



INTERMUNICIPAL DEVELOPMENT PLAN



TOWN OF COCHRANE/ M.D. OF ROCKY VIEW No. 44

**Town of Cochrane Council
Adopted June 25, 2001**

**Municipal District of Rocky View No. 44 Council
Adopted June 26, 2001**

**MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44
Department of planning and Development**

MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44
BYLAW C-5369-2001

A Bylaw of the Municipal District of Rocky View No. 44 to adopt an Intermunicipal Development 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 an Intermunicipal Development Plan affecting the lands described as:

Those lands within the Municipal District of Rocky View and adjacent to the Town of Cochrane limits, measured 3.2 km (2.0 mi.) from each Town Boundary and those lands within the Town of Cochrane and adjacent to the Town limits, measured 0.4 km (0.25 mi.) from each Town Boundary.

Herein referred to as the "Lands" and described within Schedule "A", known also as the Town of Cochrane/M.D. of Rocky View Intermunicipal Development Plan, attached hereto as Schedule 'A' and forming part of this bylaw; and

WHEREAS a notice was published on Tuesday, May 22, 2001 and Tuesday, May 29, 2001 in the Rocky View Five Village Weekly, a newspaper circulating in the Municipal District of Rocky View No. 44, advising of the Public Hearing for Tuesday, June 12, 2001; 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 24 of the Revised Statutes of Alberta, 1995, and all amendments thereto.

NOW THEREFORE the Council enacts the following:

1. That the Intermunicipal Development Plan, as amended, be adopted to provide a basis for cooperation and communication with the Town of Cochrane on matters of mutual interest on:

Those lands within the Municipal District of Rocky View and adjacent to the Town of Cochrane limits, measured 3.2 km (2.0 mi.) from each Town Boundary and those lands within the Town of Cochrane and adjacent to the Town limits, measured 0.4 km (0.25 mi.) from each Town Boundary.

Herein referred to as the "lands" and described within Schedule 'A', known also as the Town of Cochrane/M.D. of Rocky View Intermunicipal Development Plan, attached hereto and forming part of this bylaw.

2. This Bylaw may be cited as the Town of Cochrane/M.D. of Rocky View Intermunicipal Development Plan.
3. That this Bylaw comes into effect upon the date of its third reading.

File: 612-2-2000079

First reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on May 15, 2001, on a motion by Councillor Fullerton.

Second reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on June 26, 2001, on a motion by Councillor Fullerton.

Third reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on June 26, 2001, on a motion by Councillor Stinson.

Original Signed by "ALAN HALL"
Reeve or Deputy Reeve

Original Signed by "VALERIE SCHMALTZ"
Municipal Secretary

TOWN OF COCHRANE

BYLAW NUMBER 7/01

Being a Bylaw to Adopt the
Town of Cochrane/M.D. of Rocky View Intermunicipal Development Plan
for the Town of Cochrane, in the Province of Alberta

- WHEREAS** pursuant to Section 631 of the *Municipal Government Act*, Statutes of Alberta, 1994, Chapter M-26.1, and amendments thereto, two or more councils, by bylaw, may adopt an intermunicipal development plan, which provides the framework for subdivision and development of areas of land within the boundaries of their municipalities;
- AND WHEREAS** pursuant to Section 631 of the same *Act*, an intermunicipal development plan may provide for the future land use within the area, the manner of and the proposals for future development in the area, and any other matter deemed necessary by the councils;
- AND WHEREAS** pursuant to Section 631 of the same *Act*, an intermunicipal development plan must include procedures for resolution or attempt at resolution on any conflict between the municipalities, for amendment or repeal of the plan, and for administration of the plan;
- AND WHEREAS** the Municipal Council for the Town of Cochrane in the Province of Alberta (hereinafter called the “Council”) in a duly assembled meeting did adopt the Cochrane Municipal Development Plan, by Bylaw No. 17/98, which contains a requirement for an intermunicipal development plan;
- AND WHEREAS** the Council has caused to be prepared by its Administration, in consultation with the Administration of the M.D. of Rocky View, an intermunicipal development plan for Council approval;

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

1. This Bylaw may be cited as the “Town of Cochrane/M.D. of Rocky View Intermunicipal Development Plan”;
2. The Town of Cochrane/M.D. of Rocky View Intermunicipal Development Plan, being Schedule “A”, as attached to and forming a part of this Bylaw, is hereby adopted;
3. This Bylaw comes into full force and effect upon the date of third and final reading.

READ A FIRST TIME this 14th day of May, A.D. 2001.

READ A SECOND TIME this 25th day of June, A.D. 2001.

READ A THIRD TIME this 25th day of June, A.D. 2001.

Original Signed by “LYDIA GRAHAM”

Mayor

Original Signed by “JULIAN deCOCQ”

Chief Administrative Officer

TOWN OF COCHRANE/M.D. OF ROCKY VIEW INTERMUNICIPAL DEVELOPMENT PLAN

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1.0 INTRODUCTION

The *Municipal Government Act* provides the legislative framework for the preparation and adoption of intermunicipal development plans. Such plans may address future land use, development and other matters of intermunicipal concern affecting lands within the plan boundaries as agreed to by the participating municipalities. In addition, each intermunicipal development plan must include procedures for the resolution of intermunicipal disputes and provisions for the administration, amendment and repeal of the Plan.

The Provincial *Land Use Policies* supports the preparation and adoption of intermunicipal development plans and encourages municipalities to expand intermunicipal planning efforts to address common planning issues.

Terms of Reference for the *Town of Cochrane/M.D. of Rocky View Intermunicipal Development Plan* were jointly prepared and approved by the Town of Cochrane Council on October 12, 1999 and by the Municipal District of Rocky View Council on October 5, 1999. Both the Town and the M.D. agree that the Plan is the preferred means of addressing intermunicipal issues in the Plan Area and that it represents the best opportunity for a continued co-operative working relationship between the two municipalities.

The fundamental purpose of this Plan is to foster cooperation, coordination, and communication between the municipalities on matters of mutual interest and to establish policy direction and processes to address intermunicipal issues that may arise within that area.

2.0 THE PLAN

2.1 GOALS OF THE PLAN

1. *To provide for consistency in planning and development decisions, within a broad policy framework, through the adoption of a statutory plan by bylaw.*
2. *To establish the intermunicipal planning process as the preferred means of addressing planning and related issues on a mutual basis.*
3. *To address Municipal Government Act requirements with respect to intermunicipal conflict resolution procedures, plan administration and plan amendment or repeal procedures.*
4. *To establish areas of mutual interest within which planning and development decisions may be coordinated to ensure land use compatibility.*
5. *To identify the Town's future growth corridors.*
6. *To provide mechanisms for each municipality to have input into growth and development opportunities within defined areas of each municipality.*
7. *To examine future servicing and transportation corridors and facilities and to protect logical sewer and storm water catchment areas, drainage courses, wetlands, and open space to the benefit of each municipality.*
8. *To protect all sources of potable water, including the Bow River.*
9. *To establish guidelines for development adjacent to the major entranceways into and out of each municipality and to provide policy for potential development in the Highway 22 and Highway 1A corridors.*
10. *To address natural resource and/or extraction issues.*
11. *To encourage the identification, protection and/or enhancement of natural areas within the Plan Area.*

2.2 RELATIONSHIP TO OTHER PLANS AND DOCUMENTS

The following policies address the relationship of this Plan to other plans adopted by either the M.D. or the Town:

1. Both municipalities have adopted and may adopt statutory and non-statutory plans, conceptual schemes, and policies that apply to lands within the Plan Area. Any such plans, conceptual schemes or policies shall prevail.
2. Within this Plan Area, where there are areas that are not subject to any statutory or non-statutory plan, conceptual scheme or policies, the policies of this Plan shall prevail.

