



# Village of Glenwood

MUNICIPAL DEVELOPMENT PLAN

BYLAW No. 257-2021

MARCH 2021



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# VILLAGE OF GLENWOOD

## BYLAW # 257-2021

### Municipal Development Plan Bylaw

BEING A BYLAW OF THE VILLAGE OF GLENWOOD, IN THE PROVINCE OF ALBERTA, TO ADOPT A MUNICIPAL DEVELOPMENT PLAN FOR THE VILLAGE OF GLENWOOD.

**WHEREAS** section 632 of the Municipal Government Act requires all municipalities in the province to adopt a municipal development plan by bylaw;

**AND WHEREAS** the purpose of the proposed Bylaw No. 257-2021 is to provide a comprehensive, long-range land use plan and development framework pursuant to the provisions outlined in the Act;

**AND WHEREAS** the municipal council has requested the preparation of a long-range plan to fulfill the requirements of the Act and provide for its consideration at a public hearing;

**NOW THEREFORE** under the authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, the Council of the Village of Glenwood in the province of Alberta duly assembled does hereby enact the following:

#### NAME OF BYLAW

1. Bylaw No. 257-2021, being the Municipal Development Plan Bylaw is hereby adopted.

#### DATE OF COMMENCEMENT

2. This bylaw comes into effect upon third and final reading hereof.

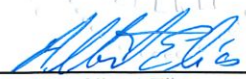
READ a **first** time this 11th day of February, 2021.

  
\_\_\_\_\_  
Mayor – Albert Elias

  
\_\_\_\_\_  
Chief Administrative Officer – Carrie Kinahan

READ a **second** time this 11th day of March, 2021.

READ a **third** time and finally passed this 11th day of March, 2021.

  
\_\_\_\_\_  
Mayor – Albert Elias

  
\_\_\_\_\_  
Chief Administrative Officer – Carrie Kinahan



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# PART I

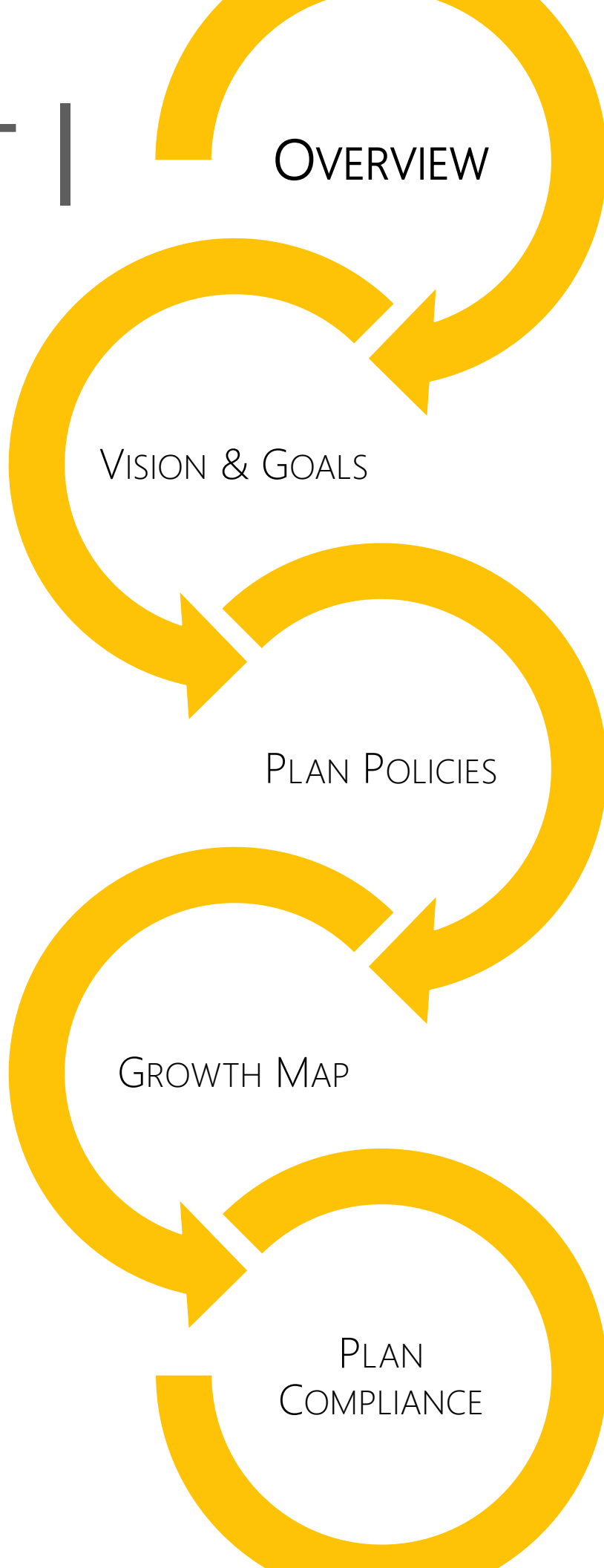
OVERVIEW

VISION & GOALS

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PLAN  
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# PART I: OVERVIEW

## INTRODUCTION

It can be said that municipalities are in the business of creating communities. The concept of community incorporates the many and varied aspects of the lifestyles of the people who choose to reside within a municipality as well as the social, political, natural, and economic systems which serve as the building blocks for beneficial development and settlement patterns.

Creating successful communities does not happen on its own - it requires community planning. The Municipal Development Plan is the most common community planning tool used to help municipalities achieve their desired future and one which all municipalities in Alberta are required to adopt. By addressing matters such as future land use, provision of servicing, transportation systems, and other matters related to the physical, social and economic development of the municipality, the Municipal Development Plan (MDP or Plan) provides a framework for sustainable, orderly and rational community development. As both a visionary and strategic document, the Plan balances the economic, social and environmental interests of the residents while helping to establish long-term stability for the community.

In accordance with the requirements of the *Municipal Government Act*, the MDP is required to address the following:

-  Future land use and proposals for future development
-  Municipal services and facilities
-  Transportation systems
-  Municipal and school reserves
-  Land uses adjacent to sour gas facilities
-  Protection of agricultural operations
-  Coordination with adjacent municipalities

MDPs may also address several other considerations including the coordination of physical, social and economic development of the community, environmental matters, development constraints, and financial resources.



## PURPOSE OF THE MUNICIPAL DEVELOPMENT PLAN

Managing the use and development of land is the primary role of the Municipal Development Plan. The MDP studies both a community's past experiences and evaluates its current circumstances in order to anticipate its future needs. The content of a MDP is designed to encourage municipalities to integrate proposals into long-term plans for the financial and social well-being of the community, as well as the physical landscape. As a long-range plan, it helps Council and administration make decisions on planning and development matters, informs the content of the land use bylaw and other land use plans, and provides a framework to coordinate other municipal bylaws, programs and investments.

## PLANNING CONTEXT

The MDP is not a stand alone document, but rather an integral component of a larger context of Provincial, Regional and Municipal documents and regulations.

### PROVINCIAL REALM

The *Municipal Government Act (MGA)* sets out the legislative framework for planning in Alberta and specifically Part 17 places the authority for land use decision making at the local level. Through the legislation, a municipal Council is empowered with the authority to create and adopt statutory plans, establish planning approval committees, enforce conditions of planning approvals, and to ensure that the public is involved with planning at a local level. The Subdivision and Development Regulation is passed by Cabinet and outlines basic procedures and approval criteria for subdivision and development decisions at the local level. The *Alberta Land Stewardship Act (ALSA)* is the legal authority to implement the province's Land Use Framework and provides direction and leadership in identifying objectives of the government regarding land use, economics and the environment. As well, it creates policy that enables sustainable development and sets the stage for regional planning which includes seven regional plans.

### REGIONAL REALM

The South Saskatchewan Regional Plan (SSRP) is a legislative instrument that uses a cumulative effect management approach to set policy direction for municipalities to achieve desired environmental, economic, and social outcomes within the South Saskatchewan Region until 2024. A community's MDP must comply with the SSRP, which came into effect September 1, 2014. The Village of Glenwood MDP has been prepared consistent with the intent of the SSRP (see Part V of the Plan for the relevant SSRP policies).

### MUNICIPAL REALM

Over the years, statutory plans such as the Village of Glenwood General Municipal Plan and non-statutory plans and related studies have been completed to help guide the growth and development of the Village, including the Village Land Use Bylaw and various infrastructure studies.





