



Town of Turner Valley

Municipal Development Plan

September 20, 2004

Bylaw No, 04-891

TOWN OF TURNER VALLEY

Being a Bylaw to Adopt the Municipal Development Plan
For the Town of Turner Valley, in the Province of Alberta

WHEREAS The Council of the Town of Turner Valley, Province of Alberta has the authority to adopt a Municipal Development Plan in accordance with the Municipal Government Act, Section 632, R.S.A.2000;

WHEREAS The Council of the Town of Turner Valley, has deemed it advisable to adopt a Municipal Development Plan;

NOW THEREFORE The Council of the Town of Turner Valley, duly assembled, hereby enacts as follows:

- 1) THAT Bylaw No. 393 as amended is hereby rescinded.
- 2) THAT the Municipal Development Plan attached hereto is hereby adopted as the Municipal Development Plan for the Town of Turner Valley.
- 3) THIS Bylaw shall come into effect upon the date of the final passing thereof.

READ a first time this 7th day of September, 2004.

READ a second time this 20th day of September, 2004.

READ a third time and finally passed this 20th day of September, 2004.

Original Signed By:

Mayor

Kelly Tuck

Original Signed By:

Administration Manager

Barb Savage

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1.0 INTRODUCTION

Turner Valley is nestled in the foothills of the Canadian Rockies, 60 kilometers, south of Calgary. The oil and ranching activity that you see while driving down either Highway 22 South or Highway 7, West of Okotoks or Black Diamond is an omnipresent indicator of the area's rich history.

It all started in Turner Valley - the birthplace of Alberta's Oil and Gas Industry. On May 14, 1914, the Dingman Discovery Well blew in, changing Alberta's economic future for this century. For 30 years, the Turner Valley Oilfield was a major supplier of oil and gas and the largest producer in the British Empire! A remarkable history of Turner Valley's early years was marked by three major "Booms" that occurred in this once famous oilfield. So significant was the role Turner Valley played in the history of the oil and gas industry that the Federal Government has declared the Turner Valley Oilfield Gas Plant a National Historic Site.

Located in the foothills of the Rocky Mountains adjacent to Kananaskis Country, recreational opportunities in the Turner Valley area are plentiful. A recreation wonderland surrounds Turner Valley with hiking, hunting, fishing, golfing, camping, swimming, cross country skiing, downhill skiing and snowmobiling within close proximity.