2.3 PLAN AREA

The Plan Area consists of two Notification Areas, each with planning policies that respect local jurisdiction while recognizing the need for joint planning to guide future development. Notification Areas provide an opportunity for each municipality to comment on matters of mutual interest. Comments and recommendations would generally be on an application-by-application basis and would be of an advisory nature.

The M.D. Notification Area is established as the lands within the M.D. and adjacent to the Town limits, measured 3.2 km (2.0 mi.) from each Town boundary. The Town Notification Area is a 0.4 km (0.25 mi.) area immediately adjacent to and within the Town limits. Each Notification Area will always correspond to its respective distance, as lands may be annexed into the Town. Changes to the Notification Areas as a result of annexation are considered administrative in nature and will not require formal Plan amendment.

Certain lands within the M.D.'s Notification Area may be annexed eventually into the Town; therefore, ensuring these lands remain suitable for future urban development is an important consideration.

2.4 AGRICULTURE

A primary goal of the M.D. is to protect agricultural land from premature and inappropriate development that may affect the agricultural viability of the Municipality.

Within the Town, some lands currently in agricultural use have been identified for medium-term urban growth. Until such time as urban development proceeds on these lands, it is in the Town's interest to encourage the continuation of compatible agricultural uses.

2.4.1 OBJECTIVES

1. To encourage the retention of agricultural land in large productive units.
2. To ensure that farmlands remain agriculturally productive until conversion to other uses is necessary.
3. To ensure that new or expanding agricultural operations are compatible with surrounding land uses.
4. To encourage agricultural operators to adopt Best Management Practices in order to minimize potentially negative impacts.

2.4.2 POLICIES

1. Premature non-farm development of existing agricultural land within either municipality should be avoided.
2. Within the Town, existing agricultural lands should continue to be used for agricultural purposes, until urbanization occurs.
3. Extensive agricultural uses are encouraged in accordance with the appropriate land use districts of each respective municipality.
4. Existing intensive and specialty agricultural uses should continue in accordance with approvals granted by the respective municipality. Expansion of existing intensive agricultural operations is not encouraged.
5. New intensive agricultural operations will be encouraged to locate outside the Plan Area. New specialty agricultural uses may be accommodated in accordance with approvals rendered by the respective municipality.
6. The subdivision of agricultural land may be permitted in accordance with the appropriate land use districts of the host municipality.
7. Agricultural operations will be encouraged to follow Best Management Practices to minimize potentially adverse impacts.

2.5 NATURAL RESOURCE EXTRACTION, PROCESSING AND DISTRIBUTION

To gain the full benefit of non-renewable natural resources within the Plan Area both municipalities recognise the need to extract and utilize the resource prior to the establishment of other more permanent uses on the land base. Within the Plan Area, natural resource extraction areas and processing and distribution facilities have been identified and are expected to continue (see Map 1 (Development Constraints, Natural Areas, and Waterways)). While the municipalities encourage the extraction of resources, mitigative measures to minimise potential conflict with nearby land uses and the natural environment are also necessary.

2.5.1 OBJECTIVES

1. To encourage the completion of natural resource extraction activities prior to other uses locating on the lands.
2. To minimize conflict between natural resource extraction, processing, and/or distribution activities and other land uses.

2.5.2 POLICIES

1. Existing approved natural resource extraction, processing, and/or distribution operations within the Plan Area should continue to operate, subject to compliance with all municipal and provincial requirements.
2. When reviewing development applications located in the vicinity of existing natural resource extraction, processing, and/or distribution operations, the host municipality will consider the effects that the proposed application may have on both the current operations and future viability of such operations.
3. Where existing natural resource extraction, processing, and/or distribution operations may negatively affect adjacent developments, both municipalities will cooperate in identifying conditions of approval that address mitigation of such impacts.
4. Where possible and practical, both municipalities may work jointly with the proponents to address mutual concerns.
5. When reviewing applications for new natural resource extraction, processing, and/or distribution operations, each municipality will give due consideration to:
 - (a) the possible impacts that approval of such applications may have on existing uses in the vicinity;
 - (b) the impacts on the transportation network;
 - (c) comments received from the adjacent municipality; and
 - (d) comments received from other stakeholders and the general public.

2.6 HISTORICAL RESOURCES

Heritage resources and social history are important to Plan Area residents. Because heritage appreciation is valued, efforts to preserve and rehabilitate significant heritage buildings and sites are encouraged. In addition, it is desirable that new developments should reflect the influence of the past. In consultation with all stakeholders, both municipalities will endeavour to identify and preserve significant historical resources within the Plan Area.

2.6.1 OBJECTIVES

1. To recognize the importance of the past in creating the unique “sense of place” in the Plan Area.
2. To encourage the preservation and functionality of buildings and sites of historic or architectural significance.
4. To encourage new developments within the Plan Area to reflect the historical character of the Plan Area.
5. To encourage the application of the Western Heritage Design Guidelines to new developments, where appropriate.

2.6.2 POLICIES

1. The conservation and preservation of buildings and sites of historic significance are encouraged.
2. Landowners will be encouraged to achieve appropriate designations of historic buildings and sites. The municipalities may work with and assist landowners in this regard.
3. The conservation of historic buildings and sites to be functional and productive is encouraged. The municipalities will cooperate with other levels of government, private agencies, and individuals in the preservation of them.
5. The identification of historic buildings and sites and archeological resources will be undertaken through appropriate investigations.
6. Mitigative measures will be established prior to any ground disturbance or development.
7. The Western Heritage Design Guidelines will be applied to new developments, where appropriate.
8. Development applications for lands having potential historic value will be referred to the appropriate provincial agency.

2.7 NATURAL ENVIRONMENT

Extensive natural areas as well as portions of the Bow River and its tributaries, the Jumpingpound and Big Hill Creeks, are found within the Plan Area. These watercourses and natural areas should be retained and enhanced as development occurs because of their significant ecological and aesthetic values and recreational potential.

Map 1 (Development Constraints, Natural Areas, and Waterways) identifies natural areas within the Plan Area. This map does not presume to identify existing or proposed municipal and/or environmental reserves. The environmental significance or condition of these natural areas may not have been determined.

This map also identifies the more extensive river and creek valley systems. These systems are significant and important to both municipalities for their aesthetics and supply of water for agriculture, human consumption, recreational opportunities, and wildlife corridors and habitat. For these reasons, it is in the best interest of both municipalities to protect and enhance these waterways, riparian areas, and valley systems as development proceeds toward them.

2.7.1 OBJECTIVES

1. To encourage preservation of the natural and aesthetic qualities of river and creek valleys, significant land forms, natural areas, vistas, and scenic views.
2. To suggest methods for the preservation of the natural environment.
3. To promote public awareness of and appreciation for all natural areas as they relate to the overall development of both municipalities.
4. To facilitate the expansion and connection of existing protected natural areas to future development areas, where appropriate and possible.
5. To promote recreational opportunities, which will be compatible with and complementary to the natural environment.

2.7.2 POLICIES

1. Identified important natural areas should be protected through the use of Environmental Reserves, Environmental Reserve Easements, Conservation Easements, or other appropriate methods.
2. While recognizing different municipal approaches and priorities with respect to the preservation of natural areas, both municipalities will:
 - (a) give due consideration to the impacts that development may have on natural areas having links to each municipality;

- (b) endeavour to identify priorities for potential connections between existing natural areas; and
 - (c) co-operate on long term planning and development to effect the preservation of natural areas to the extent that is practical.
- 3. Development on slopes and river valleys within natural areas is generally discouraged. However, where development is proposed on these natural features, it will proceed only in accordance with the respective municipality's statutory plans, applicable bylaws, and other municipal policies and regulations.
- 4. The preservation of scenic vistas and viewpoints is encouraged, and where feasible, these features should be incorporated into approved parks and open space networks.