## PLAN IMPLEMENTATION

The success of the MDP depends on the degree to which it is integrated into ongoing decision making. The MDP provides the means whereby Council, Village administration, and other decision-making bodies such as the Municipal Planning Commission can evaluate situations and proposals in the context of a long-range plan for Glenwood. It is primarily a policy document that is to be utilized as a framework within which both public and private sector decision making can occur. The Plan policies may be implemented throughout various planning and strategic documents and processes, such as:

- Village Land Use Bylaw
- Area Structure Plans, Area Redevelopment Plans and Conceptual Schemes
- Subdivision and development review process
- Development agreements/servicing agreements
- Various municipal bylaws such as unsightly premises and community standards
- Capital Improvement Plans
- Formal and informal municipal policy directives

It is important to note that while implementation of the MDP relies on commitment to the goals and policies of the Plan, recommendation for specific municipal projects within the Plan are not intended to represent a commitment to spending. Council, as part of its function in providing good government, fostering well-being of the environment, providing services and facilities, and developing and maintaining safe and viable communities, will need to consider any projects referred to in the MDP along with all other Village spending through its regular process of budget allocation and prioritization to determine when and if implementation should occur. Pursuant to section 637 of the *Municipal Government Act*, adoption of a statutory plan does not bind the municipality to undertake the projects referred to in the Plan.

## PLAN MONITORING AND AMENDMENT

Change is inevitable. While the MDP is a long-range plan, it is not intended to remain a static document. Regular review of the Plan is necessary to ensure that it continues to reflect the priorities and needs of the community and accounts for significant changes in development commitments, budget constraints, and market conditions. As such, the MDP should be reviewed for relevancy at regular intervals of at least once every four years.



## WHO WE ARE

Located between the Towns of Cardston, Fort Macleod and Pincher Creek, the Village of Glenwood is a small, rural community which is found at the intersection of the Rocky Mountains and the Great Plains of Alberta. With proximity to larger urban centres, internationally recognized parks, and local recreation destinations, the Village provides unique and bountiful recreation and lifestyle opportunities for both residents and visitors alike. The Village is an attractive location for those employed in local industries, farming operations, or enjoying their retirement. Affordable housing, low taxes and a small-town feel are attractions to the community that cannot be found in large urban centres.

### SETTLEMENT

The land on which the Village of Glenwood was established was originally owned by the Cochrane Ranch Company, incorporated by the Dominion Government in 1881. The location was chosen on the southern portion of the ranch, which included a large tract of land between the Waterton and Belly Rivers. The original townsite was created from a 240 acre portion of the ranch which was then divided into 8 acre blocks, aligning with the Plat of Zion plan. These large blocks were established to accommodate an agricultural-based population, allowing for small-scale farming and grazing practices within the lots provided.

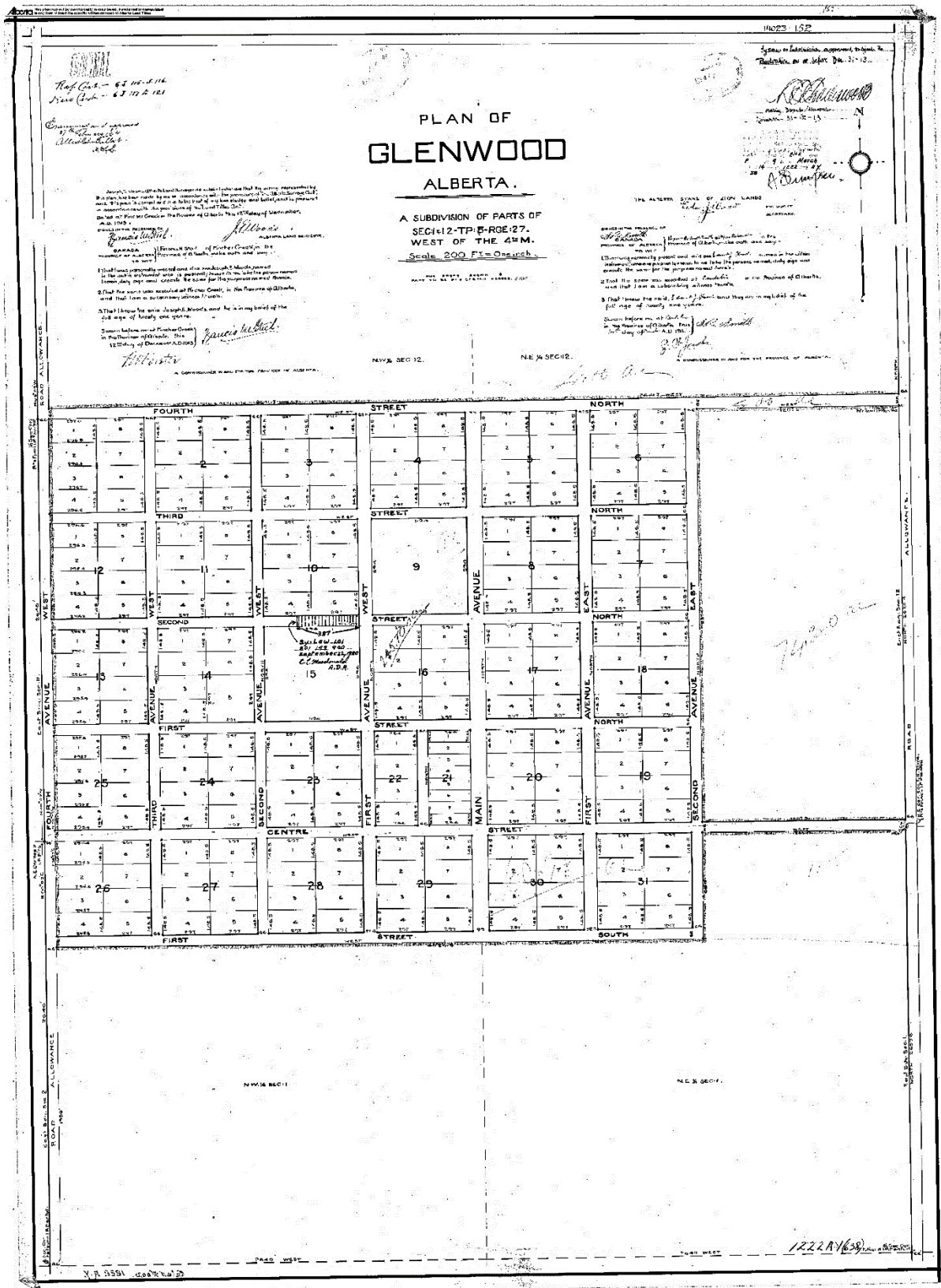
Edward J. Wood, one of the original settlers of the area and a local leader of the Church of Jesus Christ of Latter-Day Saints, is credited with helping to procure the lands from the Cochrane Ranch, and ultimately designing the community. In 1908, Glenwood was chosen as the name – after E.J. Wood's first born son, Glen – though it was not officially incorporated until 1961.

Through the 19<sup>th</sup> century, the Village experienced periods of decline and growth. The Canadian Pacific Railway laid track and brought the first train to Glenwood in 1912. This made it possible to export to a wider market. With the automobile, trains were slowly phased out and the last train came through Glenwood in 1979. The first grain elevators were built in 1932, but closed in 1980 after the railroad was decommissioned. The United Irrigation District Cheese Factory was constructed and opened for business in 1941. It has been purchased and operated through the years under other company names including Central Alberta Dairy Pool, Alpha Milk, Dairy World, Armstrong Cheese, and Saputo Inc.





# HISTORIC PLAN (1913)



## HISTORIC POPULATION

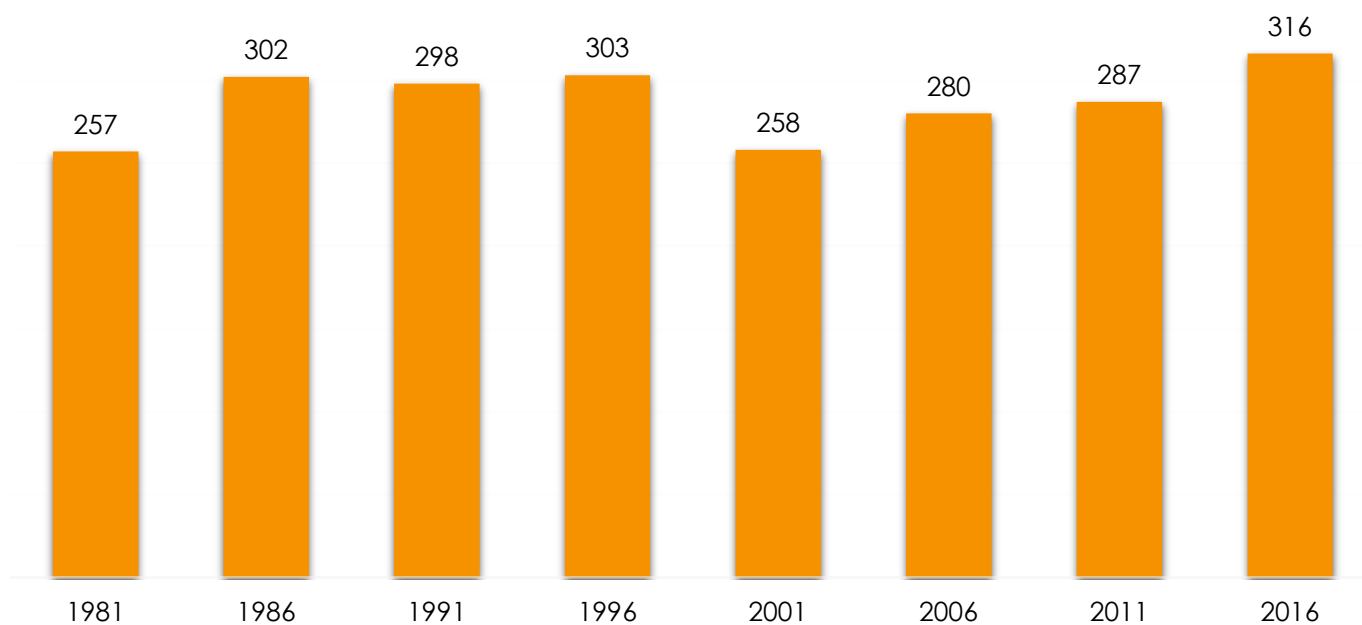
Over the past 35 years of census data, the Village of Glenwood has fluctuated between a low of 257 and a high of 316 people since 1981. In particular, the previous 3 census years (2006, 2011 and 2016) have shown increases in population for the Village.