FIGURE 1 REGIONAL MAP OF TURNER VALLEY

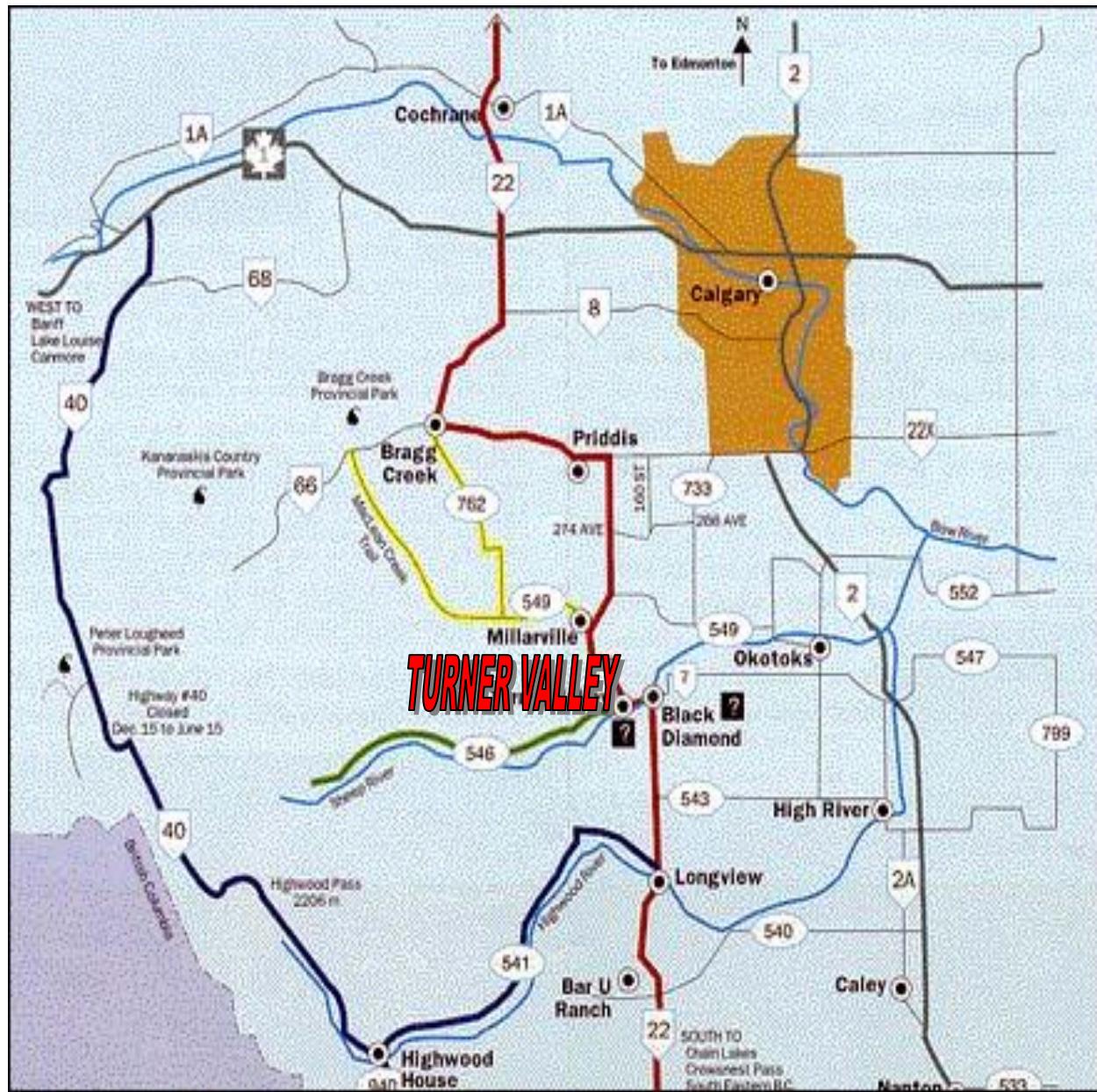
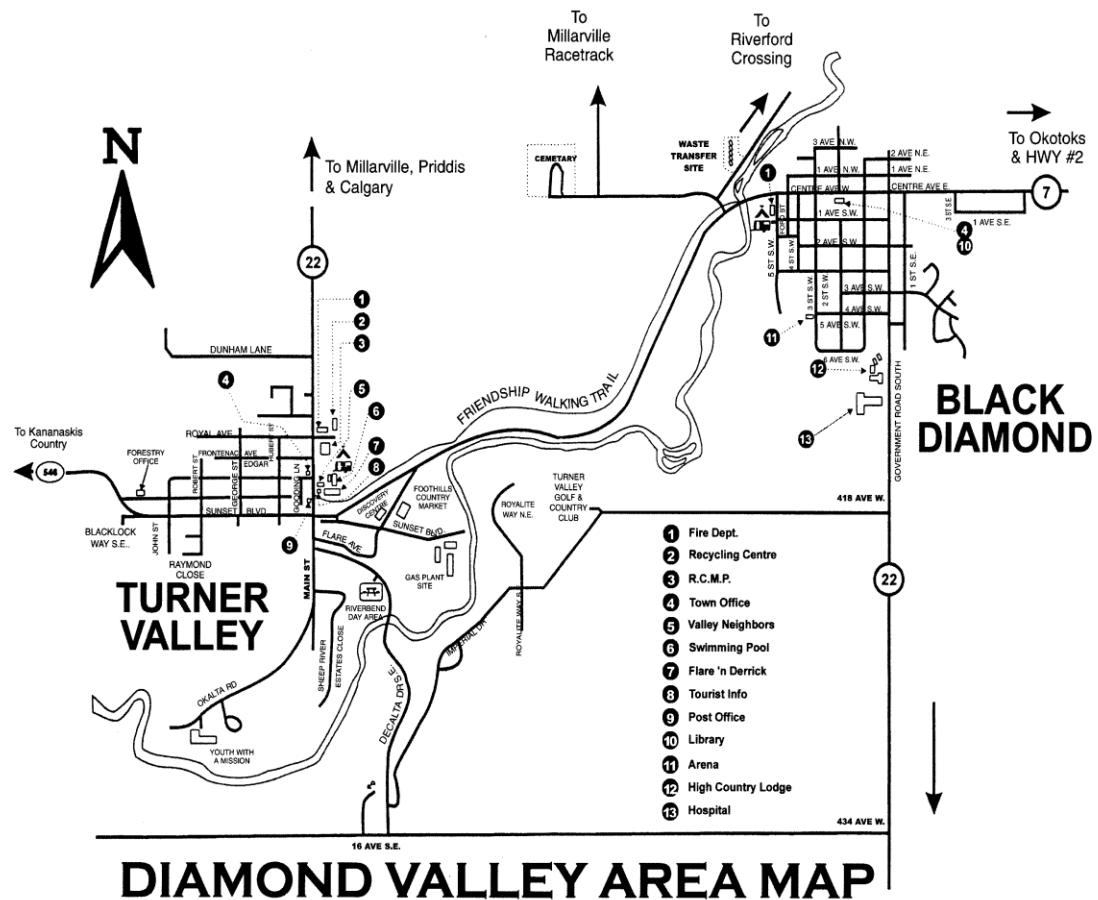