2.8 WATER QUALITY AND FLOOD PROTECTION

In terms of water quality and flood protection, the Bow River and its tributaries are important to both municipalities. Proposed development in areas at risk from flooding is encouraged to locate outside these flood prone areas.

Protection of water quality and quantity is essential to agricultural operations, potable water supplies, a healthy ecosystem, and quality recreational use for communities along the Bow River and its tributaries.

2.8.1 OBJECTIVES

1. To strive for a naturally clean water supply for agricultural and domestic use.
2. To pursue water quality which sustains a healthy ecosystem and provides high quality recreational opportunities.
3. To promote public awareness and educational programs that protect water quality and quantity and support water conservation.
4. To minimize the threat to public health and reduce economic loss in the event of a flood.

2.8.2 POLICIES

1. Development proposed in proximity to the Bow River and its tributaries shall be carefully evaluated for any impacts on water quality.
2. Wastewater collection and/or treatment systems shall be considered where development may potentially affect water quality.
3. Stormwater management systems must be designed and constructed using approved Best Management Practices and each municipality may require enhanced stormwater management standards as conditions warrant.
4. All agricultural operators and other users are encouraged to continue best efforts to maintain high standards of water quality in the Bow River and its tributaries.
5. Land use and development in flood prone areas are generally discouraged, but where it is considered by the host municipality, it shall be carefully regulated such that there is no negative effect on the adjacent municipality.
6. Landowners and residents are encouraged to follow water conservation practices, as established by their respective municipality.
7. Both municipalities will endeavour to ensure all sources of potable water supplies within their respective jurisdictions are protected and meet provincial guidelines for water quality.

2.9 RESERVE LANDS

Recreational and open space opportunities are important lifestyle components for Plan Area residents and contribute to the high quality of life and sense of place. Planned public open spaces for active and passive recreational and school purposes should be provided. To enhance the use and enjoyment of these amenities it is possible that pathways linking them could be developed as subdivision and development occur.

Existing open spaces and school sites are shown on Map 2 (Institutional Uses, Open Space, and Reserve Lands).

2.9.1 OBJECTIVES

1. To address educational and community open space needs by retaining existing and maximizing future reserve dedications.
2. To identify a long-term strategy with educational and recreation authorities regarding future land requirements.

2.9.2 POLICIES

1. Within urban growth corridors, the preferred methods of providing municipal, school, and/or municipal/school reserve are by land dedication or registration of deferred reserve caveats on title. However, there may be circumstances where the host municipality deems it appropriate to require provision of reserve by other means.
2. Both municipalities will endeavour to work with area school boards to identify long-term facility and site requirements.
3. Each municipality will work with area school boards to ensure school sites and facilities have safe and proper vehicular access and adequate utility services from within the host municipality.
4. Trails and pathway systems are encouraged and will be located and developed according to the host municipality's policies and standards.
5. Efforts will be made to connect trails and pathway systems within the Plan Area.
6. Disposition of reserve land is generally discouraged. In the event the host municipality considers it necessary to do so, the proposal shall be referred to the other municipality and the Intermunicipal Committee for comment, prior to a Public Hearing being held in the matter.
7. Lands that qualify as environmental reserve under provincial legislation should be either dedicated at the time of subdivision approval or secured through an environmental reserve easement.

2.10 TRANSPORTATION

The Plan Area contains key components of the Town's, the M.D.'s, and the Province's transportation systems, each having varying standards, traffic volumes and maintenance expectations. Key linkages for the Town and the M.D. are Highways 1A and 22, which influence development and the economy of both municipalities and provide for the efficient movement of people and goods to the rest of the region and beyond. Intermunicipal and provincial co-ordination, co-operation, and communication are important to ensure the continuation of efficient transportation systems and reasonable access between the two municipalities.

Map 3 (Transportation Networks) illustrates the major components of the existing and future transportation networks for the Town and the M.D., which were identified through preparation of the *Cochrane Transportation Plan* and the *Bearspaw Transportation Study*, in consultation with the Province. The major intermunicipal roads include George Fox Trail, Retreat Road, Horse Creek Road, Carlson Trail, Big Hill Road, River Heights Drive and Rise, and Towers Trail, which provide linkages to the provincial highways.

The *Cochrane Transportation Plan* identifies the Town's future transportation network requirements. Within the Town, Highways 1A and 22 are major urban arterial roads and channel traffic to and from the Town's minor arterial and collector roads (Griffin Road, Centre Avenue Extension, Fifth Avenue, future arterial roads serving South Ridge subdivision area). The *Transportation Plan* proposes that major corridor improvements to support growth in Cochrane and increased traffic on the highways must be undertaken in the future. These improvements include upgrading the highways and arterial roads and acquiring new arterial roads.

In the *Bearspaw Transportation Study* key intersection locations have been identified along Highway 1A. Future implementation of the Study will provide arterial roadways, which will connect these intersections to the "heartland" service road system. According to the Study, the "heartland" service road system will utilize and expand the existing local road network to link communities together and connect them to the Highway.

Both municipalities are committed to enhancing the intermunicipal entranceways so visitors are welcomed to each municipality with a positive "first impression". The primary intermunicipal entranceways are Highway 1A east and west and Highway 22 north and south. The Town has adopted Western Heritage Design Guidelines to be applied to new developments and redevelopment of existing buildings within the Town. In order to provide continuity and incorporate the heritage of the Plan Area, the M.D. supports the use of the Western Heritage Design Guidelines at the intermunicipal entranceways and, where appropriate, along other intermunicipal roads.

2.10.1 OBJECTIVES

1. To facilitate the coordination of Provincial, Town and M.D. transportation systems.
2. To minimize cross-jurisdictional impacts of both urban and rural development on the respective transportation systems.

3. To facilitate regular communication between the Town, the M.D., and the Province with respect to on-going transportation matters of intermunicipal and Provincial interest.
4. To enhance and improve the visual aspects of the entranceways shared by both municipalities through incorporation of the Western Heritage Design Guidelines into developments visible to the major transportation routes, where appropriate.

2.10.2 POLICIES

1. In order to provide for efficient development and reasonable access between the two municipalities, the Town and the M.D. will coordinate the planning and construction of major transportation links within the Plan Area.
2. For the logical extension of the Town's existing and future transportation system and in accordance with the *Cochrane Transportation Plan*, future road rights-of-way should be protected and integrated with the M.D.'s transportation system. Priorities will be identified by the Town and considered by the M.D. in the review of applications.
3. Both municipalities will communicate on transportation matters through the Intermunicipal Committee and in accordance with the intermunicipal referral and consultation processes pursuant to Section 3.0 of this Plan.
4. Developments within one municipality which require an approach onto a road within the other municipality will be required to develop the approach to that municipality's standards and safety requirements.
5. Each municipality shall endeavour to ensure that new developments are designed in such a manner that access roads required to serve the development are primarily contained within the host municipality.
6. Both municipalities will attempt to minimize the impact of development on intermunicipal roads and, subject to appropriate intermunicipal referral and consultation, shall keep such roads open to facilitate intermunicipal traffic.
7. Each municipality will endeavour to provide the adjacent municipality with updated construction and maintenance programs for transportation-related projects affecting intermunicipal roads within the Plan Area.
8. Both municipalities will assess the impacts of proposed development on intermunicipal roads including the need for any transportation system improvements.
9. Both municipalities will encourage application of the Western Heritage Design Guidelines to developments in proximity to the intermunicipal entranceways and may also agree to apply these guidelines along other intermunicipal roads.

2.11 UTILITIES AND SERVICING

Certain lands within the M.D. may eventually be annexed by the Town and urbanized. Therefore, anticipating the potential for future extensions of storm, wastewater and water systems and protecting these rights-of-way are critical. In the future, utility systems may be required to accommodate new development in the M.D. and it is desirable that those systems be compatible with the Town's systems.

Currently, Town utility system capacities are dedicated primarily for development within the Town limits. The Town may consider proposals for connections to these systems from developments outside the Town limits. However, the Town's utility needs are paramount and will be a major factor in any negotiations for these utility hookups.