TABLE 1. VILLAGE OF GLENWOOD POPULATION (1981-2016)

Year	Population	5 Year % Change	Annual % Change
1981	257	-	-
1986	302	17.5	3.5
1991	298	-1.3	-0.3
1996	303	1.7	0.3
2001	258	-14.9	-2.9
2006	280	8.5	1.7
2011	287	2.5	0.5
2016	316	10.1	2.0

Source: Municipal Census Data (Alberta Municipal Affairs 2017) and Statistics Canada: 2016 Statistics Canada Census

CHART 1. HISTORIC POPULATION ('81-'16)  
VILLAGE OF GLENWOOD

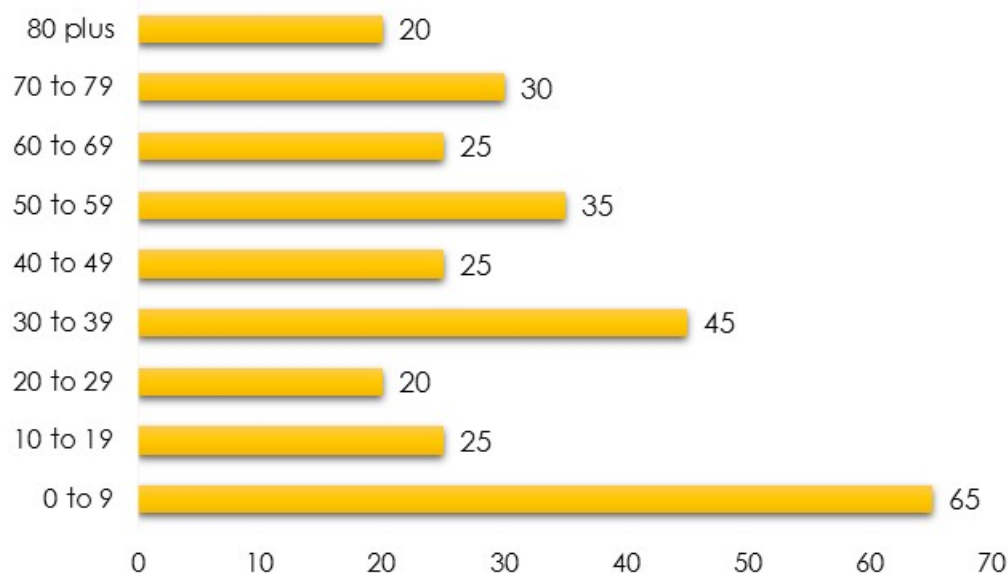




### AGE STRUCTURES – 10 YEAR COHORTS

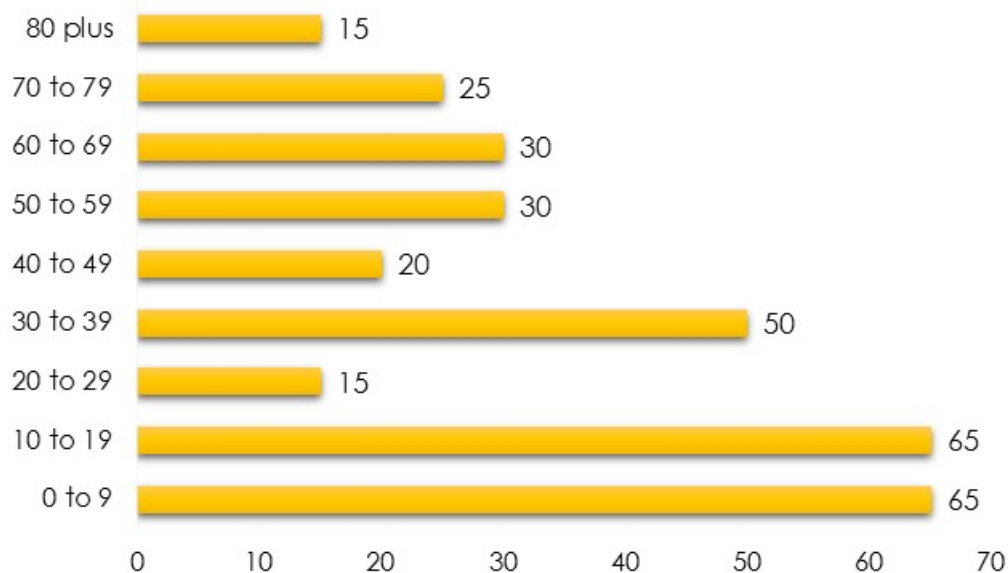
As a comparison, the age structures for the 2011 and 2016 populations are shown on Charts 2 and 3. There has been a small increase in adults 30 to 39, and a significant increase in children aged 10 to 19. Both of these metrics suggest that the Village is able to attract and retain young families, and support working age adults. The population of seniors and older adults however has remained fairly stable between census years—suggesting that seniors feel comfortable aging in place, and continue to find the Village a suitable place to live.

CHART 2. AGE STRUCTURE - 2011  
VILLAGE OF GLENWOOD



Source: Statistics Canada 2016 Census

CHART 3. AGE STRUCTURE - 2016  
VILLAGE OF GLENWOOD

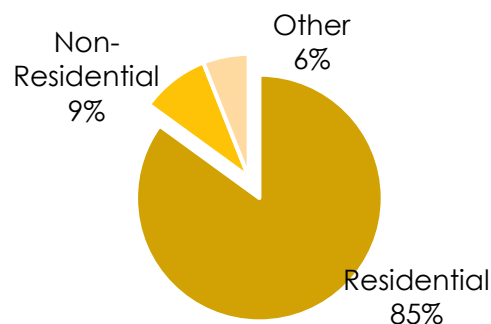


## EQUALIZED ASSESSMENT

Municipal assessment provides crucial information regarding the types of development and the amount of economic activity in a community. According to the 2020 Equalized Tax Assessment report, the majority of the assessment (85%) consists of residential property, compared to 9% of non-residential assessment and 6% classified machinery/equipment, railway, farmland and linear assessment. The value of all land and buildings in the Village of Glenwood is just over \$27.7 million.

CHART 4. EQUALIZED ASSESSMENT  
VILLAGE OF GLENWOOD

Source: Municipal Affairs, 2020



## LAND USE

The Village of Glenwood encompasses approximately 208 acres (excluding roads and right-of-ways). The community is surrounded by agricultural lands, with small pockets of grouped country residential development in the south. The sewage lagoon is also located to the southeast of the community, intersecting with the Village boundary and limiting expansion in that direction.

### FUTURE DEVELOPMENT

The community of Glenwood has ample room to expand if necessary, but the Village should focus future development on existing vacant lots within the boundary. The General Municipal Plan (1990) for the Village identified blocks of land immediately to the east for future urban expansion, in keeping with the 8-acre block pattern.

Large tracts of unsubdivided lands within the westernmost portion of the Village can be utilized for long-term internal growth. Residential and commercial lots are all available within the community for development.

There are 4 land use districts allocated throughout the Village of Glenwood, all with associated permitted and discretionary uses. The current stock of available land within the Village has been broken down into districts shown in Table 2, below (refer to Part IV: Map 2 for existing zoning districts).