FIGURE 2 AREA MAP OF DIAMOND VALLEY



2.0 PURPOSE OF THE MUNICIPAL DEVELOPMENT PLAN

2.1 MUNICIPAL DEVELOPMENT PLAN

The Municipal Development Plan (MDP) is the primary planning policy document for use at the municipal level. It is intended as a framework and guide for the ongoing development of the Town of Turner Valley ensuring that future growth occurs in an orderly and cost-efficient manner so that a high quality of life can be maintained for its residents.

In order to ensure that this document remains current and responsive to change, it shall be reviewed after a period of five years (or earlier if required). Any amendments made to this plan shall be in accordance with the Municipal Government Act R.S.A. 2000 as amended. (Hereinafter referred to as the “Act”).

The Municipal Government Act (Section 632) also outlines the basic requirements of a Municipal Development Plan as follows:

632 (2) A Municipal Development Plan:

a) Must address

- (i) *The future land use within the municipality,*
- (ii) *The manner of and the proposals for future development plans,*
- (iii) *The coordination of land use, future growth patterns and other infrastructure with adjacent municipalities if there is no inter-municipal development,*
- (iv) *The provision of required transportation systems, either generally or specifically, within the municipality and in relation to adjacent municipalities, and*
- (v) *The provision of municipal services and facilities either generally or specifically.*

b) May address

- (i) *Proposals for the financing and programming of municipal infrastructure, the coordination of municipal programs relating to physical, social and economic development of the municipality,*
- (ii) *Environmental matters within the municipality,*
- (iii) *The financial resources of the municipality,*
- (iv) *The economic development of the municipality, and*
- (v) *Any other matter relating to the physical, social or economic development of the municipality.*

- c) *May contain statements regarding the municipality's development constraints, including the results of any development studies and impact analysis, and goals, objectives, targets, planning policies and corporate strategies.*
- d) *Must contain policies compatible with the subdivision and development regulations to provide guidance on the type and development regulations to provide guidance on the type and location of land uses adjacent to sour gas facilities and,*
- e) *Must contain policies respecting the provision of municipal, school or municipal and school reserves including but not limited to the need for amount of and allocation of those reserves and the identification of school requirements in consultation with affected school authorities.*

2.2 BUDGETARY CONSIDERATIONS

The achievement of the goals and objectives of this Municipal Development Plan are subject to on-going budgetary considerations. The Town of Turner Valley Municipal Development Plan policies and programs recommended for implementation will be reviewed in light of the Town's ability to pay.

2.3 FLEXIBILITY

It is intended that the boundaries of land use classifications and the location of future development concepts as shown in this Plan be considered as approximate only and not absolute. Council will determine any minor adjustments or variances that may be necessary to land use classes.

3.0 RELATED PLANS

Council has adopted several related plans for specific areas. The Town of Turner Valley Land Use Bylaw is an important statutory planning tool used to implement this Plan's policies on a detailed and site-specific basis. The following have been adopted as policy of Council and should be considered in conjunction with this Plan.

Statutory Documents:

- ❖ Town of Turner Valley Land Use Bylaw - 2003
- ❖ Okalta Area Structure Plan - 1995
- ❖ Gateways of Turner Valley Area Structure Plan - 2001
- ❖ Dunham Area Structure Plan -2002
- ❖ Inter-municipal Plan 2003

4.0 PLANNING VALUES AND VISION

4.1 PLANNING VALUES

Community Aesthetics

We value the location of our Town, which includes surrounding scenery, pristine valley, wildlife, fresh clean air, size, no pollution, room to breathe.

Small Town Atmosphere

We value the quiet small town atmosphere and lifestyle of our community.

Appreciation for Heritage

We value the opportunities that our past and future allows us to have in the present.

Environmental Stewardship

We have to protect our water for the future.

Governance

We value the well-run community we live in.

4.2 VISION FOR TURNER VALLEY

The beauty and tranquility of Turner Valley offers a lifestyle that blends its unique shops, scenic landscape and values of a small town atmosphere with well-planned community and economic growth.

Turner Valley is committed to families, culture, recreation, tourism and business within a strong social and environmental context.

5.0 GROWTH MANAGEMENT

5.1 GROWTH MANAGEMENT

The Municipal Council of Turner Valley recognizes that the adopted Municipal Development Plan applies only to those lands within its boundaries, excluding any current existing Inter-municipal Plans.

Future growth of the Town of Turner Valley will be based on managed and sustainable growth. Growth will be monitored through the establishment of benchmarks and ensuring infrastructure can meet growth needs.