Maps 4A and 4B (Utilities and Servicing – Water/Wastewater) illustrates stormwater management, wastewater and water systems that would be necessary to service future development within the Plan Area.

2.11.1 OBJECTIVES

1. To identify future utility corridors to facilitate urban growth.
2. To facilitate communication between the Town and the M.D. respecting utility infrastructure matters of intermunicipal interest.
3. To cooperate in the securing of necessary utility easements and right of way agreements.
4. To ensure adequate servicing capacities for future developments.
5. To examine existing Town and M.D. servicing policies with respect to the implications for future developments tying into the Town's utility systems.

2.11.2 POLICIES

1. Both municipalities will cooperate to identify utility corridors in the preparation of area structure plans and conceptual schemes.
2. Each municipality will endeavour to secure utility easements and rights-of-way as conditions of subdivision or development approval.
3. The adequacy of proposed wastewater systems, stormwater management facilities, and water services, including private on-site systems, should be examined. If piped wastewater and water services are required, compatibility with existing Town and/or M.D. servicing policies should be considered.
4. The Town may consider proposals for connection of developments beyond the Town limits to the Town's utility systems.

2.12 INSTITUTIONAL USES AND SERVICES

Within the boundaries of the Plan Area are a range of institutional uses including the Western Heritage Interpretive Centre, Cochrane Rancho, Cochrane and District Agricultural Society Site, Canadian Southern Baptist Seminary, Camp Jubilee, St. Francis Retreat, churches, and schools (Map 2 (Institutional Uses, Open Space, and Reserve Lands)). Both municipalities also provide social and emergency services for their residents. These services include fire, police and medical emergency services. All these services are important to and contribute to the local culture and quality of life for Plan Area residents.

2.12.1 OBJECTIVES

1. To assess any proposed institutional use or expansion of existing institutional uses to ensure its compatibility with existing and proposed surrounding land uses, and future servicing and transportation requirements.
2. To evaluate the implications that a concentration of institutional uses in a particular area may have.
3. To encourage, where and when appropriate, the joint use and development of institutional facilities and services.
4. To promote the development of institutional uses and services that meets the needs of Plan Area residents.

2.12.2 POLICIES

1. Any existing land use policies contained within approved statutory plans, conceptual schemes, or other policy documents will provide a context from which proposed institutional uses can be evaluated. In the event that existing statutory plans or conceptual schemes do not address institutional uses, the policies of this Plan shall apply.
2. Any proposed institutional development or expansion of existing institutional uses located within the Plan Area shall be compatible with existing and proposed surrounding land uses and infrastructure requirements, and should incorporate urban overlay design principles, where appropriate.

2.13 RESIDENTIAL DEVELOPMENT

Within the Town, residential development occurs in a compact urban form, where a variety of dwelling types on small lots serviced by the municipality is available. In order to provide efficient and sustainable urban development, residential communities are comprehensively planned in contiguous units.

The Town generally plans for new development through the adoption of statutory area structure plans, which provide the framework for development at an urban scale. In the preparation of such plans, the Town will consider the impacts of urban development on adjacent M.D. lands.

Within the M.D., residential development occurs at a rural scale, characterized by very large lots and land holdings. Varied landscapes, efficient transportation networks, and proximity to employment have contributed to the establishment of several rural residential areas in proximity to the Town. Both residential lifestyles currently co-exist in a positive manner, and the interface between the two must be carefully considered when new development of either type is proposed.

2.13.1 OBJECTIVES

1. To assess any new or proposed expansion or infilling of existing residential developments for their compatibility with existing and proposed surrounding land uses and future servicing and transportation requirements.
2. To ensure, where appropriate, adequate buffering is provided between proposed residential developments and non-residential land uses.
3. To ensure rural residential development, including infilling, is designed to accommodate future urban densities and development standards.

2.13.2 POLICIES

1. Any proposed residential developments within the Plan Area shall address compatibility with existing and future surrounding land uses, environmental impacts, infrastructure requirements, and, where appropriate, urban overlay design principles.
2. For compatible and gradual transition between both municipalities, edge consideration should be incorporated into all forms of future development. Considerations, such as parcel size, site design, functionality, visual separation, sound attenuation, open space alternatives, view corridors and vistas, vegetation, and building materials, should be addressed to minimize any interface conflicts.
3. Development of the interface lands should include measures that will be taken to ensure a gradual transition of development intensity. Transitional measures will be evaluated and determined on a site-specific basis.

2.14 COMMERCIAL, INDUSTRIAL AND BUSINESS DEVELOPMENT

Commercial development within the Town occurs in a variety of forms, including retail, service and office uses. The Town's *Municipal Development Plan* identifies the downtown core and expansion area as the primary commercial focus. Urban commercial uses in other areas will be limited to highway commercial and local commercial uses. Currently, the Town's industrial area lies to the south of the railway and is centrally located within the Town. The primary growth direction for industrial purposes is from this area towards the south and southeast.

Business development within the M.D. may include a range of commercial and industrial uses that will diversify the municipality's economic base. Business development will be encouraged to locate in areas where the proposed business is complementary to surrounding land uses.

2.14.1 OBJECTIVES

1. To assess any proposed commercial, industrial or business development for its compatibility with existing and proposed surrounding land uses and future servicing and transportation requirements.
2. To ensure, where appropriate, that adequate buffering is provided between proposed residential developments and non-residential land uses.
3. To ensure that rural business developments are designed to accommodate future urban densities and development standards.

2.14.2 POLICIES

1. Any proposed commercial, industrial or business developments within the Plan Area shall address compatibility with existing and future surrounding land uses, environmental impacts, infrastructure requirements, and, where appropriate, urban overlay design principles.
2. For compatible and gradual transition between both municipalities, edge consideration should be incorporated into all forms of future development. Considerations, such as parcel size, site design, functionality, visual separation, sound attenuation, open space alternatives, view corridors and vistas, vegetation, and building materials, should be addressed to minimize any interface conflicts.
3. Development of the interface lands should include measures that will be taken to ensure a gradual transition of development intensity. Transitional measures will be evaluated and determined on a site-specific basis.

3.0 PLAN IMPLEMENTATION

3.1 CIRCULATION AND REFERRAL PROCESSES

The mutual referral of planning applications, policy plans, studies, and other information is essential to the successful administration of this Plan. Continual communication between the two municipalities is the most effective means of maximizing the benefits of this Plan.

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.
2. Applications for land use redesignation and subdivision.
3. Proposed road closures and disposition of municipal and/or school reserves and public utility lots.
4. Development permit applications for:
 - (a) intensive agricultural operations;
 - (b) natural resource extraction;
 - (c) landfills;
 - (d) all land uses along the intermunicipal entranceways;
 - (e) residential development;
 - (f) commercial, industrial or business development; and
 - (g) institutional uses and services.
5. Other plans and proposals outside of the Plan Area, which may impact the Plan Area.

The host municipality will be responsible for any required notification of all affected residents and landowners in both municipalities with respect to any proposals.

3.1.2 CIRCULATION TIME PERIODS

Unless otherwise agreed to by both municipalities, the responding municipality shall have thirty (30) days from date of receipt to reply to any intermunicipal circulation. Additional response time may be required when a matter is referred to the Intermunicipal Committee. If the responding municipality does not reply within or request an extension to the maximum response period, the host municipality may assume that no comment or objection to the circulation is forthcoming.