TABLE 2. LAND USE ZONING, 2017

Use	% of Total
Commercial – C	2.0
Industrial – I	1.5
Public & Institutional – PI	7.0
Residential – R	89.5
Total	100.0



## RESIDENTIAL LAND USE

Residential development occurs throughout the Village, and—as prescribed by the original plan—the lots are an average of one acre. Although some lots have been subdivided into smaller parcels, a large amount of underutilized land remains. Generally, the housing stock in Glenwood can be characterized by the following traits:

- The majority of dwellings are single-detached or manufactured homes
- The average household size is 2.9 persons per dwelling unit
- Over 83% of the homes in the Village are in a good state of repair, while a small portion (17%) require major repairs
- There was a significant boom in residential development between 1960 and 1980, with 76% of housing development occurring in that period. However, Statistics Canada reports that approximately 15 dwellings were constructed between 2001 and 2005.

## FUTURE RESIDENTIAL

The residential stock, including vacant and underdeveloped lots (i.e. large lots), is sufficient to accommodate development well into the future. However, as the population trends indicate, the recent influx of residents suggests that the Village should identify and plan for increased demands for future residential development. As residents age, and as new residents arrive, the Village should encourage the diversification of housing types including senior-friendly housing (i.e. seniors complex, single-storey bungalows, etc.), and multi-unit dwellings (i.e. duplexes) to provide affordability and accessibility across the socioeconomic spectrum.

The lands surrounding the Village may be suitable for annexation when necessary, with expansion towards the east of the existing Village boundary. For continuity of character and street design, subdivision should remain in keeping with the original plan, and blocks should follow the 8 acre grid pattern.

## COMMERCIAL LAND USE

Commercial and industrial activities within the Village are primarily located along Main Avenue. Commercial activities within the Village include a bakery, Glenwood Pioneer Ice Cream Parlour, and general store. These businesses are located centrally within the community, and serve residents and the surrounding rural area. Historic commercial buildings remain vacant on Main Avenue, and are available for future commercial ventures.

## FUTURE COMMERCIAL

Maintaining the historical feel of the Village should be encouraged, and therefore the layout and placement of commercial and industrial operations should be built upon and enhanced. The Village should encourage businesses to locate within existing buildings, and explore opportunities to provide multi-use commercial spaces for endeavors such as farmers markets and craft fairs.



### PUBLIC LAND USES

The Village has several public land uses. The school provides education services for children from preschool through grade five—serving residents throughout the area. Upon matriculation, these children typically continue their studies in the Village of Hill Spring school, or are bussed to the Town of Cardston. As per the original plan, the Church of Jesus Christ of Latter Day Saints is located centrally within the community and is surrounded by public use lands, which currently contain recreation fields and open space (see next section).

The Village Office, Community Hall, post office, museum, Pioneer Ice Cream Parlour and public library are also prized institutions within the Village.

### FUTURE PUBLIC

The public and institutional uses within the Village provide local and surrounding residents with functional and social services while retaining the small-town feel of this historic community. The Village should promote the care and aesthetic enhancement of these facilities, and ensure that the provision of services aligns with the needs of the changing population.

### RECREATIONAL / OPEN SPACE LAND USE

Recreational uses in the Village include three parks: the first, directly south of the LDS Church, contains ball diamonds; the second, is largely passive open space including playground equipment, and the third park contains the World War II memorial cenotaph and the spray park. The Village has provided an outdoor skating rink as a permanent recreation feature. Glenwood is within a short distance to many impressive recreation opportunities including: various campground facilities, Waterton Reservoir, the Belly River, Waterton Lakes National Park, Frank Slide, Kootenai Brown Pioneer Village, hiking, angling, swimming, and paddling.

### FUTURE RECREATION

The regional location and geography of Glenwood provides the opportunity for the Village to capitalize on tourism to promote local recreational facilities and amenities. The Village should investigate and encourage opportunities to engage with surrounding municipalities, recreation providers, and tourism-based industries to promote a regional approach to recreation which could benefit the communities, and situate Glenwood as a 'go-to' destination for recreating.





## ROADS & TRANSPORTATION NETWORKS

The road pattern within Glenwood is characterized by a traditional grid system. Many of the developments in the community have a uniform shape and size, as the community initially was designed to have 8 lots per block with just over an acre of land per lot. Over time, some of these lots have been subdivided and lots on the outer edges of the community are typically larger and used for cropland or grazing. Glenwood still follows the traditional grid system with slight changes in lot size and shape that have occurred with time.

Glenwood provides a quiet, scenic locale as it is located just off of the major Highway connectors in the area, with Highways 810 and 505 running to the east and south of the Village, respectively.

Opportunities to partner with Cardston County and surrounding municipalities to advertise and promote regional points of interest may help bolster tourism, and put Glenwood on the map as a relaxing, close-to-nature recreation destination.



## MUNICIPAL SERVICES & FACILITIES

The municipal public works function is to efficiently maintain public parks, roads, sidewalks, storm water drainage, the water distribution system, sewage collection system and piped irrigation system. It is important to analyze present services to ensure they are sufficient to manage future capacity loads.

- Sewer and water services are available to all occupied residential and non-residential users.
- Glenwood is served by an artesian well located 6 kilometres away, between Glenwood and Hill Spring. An underground concrete storage vault holds water for the Village, and there are fire hydrants throughout the community.
- Glenwood also provides rural water servicing to surrounding lands via 8 distribution lines: south along Main Avenue; west along Centre Street; northeast along Main Avenue; north on two lines from Fourth Street North; north along Fourth Avenue West, and; southwest along two lines running parallel to the abandoned railroad tracks.
- Firefighting services are shared with Hill Spring through an agreement which was formalized in the early 1990s. Policing for the Village is provided through the RCMP detachment located in the Town of Cardston.
- Solid waste is taken to the Hill Spring/Glenwood Garbage Transfer Station located between Hill Spring and Glenwood approximately 6 kilometres away from the community along Highway 505. The transfer station is open two times a week and is operated by Cardston County. Recycling is available in Pincher Creek and Cardston.

## TOURISM

The Village of Glenwood, and the surrounding area, is the ideal location for tourists seeking rustic, close-to-nature recreation experiences. With a number of well-maintained, annual campgrounds providing for high volumes of visits annually, the Village is poised to capitalize on summer-time recreation opportunities. The proximity of the Village to the Rocky Mountains, Waterton Lakes National Park, and the Belly and Waterton Rivers, Glenwood can serve as a stopping point for travelers and tourists who visit the area. The Spring-Glen Park provides nightly camping grounds. Additionally, the Great Canadian Barn Dance—located just southwest of the Village—has historical significance, and is a well-loved destination for community and social events.

Visitors to these attractions are often day users travelling by car, recreational vehicle and increasingly bicycles. Providing opportunities to camp and explore the area by foot or bike may encourage visitors to stay and discover the peaceful leisure lifestyle the area can offer. Cardston County has recently expressed interest in developing a recreation plan, which could include promotion of regional tourism and recreation activities throughout the County and urban municipalities.

The current Intermunicipal Development Plan between the County and the Village lays out the framework through which the municipalities will work together, and sets the stage for future partnerships and regional endeavors.



OVERVIEW

VISION &  
GOALS

# PART II

PLAN POLICIES

GROWTH MAP

PLAN  
COMPLIANCE



## PART II: VISION & GOALS

It is important for the Village of Glenwood to prepare a strategy that facilitates moderate growth within the community, and successfully accommodates corresponding residential and non-residential development. Although the population of Glenwood is not anticipated to grow dramatically in the foreseeable future, Map 2 suggests the type and placement of development within the Village that would best serve the residents, and maintain the attractive, small-town atmosphere.

As the role of the MDP is to guide the evolution of a community 20 years into the future, decision makers need to consider reasonable extensions of current development, as well as constraints that may exist. The following subsections highlight important trends and provide guidance for decision-makers in determining appropriate land use development patterns.



The community's vision statement represents a general shared understanding of the desired future for the Village and serves as the foundation upon which the Village of Glenwood Municipal Development Plan goals and policies have been crafted.

## COMMUNITY GOALS

- 1 Encourage economic growth and diversification in order to provide more employment opportunities, a broader tax base, and wider range of municipal services.
- 2 Ensure that key community services and amenities remain available and continue to serve the needs of the Village as may be fiscally attainable.
- 3 Promote, maintain and enhance the friendly, small town atmosphere and great quality of life within the Village.
- 4 Enhance the livability of the community through improved shopping, municipal services and housing opportunities.
- 5 Promote continued enhancement of the community appearance, including the Village entrance, public spaces, and private development.
- 6 Encourage and support Village cooperation with service clubs, community groups, volunteer organizations and government agencies to enhance quality of life and provide continued social and recreational opportunities.
- 7 Foster public engagement and opportunities for communication with Council and administration within the municipal planning processes.
- 8 Consult and coordinate with neighbouring municipalities and organizations on matters of mutual interest or concern that have the potential to provide community benefits and maximize efficiencies in service delivery.



## FUTURE LAND USE CONCEPT

### GENERAL GROWTH

Take advantage of existing vacant lots within the Village boundary.