5.1.1 Growth Rate

To encourage balanced and sustainable growth in Turner Valley, the Town will endeavour to secure and make available all desired types of industry.

Council will regulate the rate of population growth by the number of residential lots that are developed yearly.

The growth rate policy will be reviewed annually with the Plan and rate of growth will be achieved through:

- Council's recommendations on density;
- Council's adoption of Area Structure or Concept Plans and the detailed phasing in of these plans;
- Council's decision on the re-designation of land from Urban Reserve to specific higher density land uses in the Land Use Bylaw.

Priority will be given to the subdivisions and developments that will establish a logical continuation of the Town's existing utility lines, land uses and road patterns. In all cases a high standard of development will be maintained to continue to foster economic confidence in the community.

5.2 MUNICIPAL DEVELOPMENT PLAN OBJECTIVES

The objectives of the Town are:

- *To encourage, enhance and maintain the community's small town quality of life and its safe living environment.*
- *To encourage residential development, ensuring that it occurs in a manner, which is consistent with a responsible and sustainable growth strategy.*

- *To encourage expansion of the range of goods and services which are offered within the Town of Turner Valley.*
- *To strengthen the Town's primary business area and to ensure that it is maintained as the focal point for retail goods, business services and the social and civic centre of Town activities.*
- *To initiate economic development initiatives which strengthen the community's economic development and employment base through the encouragement of new light industrial and commercial development.*
- *To provide and maintain a range of community recreational, cultural and tourism opportunities in the Town of Turner Valley.*
- *To explore and capitalize on funding opportunities which will maintain and enhance the community's municipal infrastructure.*
- *To continue to enhance the community's relationship with neighbouring municipalities on matters of mutual concern.*
- *To promote community spirit and to maintain and preserve the friendly atmosphere which exists within the community.*

6.0 DEVELOPMENT CONSTRAINTS AND ENVIRONMENTAL PROTECTION

6.1 INTRODUCTION

Several features reduce or perhaps eliminate the suitability of certain lands for development. Significant development constraints include high-pressure hydrocarbon pipelines, active and abandoned gas wells, escarpment areas, flood risk areas and environmentally sensitive areas. (See Figure 3 - Sensitive Areas)

Of special interest and importance to the Town of Turner Valley is the Sheep River. This area provides recreational opportunities for citizens and habitat for vegetation and wildlife.

6.2 OBJECTIVES

The objectives of the Town are:

- *To ensure public safety is protected and development is safeguarded from areas of known hazard.*
- *To identify and protect environmentally significant and ecologically sensitive areas, which contribute to the maintenance of natural processes and the quality of urban environment, including escarpment areas, watercourses and significant views and vistas.*
- *To ensure that public access to unique areas, including lands adjacent to watercourses and escarpment areas, is retained.*
- *To recognize environmental responsibilities and to strive to achieve and maintain the highest environmental standards possible.*
- *To identify lands that have inherent natural/, cultural and/ or recreational value and to maintain and enhance the natural quality of such environments for human passive and/ or active recreational use.*
- *To minimize potential flood damage in all areas which are subject to flooding.*
- *To maintain high standards of surface and groundwater quality within the Sheep River watershed through sound environmental planning and protection.*

- *To recognize that natural features help create Turner Valley's sense of place, and as a result, aesthetics are considered an important planning concern.*

6.3 ENVIRONMENTAL PROTECTION POLICIES

Development/ Subdivision near Pipelines and Wells

- 6.3.1** Prior to the approval of subdivision or development within the Town's corporate boundaries, the Appropriate Approval Authority shall request a comprehensive study of the proposed area and specific lands in the vicinity to ensure all pipelines and wells active or abandoned have been completely documented and analyzed. These applications shall be circulated to EUB and any pertinent gas companies for further information. The Appropriate Approval Authority shall request specific separation distance for existing or probable development from or to a gas facility, in accordance with subdivision regulations.
- 6.3.2** The Appropriate Approval Authority may also request additional safety standards for abandoned wells or pipelines prior to the land's subdivision or development being approved.
- 6.3.3** The Appropriate Approval Authority must not approve an application that does not conform to the EUB guidelines or unless the EUB gives written approval to a lesser setback distance.

Contaminated Lands

- 6.3.4** On lands that are known or suspected to be contaminated, no development shall proceed until plans of remediation and development are prepared, reviewed and commented upon by Alberta Environment, the Health Region and/or other regulatory agencies/ boards.