3.2 ADMINISTRATION

3.2.1 PLAN ADMINISTRATION, IMPLEMENTATION, AND REPEAL

1. Each Council will administer the Plan for lands within its jurisdiction and will determine what authority should be delegated to its Intermunicipal Committee members and staff.
2. By mutual agreement, both Councils may establish an intermunicipal development authority, subdivision authority, and/or subdivision and development appeal board to deal with subdivision and development applications and appeals within the Plan Area.
3. The Town and the M. D. agree that this Plan shall be in effect for an initial period of five (5) years from the date of final adoption by bylaw by both Councils.
4. Prior to the end of the initial period, both municipalities agree to a review of the Plan. The purpose of the review will be to determine the continuing relevancy and effectiveness of the Plan. Upon completion of the review both municipalities may agree to amend or repeal the Plan or extend the life of the Plan.
5. Notwithstanding Policy 4 above, at the end of the initial period both municipalities may agree to extend the initial period for a mutually agreed period of time, without review.
6. If either municipality decides to repeal the Plan, that municipality must serve notice of termination, and one year after the service of such notice of termination this Plan shall no longer continue to be in force or effect.

3.2.2 PLAN AMENDMENT

The Plan may be amended by bylaw from time to time, subject to the agreement of both Councils.

3.3 RESOLUTION OF INTERMUNICIPAL ISSUES

In the event that one of the municipalities cannot agree to a proposal referred to in this Plan, resolution will proceed in the following chronological order and each municipality will work towards resolution in good faith:

Step 1: Administrative Review

1. Each municipality will ensure that the other receives complete information regarding the proposal.
2. Upon circulation of the proposal, the administration of the responding municipality will undertake an evaluation of the proposal and provide comments to the administration of the host municipality.

3. Both administrations will mutually determine whether the proposal should be referred to the Intermunicipal Committee.
4. Notwithstanding #3 above, either municipality may refer the proposal to the Intermunicipal Committee for review.
5. Each municipality agrees to proceed to first reading of any bylaw that has been referred to the Intermunicipal Committee only after the Intermunicipal Committee has reviewed the matter.

Step 2: Intermunicipal Committee Review

1. Where the proposal is referred to the Intermunicipal Committee, the perspectives of both municipalities will be presented to the Committee.
2. After consideration of the matter, the Intermunicipal Committee may:
 - (a) provide suggestions with respect to desired courses of action and/or revisions to the proposal to make it more acceptable to both municipalities;
 - (b) seek additional information and alternate options for consideration at a future meeting of the Committee;
 - (c) agree on a consensus position relative to conformity with the Plan to assist both administrations;
 - (d) conclude that no initial agreement can be reached; or
 - (e) schedule further meetings as may be necessary and consult with technical or other sources to identify options.
3. Where the Intermunicipal Committee considers it useful and necessary and when the Committee has received authorization, the Committee may engage a facilitator to assist it to achieve a consensus position.
4. If a consensus cannot be reached following Intermunicipal Committee review, then the proposal may be referred to both Municipal Councils.

Step 3: Municipal Councils

1. After receiving the recommendations of the Intermunicipal Committee and the respective municipal administrations with respect to a particular proposal, each Council may establish its position on the proposal.
2. If neither Council supports the proposal, then no further action will be required.
3. If the two Councils cannot agree on a proposal, then the matter may be referred to a mediation process.
4. In the event that the two municipalities agree to mediation, no further action on the proposal shall be taken until mediation has concluded.

Step 4: Mediation Process

1. The following will be required before a mediation process can be established:
 - (a) both Councils agree that mediation is necessary;
 - (b) both Councils appoint an equal number of representatives to participate in a mediation process;
 - (c) both municipalities agree to an impartial and independent mediator and will equally share in the costs of mediation; and
 - (d) both municipalities approve a mediation schedule, including the times and locations of meetings and a deadline by which the mediation process is to be completed.
2. If both municipalities agree, members of the Intermunicipal Committee or administrative staff from either municipality, who are not participating directly in the mediation process, may act as information resources either inside or outside the mediation room.
3. All participants in the mediation process shall keep the details of the mediation confidential until the conclusion of the mediation.
4. At the conclusion of the mediation, the mediator will submit a report to both municipalities.
5. If a mediated agreement is reached, then it will be provided to both Councils for consideration. Any mediated agreement will not be binding on either municipality and will be subject to the approval of both Councils.
6. If no mediated agreement can be reached or if either or both Councils do not approve the mediated agreement, then the appeal process may be initiated.

Step 5: Appeal Process

1. In the event that the mediation process fails, the host municipality may proceed to rendering a decision on the proposal.
2. If the host municipality approves the proposal and the decision is appealable pursuant to provincial legislation, then the responding municipality may file an appeal.
3. The appellant must file a copy of the notice of appeal with the host municipality within thirty (30) days of the approval.

4.0 FUTURE URBAN GROWTH

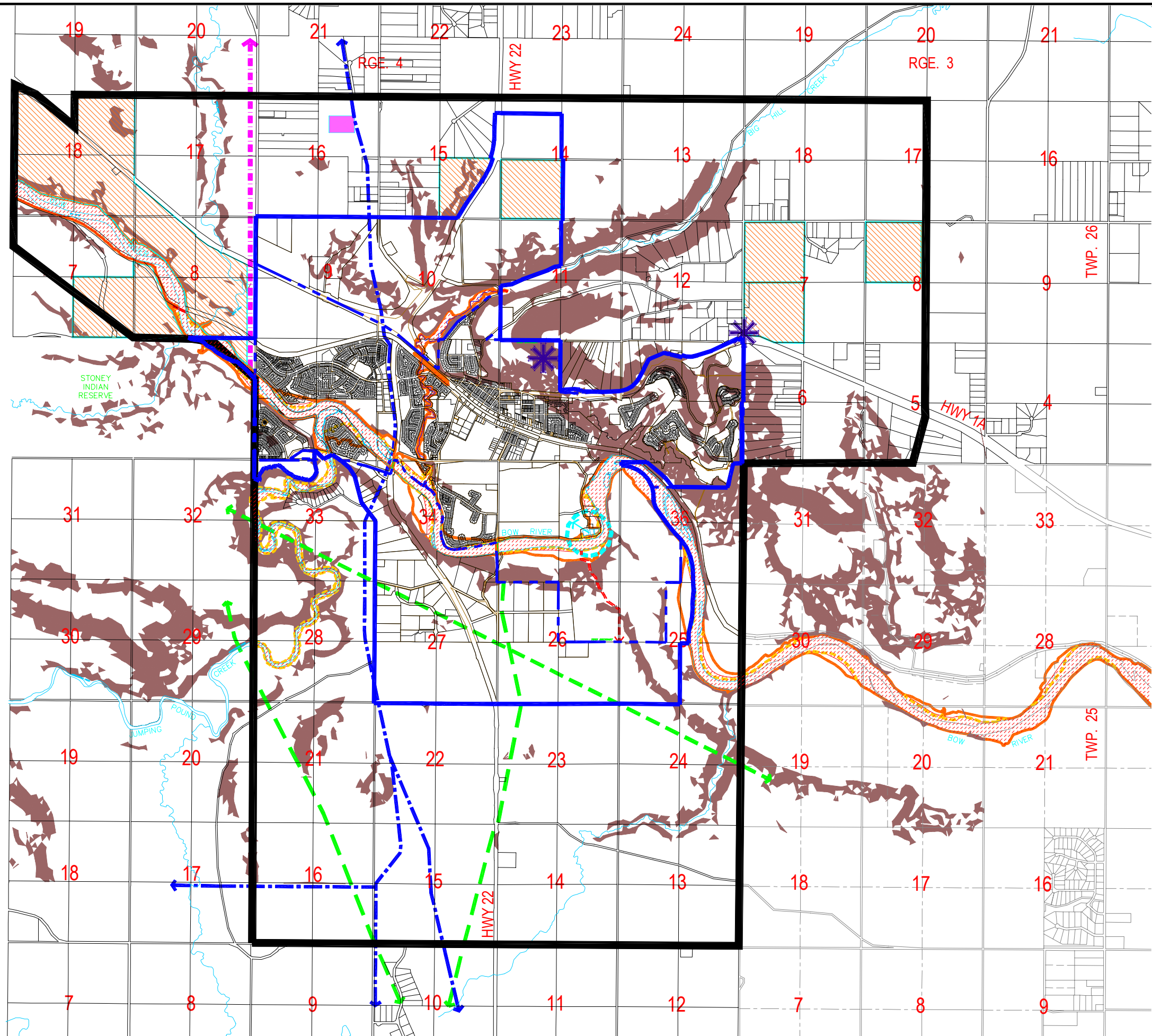
The Plan contains areas under the jurisdiction and control of the M.D., which may be identified in the future as possible urban growth areas for the Town. Through analysis undertaken during preparation of the Cochrane *Municipal Development Plan*, the Town determined that these areas provide the best opportunities for efficient and economic urban development outside of the current Town boundaries. Although it is recognized that forecasts are subject to variation according to overall economic and population growth, these areas are identified as being able to provide a significant land supply for future growth of the Town. Future development within the Plan Area should proceed in the most orderly, economical and beneficial manner possible.