Investigate opportunities to increase density through the provision of subdivision where feasible.

Initiate discussions with the County to determine annexation potential on County lands east of the Village.

### RESIDENTIAL GROWTH

Development of vacant lots within mature neighbourhoods will be prioritized.

Develop a strategy for the potential resubdivision of historical blocks and consider undertaking a comprehensive plan(s) for the evaluation of potential new residential areas.

Investigate opportunities to increase density by providing for secondary suites and opportunities for multi-unit development.

### NON-RESIDENTIAL GROWTH

Expand commercial zoning to vacant lots along Main Avenue.

Encourage the use of existing commercial buildings within the Village core, including the provision of mixed commercial/residential development.

Investigate partnerships with surrounding municipalities to encourage regional economic opportunities.



## OUTCOMES

### GENERAL GROWTH

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Readily servicable lots will be available for development for residential, commercial and recreational uses.

### RESIDENTIAL GROWTH

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A variety of housing options will be available to accomodate the needs of a changing population.

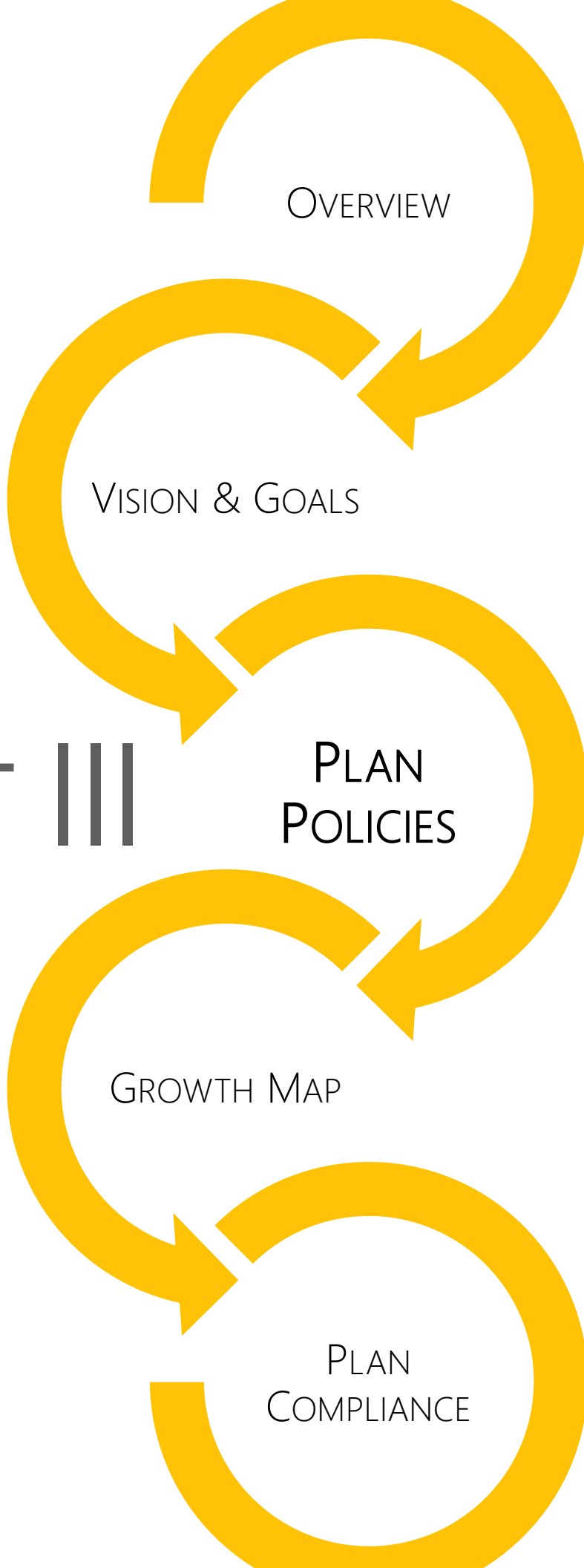
### NON-RESIDENTIAL GROWTH

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Residents and visitors will enjoy the high quality of services provided by innovative recreation and commercial endeavours.



# PART III



OVERVIEW

VISION & GOALS

PLAN  
POLICIES

GROWTH MAP

PLAN  
COMPLIANCE



# PART III: PLAN POLICIES

The policies of this section are long-range and serve as a guide for evaluating proposals by Council, administration and other decision-making bodies and ideally are intended to guide future development and growth toward the community's desired future. The policies of the Municipal Development Plan apply to all land within the Village.

## 1.0 GENERAL POLICIES

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- 1.1 The MDP, for the most part, is general in nature and long-range in its outlook. The MDP provides the means whereby Council and administration can evaluate proposals in the context of a long-range plan for the Village of Glenwood. The policies of the MDP, however, are not intended to be so rigid in interpretation and application that they preclude consideration of refinement or amendment.
- 1.2 Subject to Council's approval, minor variation from the policies of the MDP will not require amendment to the plan. Substantive changes to policy direction will require amendment to the MDP and any other affected plan.
- 1.3 The policies of the MDP will be further refined and implemented through the development, adoption and day-to-day application of statutory plans, the Village Land Use Bylaw, various other municipal bylaws, agreements and strategic planning documents.
- 1.4 Amendment of the MDP must follow the applicable procedures outlined in the *Municipal Government Act*.
- 1.5 All statutory plans shall be consistent with the MDP.
- 1.6 This MDP should be reviewed every four years and amended as deemed necessary by Council to ensure it remains relevant and reflective of the priorities and needs of the community.

## HOW WE GROW

### 2.0 GENERAL LAND USE

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- 2.1 Development of land within the Village boundary is the preferred growth strategy to the extent it is reasonably possible.
- 2.2 At such time Council determines annexation is necessary to support the needs of the community, the Village will discuss its expansion needs with Cardston County in advance of initiating a formal annexation application and address any requirements of the Intermunicipal Development Plan.
- 2.3 Population growth rates should be monitored, and an appropriate management strategy developed to ensure facilities and services can be adequately sustained and sufficient land is readily available to serve residential and non-residential development needs.
- 2.4 Decisions regarding future land use should generally be consistent with the concepts illustrated in the Future Land Use and Future Growth Map (Part IV: Map 2). In consideration of policy 1.1, however, the concepts illustrated are not intended to preclude consideration of alternative uses and refinement through further planning study.
- 2.5 New growth and development should occur in a stable and fiscally sound manner, given infrastructure, land carrying capacity and physical constraints.
- 2.6 Future urban growth should be directed to areas with existing municipal infrastructure capacity or to locations where infrastructure extensions can be made most appropriately.
- 2.7 Efficient use of land and infrastructure within the Village is a priority. The Village will encourage developers and landowners to consider the use of efficient land planning tools when designing subdivision and development proposals.
- 2.8 Premature subdivision and development of agricultural lands will be generally discouraged until such time the lands are required for urban development.
- 2.9 The obligation for supplying and expanding infrastructure and services to serve new development will be at the developer's/applicant's cost. Opportunities for cost-sharing may be explored where Council determines that the improvements would be beneficial to the community as a whole and are economically feasible.
- 2.10 Pursuant to the *Municipal Government Act*, as a condition of approval of any development or subdivision, a developer/applicant may be required to enter into a development agreement to provide for the construction of roadways, public utilities, walkways, parking facilities, loading facilities, and other improvements, including the provision of security and oversizing of infrastructure.
- 2.11 All development will be required to connect to the municipal sewer and water systems unless it is demonstrated to the satisfaction of the Municipal Planning Commission that circumstances exist where services are not feasible.
- 2.12 Proposed subdivisions should be evaluated with respect to the following considerations:
  - a. compatibility with possible future development of residual and/or adjacent lands;
  - b. appropriate connections to existing roadway and utility infrastructure as deemed necessary; and,
  - c. the suitability of the land to accommodate the proposed use.
- 2.13 Before initiating the formal rezoning process, developers/applicants may be required to undertake a public consultation process involving community groups, residents and neighbours, and to report the results of the public consultation to Council.



2.14 The Village, at its discretion, may require:

- a. the preparation and adoption of an area structure plan or approval of a conceptual scheme, at the developer's/applicant's cost, which will govern subsequent subdivision and development of the specific area prior to considering any proposal to rezone, subdivide or develop land;
- b. a design concept plan be prepared by a developer/applicant and submitted for review by the Municipal Planning Commission prior to approval of any proposal to subdivide or develop land; and,
- c. the developer/applicant to provide any additional information not addressed or contemplated in this plan or other guidelines, at the time of application review to support the proposal.

### 3.0 LIVING AREAS

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3.1 Future residential development should be directed to the areas of the Village identified as Residential in the Future Land Use Concept (Part IV: Map 2) considering availability and ease of servicing, with the initial priority being infill and development of existing vacant residential lots.