Municipal Environmental Impact Statement

- 6.3.5** A municipal environmental impact statement (MEIS), prepared by a qualified environmental consultant, will be required to be submitted with all development and subdivision applications adjacent to watercourses and escarpments. The MEIS should address the following key elements:
 - A description of existing environmental conditions, the proposed development and the significance of potential short and long term environmental impacts, including impacts of construction and operating activities;

- Identification of appropriate and feasible mitigative measures including land use planning, project design, construction techniques and operational practices to reduce or eliminate potentially adverse effects on the environment, including for example:
 - Fish and wildlife and associated habitat;
 - Vegetation;
 - Surface and bedrock geology;
 - Soils and terrain;
 - Surface and groundwater quantity and quality;
 - Air quality;
 - Visual resources;
 - View shed;
 - Archeological;
 - Land and resource use;
 - Cultural and heritage resources;
 - Cumulative impacts on the above.

Identification of residual impacts, monitoring requirements, and need for more extensive environmental impact assessment work.

MEIS Terms of Reference

6.3.6 Prior to commencement of a required MEIS, the developer shall submit a terms of reference to the Town that will advise whether the scope of the MEIS is sufficient and if other issues must be addressed.

Construction Management Plans

6.3.7 Developers of proposed multi-unit residential developments for large subdivisions, and recreational and industrial developments adjacent to watercourses and major escarpments will be required to submit as a component of the development agreement and engineering drawings, a site-specific construction management plan that outlines environmental protection measures including but not limited to:

- Erosion control, vegetation protection, and pesticide and herbicide control;
- Environmental mitigation and monitoring measures to be undertaken by the developer;
- Reclamation and re-vegetation plans.

Storm Water Management Plan

6.3.8 Developers of proposed multi-unit residential developments, large subdivisions, recreational, commercial and industrial developments will be required to implement a storm water management plan. The cost to prepare the plan will be borne by the developer and acceptable to the Town.

Preservation of Natural Features

6.3.9 Natural features (including landforms and vegetation) that contribute to the ecosystem, natural visual quality, continuity of tree cover and screening of development should be preserved.

Town Operations

6.3.10 The Town will ensure that its own operations comply with relevant environmental legislation.

6.4 WATERCOURSES AND FLOOD RISK AREA POLICIES

Floodway and Flood Fringe Restrictions

6.4.1 Development within the established flood plain, as designated by the Canada-Alberta Flood Reduction map for Turner Valley shall be restricted and limited other than as identified within the Canada Alberta Flood Reduction Program.

Access to Water Courses

6.4.2 To ensure public access to watercourses is retained, a reserve dedication will be required adjacent to the watercourses at the time of subdivision. The width of reserve land will vary depending on the results of a MEIS that will determine the significance of habitat, ecology, geo-technical stability, floodplain and open space/trail system requirements. The general configuration of reserve adjacent to the watercourse will be established at the area structure plan or outline plan of a subdivision stage.

The width of the reserve is encouraged to be at least 15 metres and be composed of municipal and environmental reserves in accordance with the Municipal Government Act.

Erosion Control and Water Quality

6.4.3 In order to protect water quality, development will be required to mitigate erosion and the potential for increased debris runoff into watercourses.