The M.D. supports Town policies that promote the intensification of urban development within current Town boundaries. Nevertheless, both municipalities agree that it is necessary to address the potential for future urban expansion. When reviewing any statutory plan or land use redesignation, subdivision, or development proposal within the Plan Area, both municipalities will consult and cooperate to ensure the compatibility and potential integration of such proposals with future urban development in order that future urban expansion will not be prejudiced.

5.0 INTERPRETATION

1. “**Development**” means a redesignation, subdivision or development permit application or any other permits or approvals.
2. “**Documents**” means a policy or standard adopted by a municipality by resolution or other motion of Council, but does not include a Plan.
3. “**Floodway**” means the present channel of a river or creek plus those portions of adjoining land needed to convey moving water in a flood event.
4. “**Flood fringe**” means land located immediately adjacent to the floodway, which may suffer inundation as it stores excess water in a flood event and includes any ice hazard zone.
6. “**Flood prone land**” means land which would be inundated by a 1 in 100 year flood, or a design flood which has a one percent chance of being equalled or exceeded in any year. Flood prone land includes the floodway and flood fringe.
7. “**Heritage**” means the character and sense of place of a community derived from its past history, which is reflected by its historical buildings and sites.
8. “**Historic Significance**” means a building or site in which historic events occurred or have special public value because of notable architectural features relating to the heritage of the community.
9. “**Infill**” means, in the rural context, the re-subdivision of existing parcels into smaller lots. In the urban context, it means the re-subdivision of existing parcels into smaller lots, the development of vacant lots within established neighbourhoods, or the redevelopment of existing lots to more intensive uses.
10. “**Infrastructure**” means any highway, road, bridge or stormwater, wastewater or water system.
11. “**Interface Lands**” means land in the immediate vicinity of adjoining municipal boundaries.
12. “**Intermunicipal Committee**” means a committee comprised of members appointed from each council.
13. “**Intermunicipal Road**” means a road, which acts as a key link between the Town and the M.D.
14. “**Intensive Agricultural Operation**” means the use of land, buildings, shelters, corrals, or other structures for the purposes of confining, rearing, and/or feeding livestock in concentrated numbers in confined areas.

15. **“Natural Area”** means an open space containing unusual or representative biological, physical or historical components, which, although it need not be completely undisturbed, either retains or has had re-established a natural character.
16. **“Natural Resources”** means raw materials on or under a site. Typical resources include oil, gas, peat, sand, gravel, clay, limestone, and timber.
17. **“Plan”** or **“Plans”** means any statutory plan adopted by bylaw by a municipality.
18. **“Province”** or **“provincial”** means the Province of Alberta and its departments and appointed agencies.
19. **“Specialty Agricultural Pursuits”** means the production of specialty crops, such as herbs, flowers, or trees, and the raising of exotic animals, such as ostriches, emus, and llamas, that may or may not include a commercial/retail outlet.
20. **“Urban Overlay Design Principles”** means a design that facilitates future subdivision and redevelopment of an area to urban densities and development standards.
21. **“Western Heritage Design Guidelines”** means the architectural and aesthetic criteria and standards adopted as Schedule H in the Cochrane *Municipal Development Plan*.
22. **“Wildlife Corridor”** means an area of land used by wildlife to move between wildlife habitat areas.
23. **“Wildlife Habitat”** means an area where food, water, and shelter meets the needs of wildlife to survive and reproduce.



LEGEND

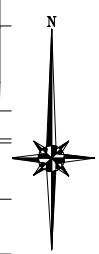
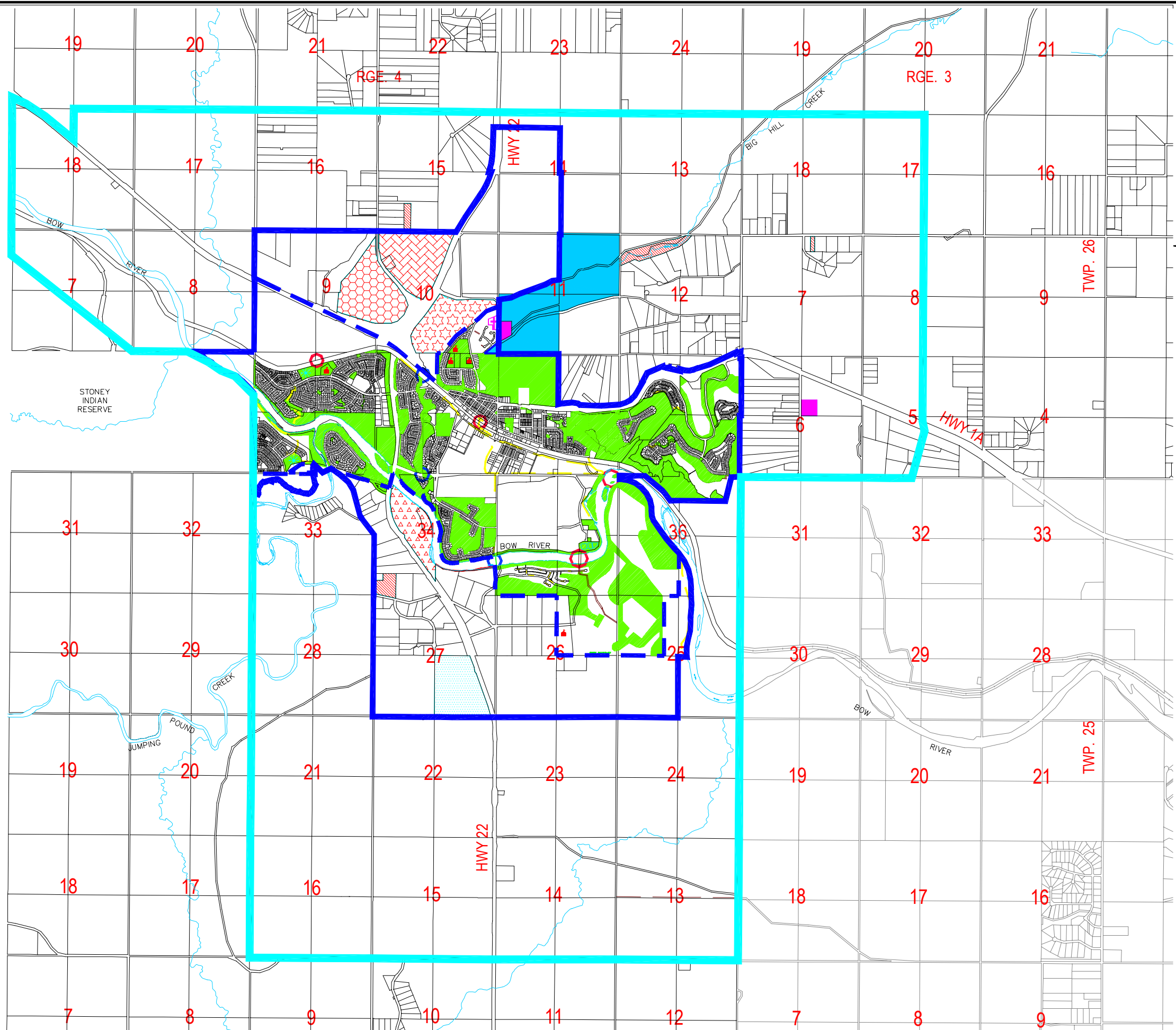
- Plan Area Boundary
- Town of Cochrane July 1, 2004
- Town of Cochrane (past)
- ESCARPMENTS 15.0% AND GREATER SLOPE
- Flood Fringe
- Floodway
- 1:100 Year Open Water Flood Limits
- Hydrocarbon Corridor
- Gas Plant
- Low Vapour Pressure Crude Oil Pipeline
- Waste Water Force Main
- Utilities and Pipelines
- Possible 300 Meter Setback
- Communication Facilities
- Livestock Operations