3.2 The Village should regularly monitor vacancy rates, development and subdivision activity, land supply, economic activity, and population and income profiles so that the needs for serviced residential land can be reasonably anticipated.

3.3 Residential development strategies should promote:

- a. variety in housing types catering to the needs and income levels of the community;
- b. safe, attractive residential environments minimizing incompatible land uses; and,
- c. rational and economical extensions of existing municipal services.

3.4 The land use bylaw will continue to provide opportunities for a variety of housing types in residential neighbourhoods.

3.5 The Village sewer lagoons are situated within the NE 1-5-27-W4 in Cardston County, and the Village shall consider the following required provincial setbacks to these facilities when making decisions on subdivision and development proposals in the area:

- a. in accordance with Sections 12 and 13 of the Subdivision and Development Regulation, a subdivision authority shall not approve an application for the subdivision for a school, hospital, food establishment or residential use if the application would result in a property line of a lot created by the subdivision for any of those uses being located within 300 metres of an operating wastewater treatment plant or a non-operating landfill.
- b. in accordance with Sections 12 and 13 of the Subdivision and Development Regulation, a development authority shall not issue a development permit for a school, hospital, food establishment or residential use if the building site is located within 300 metres of an operating wastewater treatment plant or a non-operating landfill.

#### 4.0 BUSINESS & SERVICE AREAS

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- 4.1 The Village encourages local businesses and other prospective investors to develop non-residential land in the Village Core (Part IV: Map 2).
- 4.2 The Village will continue to support and work with the Twin Rivers Country Economic Development Society on initiatives to help attract new economic opportunities and expand commercial sector offerings and services.
- 4.3 The Village should continue to investigate opportunities to enable provision of modern and adequate infrastructure (e.g., fibre optic) to support operation of technology-based industries and high-tech business within the municipality.
- 4.4 The commercial zoning district should be reviewed periodically to ensure they adequately encompass the needs of the community and business.
- 4.5 A new mixed light industrial/business district should be investigated and considered for inclusion in the land use bylaw to provide additional opportunity for business and minimize potential land use conflicts between non-residential and residential development.
- 4.6 When land use bylaw amendments are proposed to accommodate new commercial and industrial uses, consideration should be made to existing and adjacent land use patterns in the area.
- 4.7 Outdoor storage of unsightly materials in the commercial district should be properly screened and enforced by an appropriate municipal bylaw.
- 4.8 The Village supports the efforts of business owners to improve the appearance of commercial areas.
- 4.9 The establishment of home-based businesses that are compatible with residential uses is encouraged with the intent that they may grow and eventually require space in a commercial district.

#### 5.0 RESERVES & HISTORIC RESOURCES

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- 5.1 Municipal and/or school reserve will be provided in accordance with section 666 of the *Municipal Government Act*.
- 5.2 Land dedicated for municipal reserve purposes should be suitable for active or passive recreation.
- 5.3 Developers/applicants will typically be responsible for landscaping municipal reserve land within an approved subdivision to the Village's satisfaction.
- 5.4 Where the municipal reserve requirement is to be satisfied as money-in-lieu of land, it shall be done so in accordance with the provisions of section 667 of the *Municipal Government Act*.
- 5.5 Where the Municipal Planning Commission is of the opinion that certain lands may be resubdivided in the future, it may require that municipal or school reserves be deferred by caveat pursuant to section 669 of the *Municipal Government Act*.
- 5.6 The Village of Glenwood will receive all municipal reserve funds paid and, should a school authority in the future require land for a school, an agreement for possible municipal assistance will be discussed at that time.
- 5.7 At the discretion of the Municipal Planning Commission, environmental reserve or environmental easements may be required at the time of subdivision, in accordance with section 664(3) of the *Municipal Government Act*.
- 5.8 Conservation reserves may be required at the discretion of the Municipal Planning Commission in accordance with section 664.2(1) of the *Municipal Government Act*.



- 5.9 On lands that have been identified by the province as having a Historic Resource Value, the developer/applicant will be responsible for obtaining any applicable Historical Resources approvals and clearances prior to commencement of development or registration of a subdivision.

## *6.0 AGRICULTURE*

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- 6.1 Existing agricultural land within the Village will be protected until required for future urban development.
- 6.2 The Village will ensure an orderly progression and staging of development to minimize premature development of agricultural land and reduce potential conflicts with existing agricultural operations.
- 6.3 Compatibility between the urban land uses within Glenwood and the agricultural operations in Cardston County within the vicinity of the municipal boundaries is supported. The Village may consider the use of mechanisms available to achieve compatibility such as buffers between urban land uses and adjacent farming operations, policies/designations in intermunicipal development plans, referral responses on development applications, and general communication with Cardston County.

## *7.0 SOUR GAS SETBACKS*

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- 7.1 Setback guidelines for sour gas facilities shall be in accordance with the standards established by the Alberta Energy Regulator, the Subdivision and Development Regulation, or any subsequent and additional standards.



## HOW WE THRIVE

### 8.0 ECONOMIC DEVELOPMENT

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- 8.1 Council should strive to create a diverse, livable, safe community with adequate parkland, recreational opportunities, and other public amenities, as may be financially feasible, to help foster local business growth and generate economic benefits.
- 8.2 Measures to create a more diverse tax base and local economy will continue to be investigated. Regular assessment of community needs and development strategies to attract and retain business and industry should be undertaken.
- 8.3 The Village should regularly evaluate its promotional practices and develop strategies to encourage new development and tourism opportunities within the municipality.
- 8.4 Municipal decisions should be made with special attention to creating an atmosphere that promotes the Village of Glenwood as a friendly, attractive community to live and invest.
- 8.5 The Village will continue to actively promote opportunities for economic development and investigate funding programs, including regional partnerships that provide benefits for the community and surrounding area.

### 9.0 RECREATION & CULTURE

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- 9.1 The Village may choose to engage with Cardston County, the Village of Hill Spring, and the Town of Cardston to investigate long-term recreation plans that would advance a regional recreation network for mutual benefit.
- 9.2 The Village should strive to make all public spaces enjoyable, safe and accessible to all members of the community, including those with special needs and ensure that recreational spaces are compatible with other adjacent land use activities.
- 9.3 The Village should investigate various funding alternatives and partnerships to offset the increasing costs of park and recreation land maintenance.
- 9.4 In keeping with the 5-Year Capital Plan, the Village will review, maintain and improve existing recreational facilities.
- 9.5 The Village should continue to take inventory of the municipal parks and prioritize their need for maintenance or replacement based on the state of their physical condition.

### 10.0 COMMUNITY IMAGE

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- 10.1 Landowners are encouraged to rehabilitate, redevelop and/or renovate existing buildings in poor condition and clean up derelict properties.
- 10.2 Financial resources for maintenance of municipal buildings and facilities should be allocated in a manner that improves the appearance of the community and balances the welfare and best interests of the public.
- 10.3 Bylaw enforcement may be used as an effective tool in creating and maintaining a positive community image.
- 10.4 The Village should consider adopting an Unsightly Premises Bylaw and undertake any amendments necessary to ensure it supports maintenance of a visually attractive community.
- 10.5 The establishment of enhanced landscaping standards within the Village Land Use Bylaw should be explored as a means to improving community aesthetics.



## *11.0 ENVIRONMENTAL SUSTAINABILITY*

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- 11.1 Stormwater management will be required to be addressed by the developer/applicant through the subdivision and development planning processes.
- 11.2 Developers are encouraged to investigate the naturalization of stormwater facilities to promote biodiversity within the municipality and incorporate green spaces into developments as may be requested by the Village.
- 11.3 The Village will encourage the reclamation and/or conversion of developed lands that are no longer in use to make efficient use of the land base and existing utilities, services and infrastructure.
- 11.4 Landowners of brownfield sites (i.e. contaminated sites) are encouraged to reclaim sites in a timely manner.

## HOW WE CONNECT

### 12.0 UTILITIES AND INFRASTRUCTURE

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- 12.1 The Village will regularly monitor capacities of the sewage treatment system and water delivery system to ensure they are adequate to serve the needs of the Village.
- 12.2 Concurrency of services and facilities with impacts of development is expected. Development will not be permitted to outpace infrastructure capacity.
- 12.3 A water use and sewer assessment may be required as part of an area structure plan, conceptual design scheme, subdivision application and/or development permit application to determine infrastructure requirements and upgrades.
- 12.4 Development will maximize use of existing infrastructure where possible and ensure logical extension of utilities and other services in proposed subdivision designs.
- 12.5 Developers may be required to pay off-site levies pursuant to the *Municipal Government Act*, to help offset the capital costs for providing municipal services.
- 12.6 The Village will promote water wise practices to help reduce water consumption.
- 12.7 The Village should establish an on-going dialogue with utility companies providing service within the municipality to ensure capacity and service levels are adequately maintained.
- 12.8 Options for enhanced recycling opportunities should be explored and implemented as may be feasible.