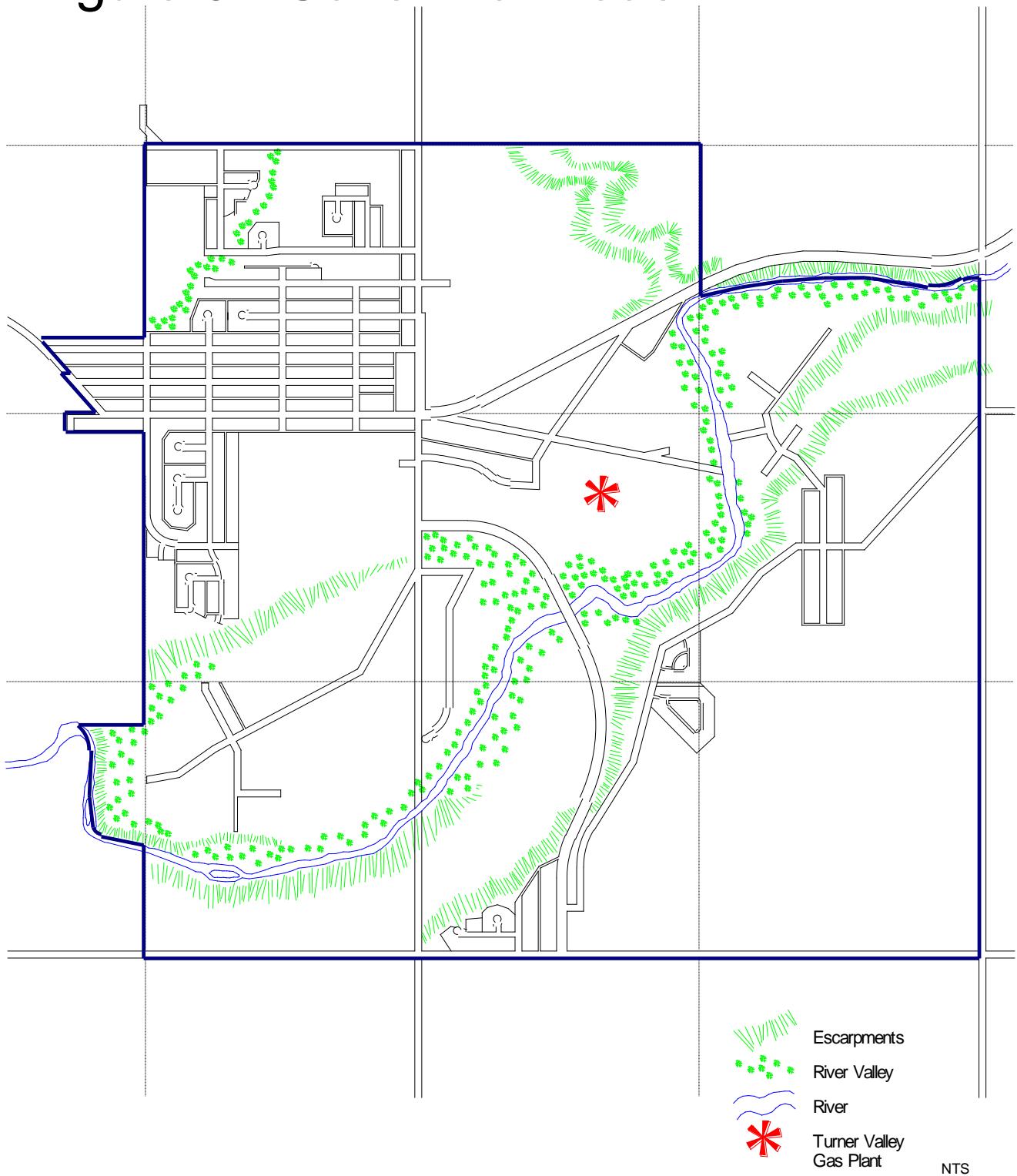
6.5 ENVIRONMENTAL ENHANCEMENT POLICIES

Promotion of Environmental Initiatives

6.5.1 The Town of Turner Valley, in conjunction with local interest groups, shall promote environmentally responsible initiatives such as:

- Recycling and waste reduction programs;
- Reduced use of chemical herbicides and pesticides through the introduction of integrated pest management plan;
- The protection of natural area buffers within and between development areas;
- Incorporation of water saving features in new developments;
- Encouragement of water saving features in developed areas.

Figure 3 - Sensitive Areas



7.0 RESIDENTIAL DEVELOPMENT

7.1 INTRODUCTION

The Town of Turner Valley has experienced a growth of approximately 42.5% since the development of the 1980 General Municipal Plan. In the 1980 GMP the Municipal Council of the day emphasized ***“the provision of housing for all income groups, the creation of attractive housing developments and the orderly development of residential land.”***

7.2 OBJECTIVES

The objectives of the Town are:

- *To promote and provide the development of safe, attractive and functional neighbourhoods that will meet the household accommodation needs of a full range of socio-economic groups.*
- *To maintain the general character and stability of established residential areas while allowing for a limited amount of higher density infill residential development and redevelopment in selected appropriate locations.*
- *To develop in a manner that will lead to a variety of land use patterns, while enhancing the Town of Turner Valley's positive small town atmosphere.*
- *To protect residential neighbourhoods by providing adequate separations from adjacent incompatible land uses.*
- *To promote development of a community in which residents can live and work locally.*

7.3 GENERAL RESIDENTIAL POLICIES

Future Development

- 7.3.1 Residential land uses may be considered appropriate within areas identified as “Residential” within **Figure 4 - Future Land Use Concept**.
- 7.3.2 The development of new residential subdivisions should generally be located in those areas identified as “Future Residential Expansion” and should be phased accordingly.

Enhancement Initiatives for Developed Residential Areas within the Plan Area

7.3.3 The Town of Turner Valley is supportive of community based initiatives to enhance developed residential areas within the MDP Plan Area and is prepared to consider local improvement bylaws, in accordance with Town policy, to provide or improve the following:

- Sidewalks and pedestrian pathways;
- Street lighting;
- Enhancements to rear lanes
- Enhancements to storm water management systems;
- Enhancements to Municipal utility services to existing residential areas.