NOTE:
PLAN AREA BOUNDARIES ARE
SUBJECT TO CHANGE

INTERMUNICIPAL DEVELOPMENT PLAN

DATE: JUNE 2001
SCALE: 1:50,000

MAP #1 DEVELOPMENT CONSTRAINTS, NATURAL AREAS AND WATERWAYS



LEGEND

- Plan Area Boundary
- Town of Cochrane Boundary
- Town of Cochrane Boundary July 1, 2004

COCHRANE

- Pathway System
- Parks, Open Space, Schools, and Recreation
- Existing Pedestrian Crossings
- Proposed Pedestrian Crossings
- School Sites
- Future School Sites
- Cemetery

ROCKY VIEW

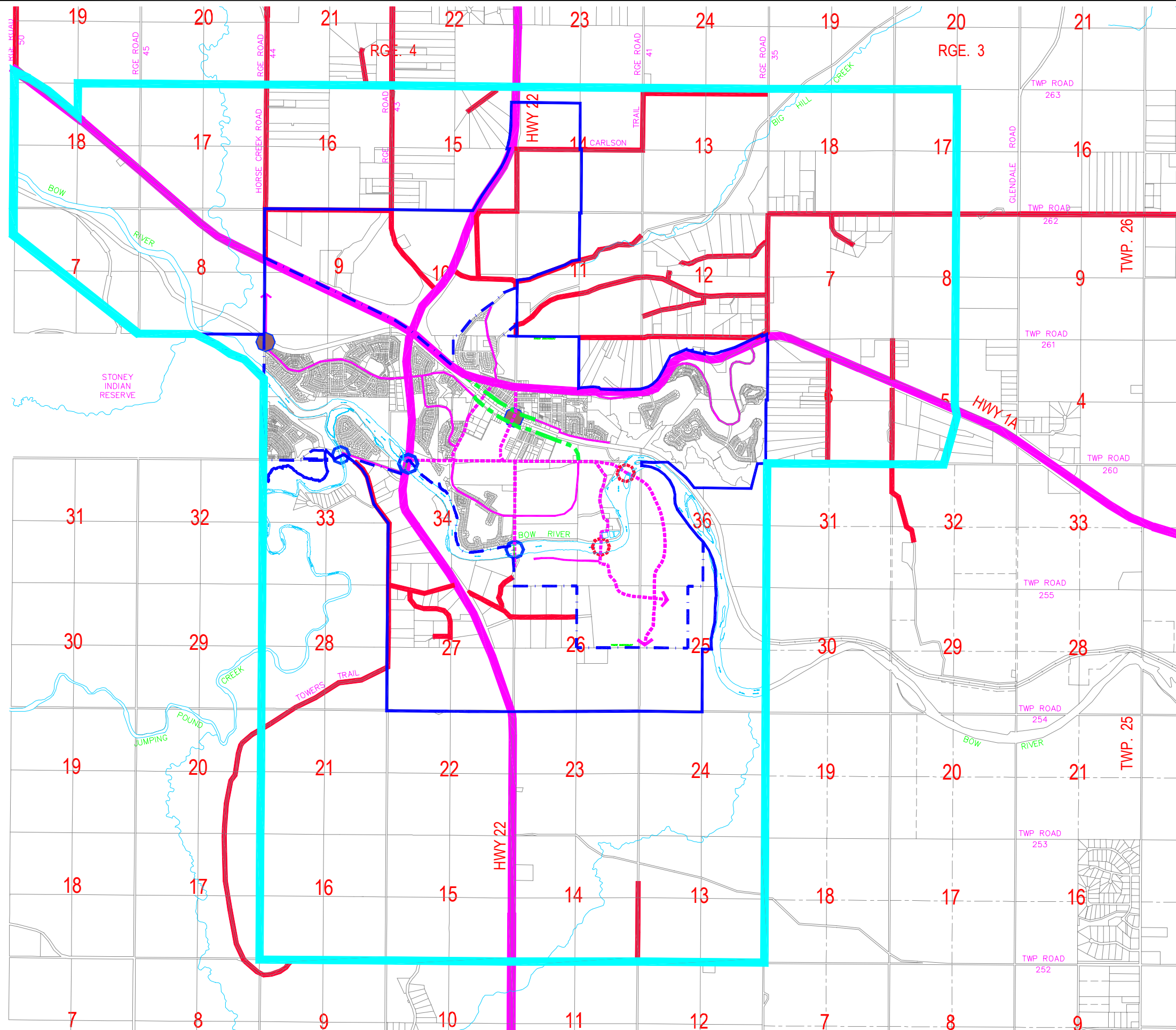
- Cemetery
- Cochrane Ranch & Western Heritage Centre
- Canadian Southern Baptist Seminary
- Apostolic Trustees Franciscans (Retreat)
- Municipal Reserve
- MD of Rocky View AG Society Lands
- Girl Guides of Canada
- Rocky View School Division Lands

NOTE:
PLAN AREA BOUNDARIES ARE
SUBJECT TO CHANGE

INTERMUNICIPAL
DEVELOPMENT
PLAN

DATE: OCTOBER 2004
SCALE: NTS

MAP #2
INSTITUTIONAL USES,
OPEN SPACE
AND RESERVE LANDS



LEGEND

- Plan Area Boundary
- Town of Cochrane
July 1, 2004
- Town of Cochrane—Previous
- Provincial Highways

COCHRANE ROAD NETWORK

- Minor Arterial
- Commercial/Industrial Collector
- Residential Collector
- Existing Bridges
- Proposed Bridges
- Proposed Railway Crossing

