R-2
- Residential Three District R-3
- Hamlet Residential Single Family District HR-1
- Natural Resource Industrial District NRI

The Land Use Concept for the Plan Area is shown in Figure 6 of the Cochrane North Area Structure Plan. Approximate areas are calculated below for each Policy Area.

Land Use	Acres	Hectares	Percentage of Total
Residential Infill A			
Residential Infill B			
Residential Infill C			
Cluster Residential and Open Space			
Hamlet			
Future Growth			
Existing Industrial			
<b>Gross Developable Area</b>			
<i>Average Density</i>			