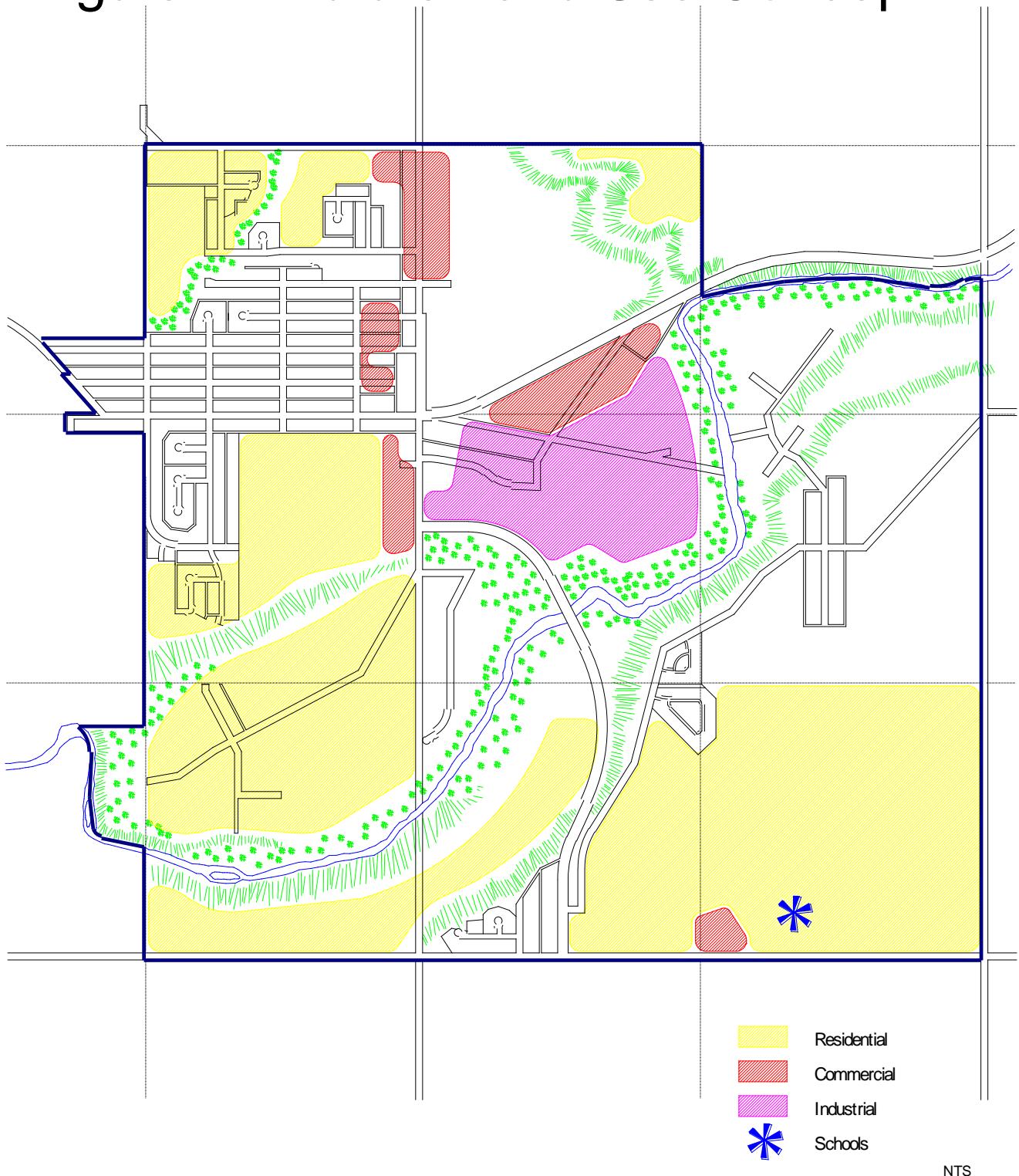
New Residential Subdivisions

7.3.4 New residential subdivisions shall include paved streets, curbs, and gutters and provide underground services.

7.3.5 Adequate on-site parking is required for residential developments of all types.

7.3.6 Subdivision design should incorporate the Principles of Crime Prevention Through Environmental Design. **Appendix A.**

Figure 4 - Future Land Use Concept



8.0 COMMERCIAL/INDUSTRIAL DEVELOPMENT

8.1 INTRODUCTION

Due to the Town's close proximity to urban centres such as Calgary and Okotoks, the local commercial sector is not quite as extensive as might be expected for a Town of its size.

With the potential of an increasing commuter base and increased tourism the commercial base should sustain itself and may show improvement.

The natural trading area for the Town of Turner Valley is composed of:

- a) The Town population;
- b) Rural area surrounding the town;
- c) Traffic passing through on hwy 22 or Secondary 546.