ROCKY VIEW ROAD NETWORK

- Developed Roads
- Undeveloped Roads

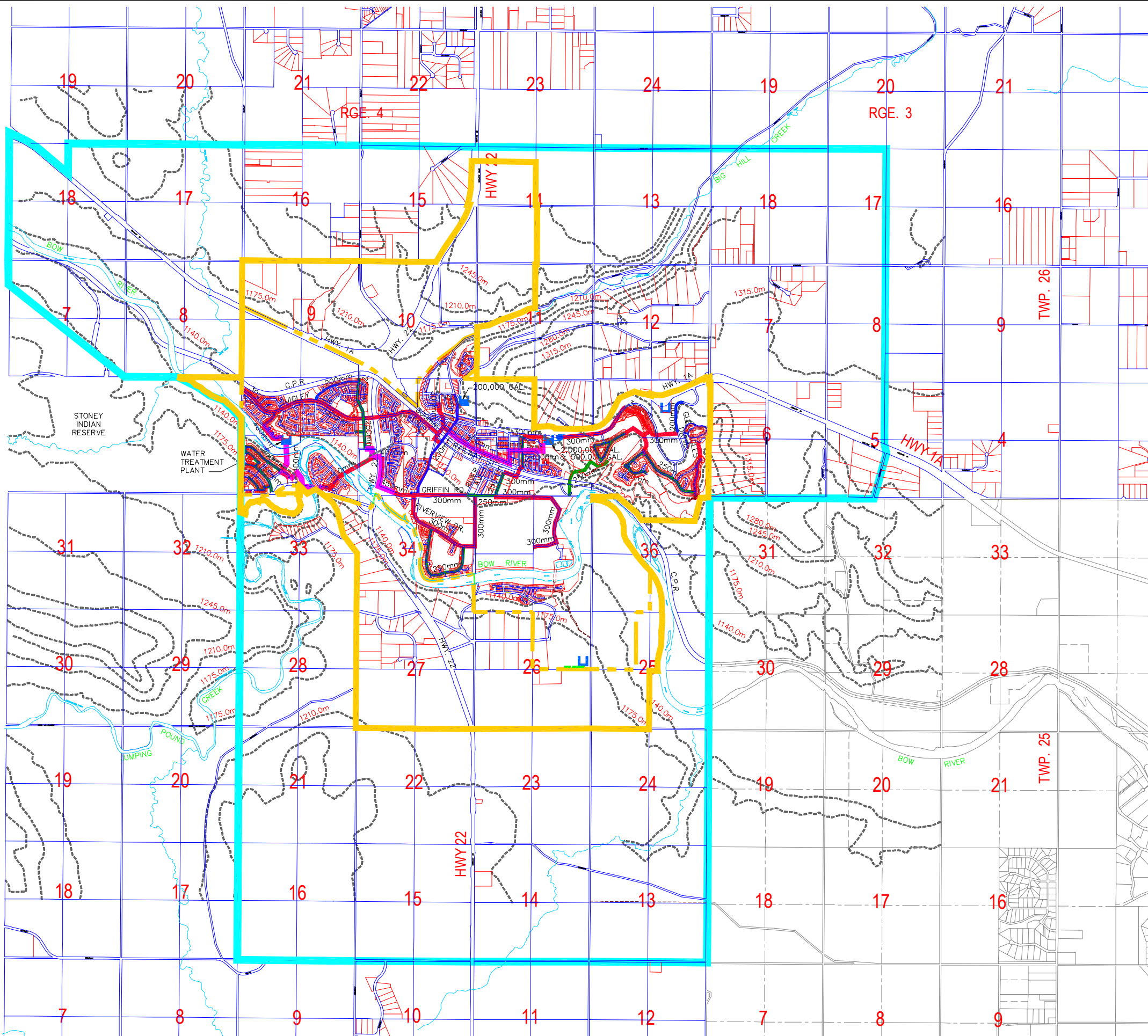
NOTE:
PLAN AREA BOUNDARIES ARE
SUBJECT TO CHANGE

INTERMUNICIPAL
DEVELOPMENT
PLAN

DATE: OCTOBER 2004
SCALE: NTS

MAP #3

TRANSPORTATION
NETWORK



LEGEND

- Plan Area Boundary
- Town of Cochrane Boundary July 1, 2004
- Town of Cochrane Boundary (Previous)
- 200mm Watermain
- 250mm Watermain
- 300mm Watermain
- 400mm/450mm Watermain
- Proposed Storage
- Existing Storage
- Pump Station

PRESSURE ZONES

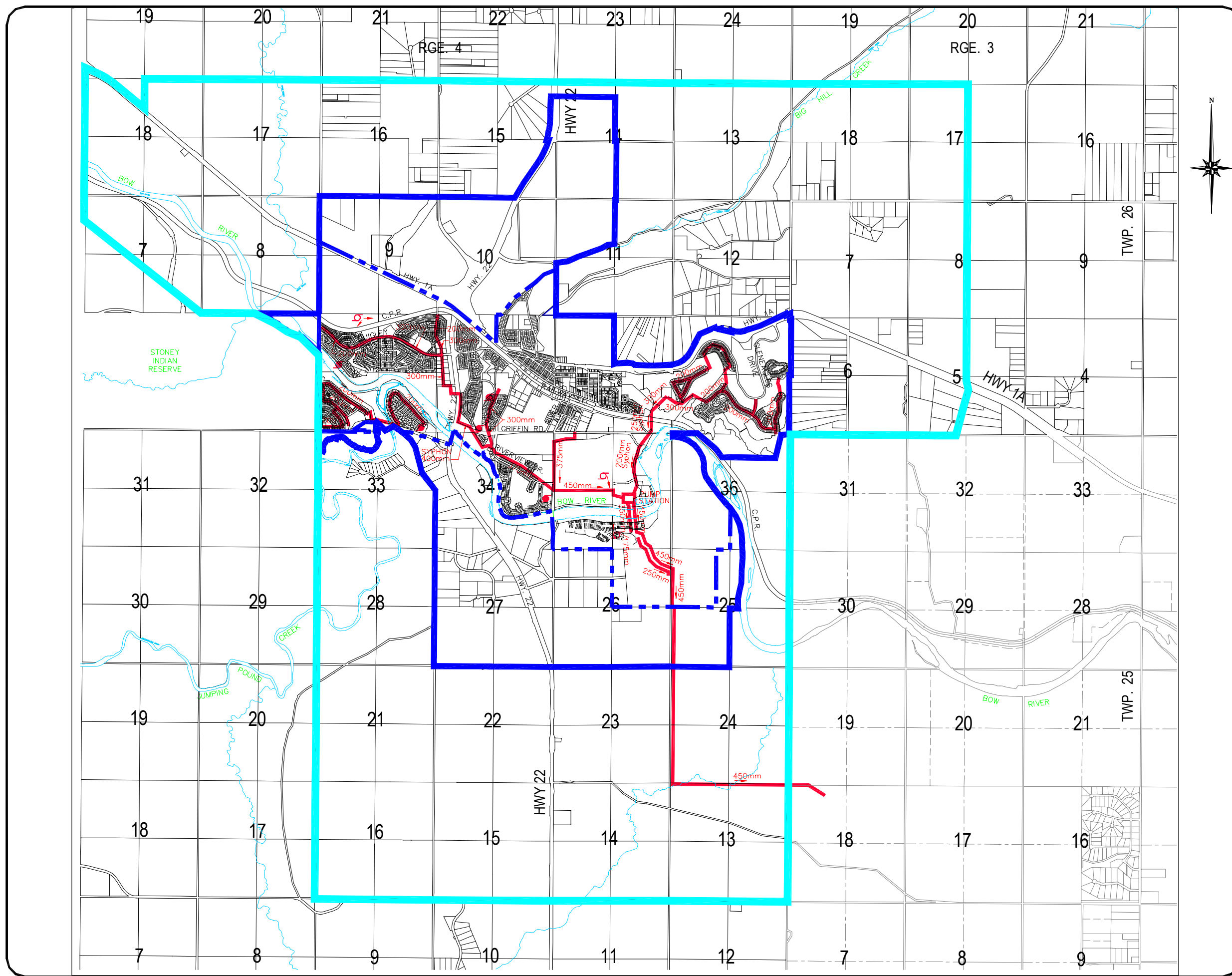
- 1140.0m
- 1175.0m
- 1210.0m
- 1245.0m
- 1280.0m
- 1315.0m

NOTE:
PLAN AREA BOUNDARIES ARE
SUBJECT TO CHANGE

INTERMUNICIPAL DEVELOPMENT PLAN

DATE: OCTOBER 2004
SCALE: NTS

MAP #4A
UTILITIES
&
SERVICING
(WATER)



LEGEND

- Plan Area Boundary
- Town of Cochrane Boundary—July 1, 2004
- Town of Cochrane Boundary—Previous
- Wastewater Trunk Mains
- Existing Lift Station
- Proposed Lift Station

INTERMUNICIPAL DEVELOPMENT PLAN

DATE: OCTOBER, 2004
SCALE: NTS

MAP #4B
UTILITIES
&
SERVICING
(WASTEWATER)