### 13.0 TRANSPORTATION

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- 13.1 Municipal roads or transportation initiatives should:
  - a. ensure proper access is available for the development;
  - b. be planned and developed to enhance opportunities for local businesses to benefit from the circulation of traffic both through and within the community; and,
  - c. maintain a consistent standard of road design.
- 13.2 Subdivision road designs should include provisions for extension of roadways to adjacent parcels and connections to existing road alignments, where feasible.
- 13.3 The road network within a subdivision proposal should be consistent with the future road network identified in the Land Use and Future Growth (Part IV: Map 2).
- 13.4 The Village will maintain an open dialogue with Alberta Transportation regarding any transportation matters that may have an impact on the municipality.
- 13.5 The Village will work with Cardston County to address any regional transportation issues that may impact the municipality, including a coordinated road network.



## 14.0 COMMUNITY SERVICES

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- 14.1 Non-profit groups/organizations and provincial agencies are encouraged to establish programs and operate in the community to enhance the level and quality of existing community services.
- 14.2 Programs and initiatives should be developed that encourage and enhance volunteerism and community service organizations as they contribute considerably to the quality of life in Glenwood.
- 14.3 The Village should continue to support and work with government departments or agencies that help provide various community services to residents.
- 14.4 The Village should regularly communicate with appropriate provincial agencies to ensure support services are adequately addressing the needs of residents.
- 14.5 The Village should explore and pursue all approaches to the funding and provision of cultural services/facilities including the involvement of the public, private and not-for-profit sectors and the formation of partnerships for this purpose.

## HOW WE WORK TOGETHER

### 15.0 COMMUNITY COHESION

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- 15.1 The integration of compatible land uses such as childcare facilities, religious assemblies, youth-oriented facilities, seniors' facilities, and extended care facilities in appropriate locations is encouraged.
- 15.2 The Village should encourage civic involvement by youth and seniors to ensure their needs are addressed.
- 15.3 The Village will seek opportunities to collaborate with regional educational partners, businesses and school authorities to encourage the provision of a wide diversity of educational opportunities within the region.
- 15.4 The Village should continue to provide support to the library and work to expand opportunities and activities.
- 15.5 The Village will cooperate with all non-profit societies to forward positive community development agendas.
- 15.6 The Village will strive to ensure provision of police, fire, ambulance and disaster services agencies that are appropriate and meet the needs of the community.

### 16.0 PUBLIC ENGAGEMENT & COMMUNICATION

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- 16.1 The Village supports ongoing public participation in local government and will continue to inform the public and obtain feedback about important issues through providing for annual community meetings, open houses, notices, and newsletters promoting activities, events, and services, as well as implement processes for residents, community groups, and governmental and non-governmental agencies to express concerns and interests to Council.
- 16.2 The Village will continue to explore new opportunities to communicate information about community projects, development applications, proposed bylaw amendments, minutes of public meetings, and other issues of importance to residents.
- 16.3 The Village will continue to make information regarding the subdivision and development process readily available to the public and applicants and encourages the public to provide input on matters of specific and general planning interest wherever possible.
- 16.4 The Village will endeavour to provide a positive environment for listening, evaluating and responding to the concerns of its residents.



## 17.0 INTERMUNICIPAL COOPERATION

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- 17.1 The Village of Glenwood will work cooperatively with Cardston County to address matters of joint interest, including mutually agreeable economic partnerships and a coordinated approach to regional growth and development to help foster a strong and diverse local economy.
- 17.2 The coordination of intermunicipal programs with Cardston County relating to the physical, social and economic development of the area will be addressed through the Intermunicipal Collaborate Framework provisions of the *Municipal Government Act* and separate agreements as deemed necessary by the Village and the County.
- 17.3 The policy directions of the Village of Glenwood and Cardston County Intermunicipal Development Plan should be reviewed on a regular basis to ensure they adequately address the needs of the community.
- 17.4 The Village should continue to develop, build and maintain relationships and partnerships with other municipalities, organizations and government agencies where deemed beneficial to the municipality and which may result in enhanced service delivery and cost-savings.



OVERVIEW

VISION & GOALS

PLAN POLICIES

GROWTH  
MAP

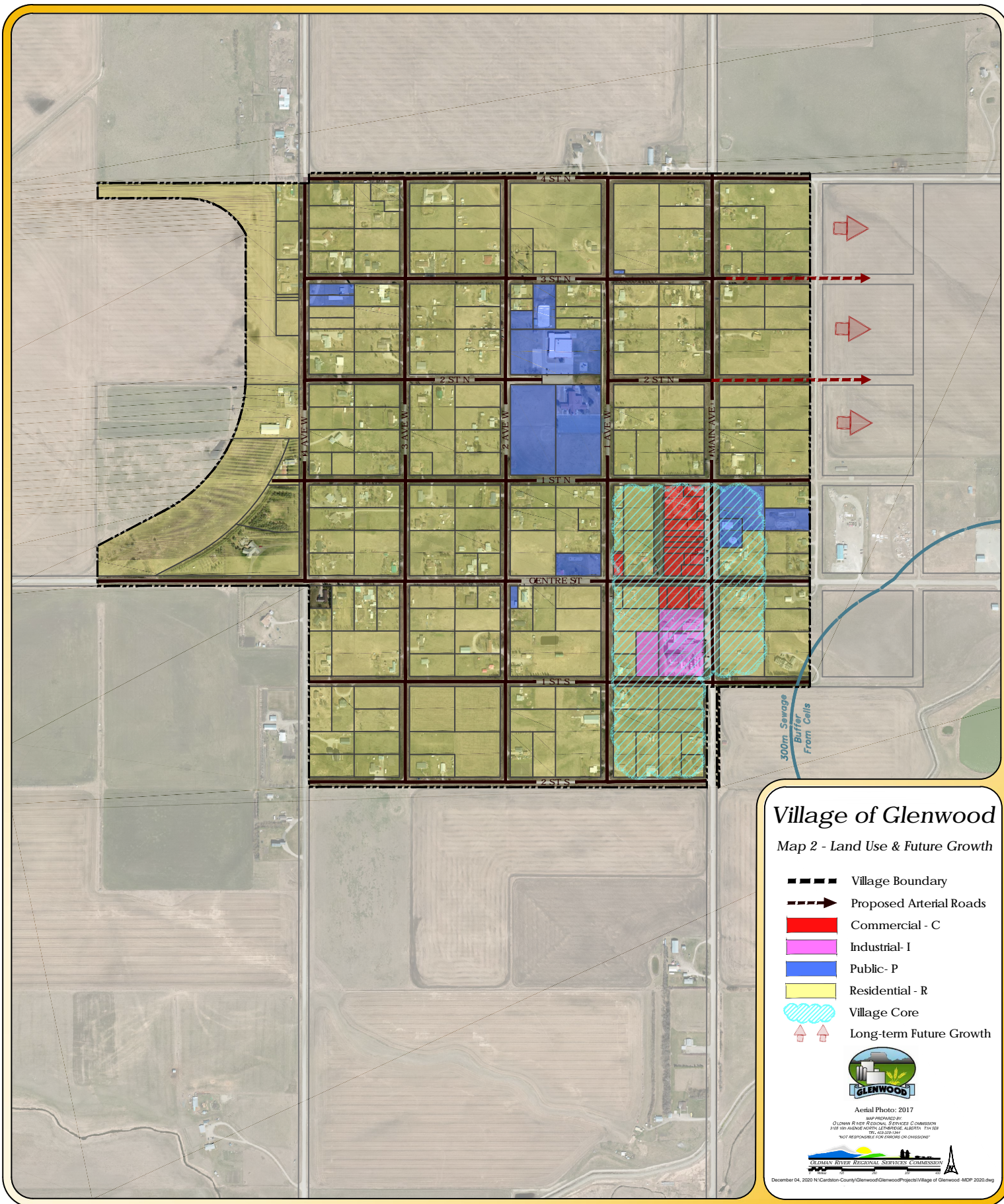
PLAN  
COMPLIANCE

PART IV











# PART IV: GROWTH MAP





# Village of Glenwood

Map 2 - Land Use & Future Growth

-  Village Boundary
-  Proposed Arterial Roads
-  Commercial - C
-  Industrial - I
-  Public - P
-  Residential - R
-  Village Core
-  Long-term Future Growth



Aerial Photo: 2017

MAP PREPARED BY:  
 GLENWOOD RIVER REGIONAL SERVICES COMMISSION  
 3105 10th AVENUE NORTH, LETHBRIDGE, ALBERTA T1V 1S8  
 TEL: 403.945.0400  
 \*NOT RESPONSIBLE FOR ERRORS OR OMISSIONS\*





OVERVIEW

VISION & GOALS

PLAN POLICIES

GROWTH MAP

PLAN  
COMPLIANCE

PART V

# PART V: PLAN COMPLIANCE

## **SOUTH SASKATCHEWAN REGIONAL PLAN COMPLIANCE**

The Alberta Land Use Framework, implemented by the Provincial Government in 2008, provides a blueprint for land-use management and decision-making that addresses Alberta's growth pressures. The Land Use Framework established seven new land-use regions and requires the development of a regional plan for each. The Village of Glenwood is located within the geographical area of the South Saskatchewan Regional Plan (SSRP) which was effective the fall of 2014. The SSRP lays out a number of key desired outcomes and strategic directions relating to the region's economy, people, environment, and resources.



Compliance with the SSRP is required for all statutory planning documents. This MDP has been developed in consideration of the following applicable SSRP strategies:

## *EFFICIENT USE OF LAND*

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1. All land use planners and decision-makers responsible for land-use decisions are encouraged to consider the efficient use of land principle in land-use planning and decision making. (SSRP Strategy 5.1)
  - 1.1 Reduce the rate at which land is converted from an undeveloped state into permanent, built environment.
  - 1.2 Utilize the minimum amount of land necessary for new development and build at a higher density than current practices.
  - 1.3 Increase the proportion of new development that takes place within already developed or disturbed lands either through infill, redevelopment and/or shared use, relative to new development that takes place on previously undeveloped lands.
  - 1.4 Plan, design and locate new development in a manner that best utilizes existing infrastructure and minimizes the need for new or expanded infrastructure.
  - 1.5 Reclaim and/or convert previously developed lands that are no longer required in a progressive and timely manner.
  - 1.6 Provide decision-makers, land users and individuals the information they need to make decisions and choices that support efficient land use.
2. Build awareness and understanding of the efficient use of land principle and the application of land-use planning tools that reduce the footprint of the built environment, how they might be applied and how their effectiveness would be measured over time with municipalities, land-use decision-makers and land users, on both public and private lands. (SSRP Strategy 5.2)

## *PLANNING COOPERATION AND INTEGRATION*

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1. Work together to achieve the shared environmental, economic and social outcomes in the South Saskatchewan Regional Plan and minimize negative environmental cumulative effects. (SSRP Strategy 8.1)
2. Address common planning issues, especially where valued natural features and historic resources are of interest to more than one stakeholder and where the possible effect of development transcends jurisdictional boundaries. (SSRP Strategy 8.2)
3. Coordinate and work with each other in their respective planning activities (such as in the development of plans and policies) and development approval processes to address issues of mutual interest. (SSRP Strategy 8.3)
4. Work together to anticipate, plan and set aside adequate land with the physical infrastructure and services required to accommodate future population growth and accompanying community development needs. (SSRP Strategy 8.4)
5. Build awareness regarding the application of land-use planning tools that reduce the impact of residential, commercial and industrial developments on the land, including approaches and best practices for promoting the efficient use of private and public lands. (SSRP Strategy 8.5)
6. Pursue joint use agreements, regional services commissions and any other joint cooperative arrangements that contribute specifically to intermunicipal land-use planning. (SSRP Strategy 8.6)
7. Consider the value of intermunicipal development planning to address land use on fringe areas, airport vicinity protection plans or other areas of mutual interest. (SSRP Strategy 8.7)
8. Coordinate land-use planning activities with First Nations, irrigation districts, school boards, health authorities and other agencies on areas of mutual interest. (SSRP Strategy 8.8)



## *BUILDING SUSTAINABLE COMMUNITIES*

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1. Provide an appropriate mix of agricultural, residential, commercial, industrial, institutional, public and recreational land uses; developed in an orderly, efficient, compatible, safe and economical manner. (SSRP Strategy 8.11)
2. Contribute to a healthy environment, healthy economy and a high quality of life. (SSRP Strategy 8.12)
3. Provide a wide range of economic development opportunities, stimulate local employment growth and promote a healthy and stable economy. Municipalities are also expected to complement regional and provincial economic development initiatives. (SSRP Strategy 8.13)
4. Feature innovative housing design, range of densities and housing types such as mixed-use, cluster development, secondary suites, seniors' centres and affordable housing. Provide the opportunities for a variety of residential environments which feature innovative designs and densities and which make efficient use of existing facilities, infrastructure and public transportation. (SSRP Strategy 8.14)
5. Minimize potential conflict of land uses adjacent to natural resource extraction, manufacturing and other industrial developments. (SSRP Strategy 8.15)
6. Minimize potential conflict of land uses within and adjacent to areas prone to flooding, erosion, subsidence, or wildfire. (SSRP Strategy 8.16)
7. Complement their municipal financial management strategies, whereby land use decisions contribute to the financial sustainability of the municipality. (SSRP Strategy 8.17)
8. Locate schools and health facilities, transportation and transit and other amenities appropriately, to meet increased demand from a growing population. (SSRP Strategy 8.18)

## *AGRICULTURE*

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1. Identify areas where agricultural activities, including extensive and intensive agricultural and associated activities, should be the primary land use in the region. (SSRP Strategy 8.19)
2. Limit the fragmentation of agricultural lands and their premature conversion to other, non-agricultural uses, especially within areas where agriculture has been identified as a primary land use in the region. Municipal planning, policies and tools that promote the efficient use of land should be used where appropriate to support this strategy. (SSRP Strategy 8.20)
3. Employ appropriate planning tools to direct non-agricultural subdivision and development to areas where such development will not constrain agricultural activities, or to areas of lower-quality agricultural lands. (SSRP Strategy 8.21)
4. Minimize conflicts between intensive agricultural operations and incompatible land use by using appropriate planning tools, setback distances and other mitigating measures. (SSRP Strategy 8.22)

## WATER AND WATERSHEDS

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1. Utilize or incorporate measures which minimize or mitigate possible negative impacts on important water resources or risks to health, public safety and loss to property damage due to hazards associated with water, such as flooding, erosion and subsidence due to bank stability issues, etc., within the scope of their jurisdiction. (SSRP Strategy 8.23)
2. Incorporate measures in future land-use planning decisions to mitigate the impact of floods through appropriate flood hazard area management and emergency response planning for floods. (SSRP Strategy 8.24)
3. Prohibit unauthorized future use of development of land in the floodway in accordance with the *Flood Recovery Reconstruction Act* and the Floodway Development Regulation under development, which will control, regulate or prohibit use of development of land that is located in a floodway and define authorized uses. (SSRP Strategy 8.25)
4. Identify and consider, based on available information including information from the Government of Alberta, the values of significant water resources and other water features, such as ravines, valleys, riparian lands, stream corridors, lakeshores, wetlands, and unique environmentally significant landscapes within their boundaries. (SSRP Strategy 8.26)
5. Determine appropriate land-use patterns in the vicinity of these significant water resources and other water features. (SSRP Strategy 8.27)
6. Consider local impacts as well as impacts on the entire watershed. (SSRP Strategy 8.28)
7. Consider a range of approaches to facilitate the conservation, protection or restoration of these water features and the protection of sensitive aquatic habitat and other aquatic resources. (SSRP Strategy 8.29)
8. Establish appropriate setbacks from waterbodies to maintain water quality, flood water conveyance and storage, bank stability and habitat. (SSRP Strategy 8.30)
9. Assess existing developments located within flood hazard areas for long-term opportunities for redevelopment to reduce risk associated with flooding, including human safety, property damage, infrastructure and economic loss. (SSRP Strategy 8.31)
10. Facilitate public access and enjoyment of water features, to the extent possible. (SSRP Strategy 8.32)
11. Use available guidance, where appropriate, from water and watershed planning initiatives in support of municipal planning. (SSRP Strategy 8.33)

## HISTORIC RESOURCES

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1. Identify significant historic resources to foster their preservation and enhancement for the use and enjoyment by present and future generations. (SSRP Strategy 8.34)
2. Work toward the designation of Municipal Historic Resources to preserve municipally significant historic places. (SSRP Strategy 8.35)
3. Formulate agreements with the Ministry for development referrals to assist in the identification and protection of historic resources within the scope of their jurisdiction. (SSRP Strategy 8.36)



## *TRANSPORTATION*

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1. Identify the location, nature and purpose of key provincial transportation corridors and related facilities. (SSRP Strategy 8.37)
2. Work with the Ministry to minimize negative interactions between the transportation corridors and related facilities identified in accordance with strategy 8.37 above and the surrounding areas and land uses through the establishment of compatible land-use patterns. (SSRP Strategy 8.38)
3. Enter into highway vicinity agreements with the Ministry and employ appropriate setback distances and other mitigating measures relating to noise, air pollution and safety to limit access if subdivision and development is to be approved in the vicinity of the areas identified in accordance with 8.37 above. (SSRP Strategy 8.39)