8.2 OBJECTIVES

The objectives of the Town are:

- *To accommodate a variety of commercial, industrial and tourism opportunities within the Town of Turner Valley.*
- *To create a climate conducive to commercial development.*
- *To strengthen the existing commercial/ industrial tax base by accommodating appropriate new clean environmentally conscious development in the commercial, industrial and tourism sectors to meet the needs of residents and visitors.*
- *To reinforce the downtown as the primary retail area.*
- *To work with owners in the promotion of existing businesses.*

8.3 COMMERCIAL/INDUSTRIAL POLICIES

8.3.1 In the development of new commercial sites, Council will require the following development standards:

- Sufficient parking;
- Adequate provision of landscaping;
- High standards of design and development

8.3.2 The Central Business District shall remain as the civic, social, retail, professional and entertainment heart of Turner Valley.

- 8.3.3** Commercial developments that abut residential areas shall provide an adequate buffer or screening to the satisfaction of the Town.
- 8.3.4** The Town supports the establishment of home occupations in residential areas, provided such operations maintain a low profile, and are licensed by the Town and are in accordance with the Land Use Bylaw.
- 8.3.5** A detailed study of the Central Business District and proposed expansion areas should be completed. This would be the form of an Area Redevelopment Plan and would detail future phasing, landscaping, parking requirements, traffic flow and other areas Council requests.
- 8.3.6** All commercial and industrial sites shall be developed to the current Town standard.
- 8.3.7** Future commercial and industrial development shall occur in accordance with Figure 4 - Future Land Use Concept.
- 8.3.8** To encourage and assist commercial and industrial development the Town will consider the creation of an incentive program.

9.0 HERITAGE PRESERVATION

9.1 INTRODUCTION

The conservation and preservation of the Town of Turner Valley's historical past must be an important consideration in the development of the community. Turner Valley's heritage is responsible for creating the community's unique sense of place.

It is important that the character and design of developments take into consideration respect for the historical roots.

9.2 OBJECTIVES

The objectives of the Town are:

- *To encourage conservation and retention of buildings of local historic significance;*
- *To recognize Turner Valley's culture in creating its unique sense of place.*

9.3 HERITAGE PRESERVATION POLICIES

- 9.3.1** Council shall endeavour to conserve or assist other agencies in the conservation of areas with significant or diverse natural/historic features.
- 9.3.2** The Municipality encourages owners of significant historical buildings and/or building sites to restore these buildings to their original state.
- 9.3.3** The Municipality encourages developers to use the names of local pioneers when naming streets and developing neighbourhoods.
- 9.3.4** The Town of Turner Valley will cooperate with other levels of government, private agencies and individuals in the preservation of historic and archaeological resources.

10.0 OPEN SPACE, PARK AND MUNICIPAL /SCHOOL RESERVE

10.1 INTRODUCTION

In keeping with the Town of Turner Valley's vision of commitment to families, culture, recreation, within a strong social context, residents are provided with a wide variety of educational facilities, community facilities and programs.

10.2 OBJECTIVES

The objectives of the Town are:

- *To develop, maintain and expand a pathway system for Turner Valley;*
- *To maintain and enhance public access to the Sheep River;*
- *To provide a variety of open space opportunities ranging from formal parks to natural areas;*
- *To meet community open space and school requirements through appropriate reserve dedication;*
- *To meet the demand for recreational and cultural facilities within the financial resources of the Town of Turner Valley;*
- *To be committed to community based services with a focus on early intervention/ prevention.*
- *To encourage joint use and project phasing in order to reduce the capital costs of facility development.*

10.3 OPEN SPACE POLICIES

10.3.1 The Town of Turner Valley will develop a Recreation and Cultural Master Plan that:

- Establishes recreation, cultural and open space priorities for the community
- Consider the development of an integrated hierarchy of active and passive parks and recreational facilities to meet the diverse recreational needs of the community

10.3.2 The Recreation and Cultural Master Plan should consider the establishment of a “Hierarchy of Park Types by Park Type” that could be used to guide development of lands within the plan area.

Appendix B.

10.3.3 Through responsible site planning and design, the Town will maintain natural vegetation and site features throughout the open space system.

10.3.4 Provision for public access to permanent water bodies and natural drainage features will be incorporated into subdivision plans, provided it does not negatively impact sensitive natural areas.

10.3.5 Public access to scenic vistas and view points will be encouraged by incorporating such sites into the parks and open space network.

10.3.6 Where appropriate, the Town of Turner Valley encourages community involvement in the maintenance of parks.

10.4 PATHWAY POLICIES

10.4.1 A pathway network should be enhanced to create a continuous system of walking and/or cycling trails. (See Figure 5 - Major Pathway Network).

10.4.2 New residential subdivisions and commercial and industrial nodes should include walking trails and be connected to the pathway system.

10.4.3 Pathway/trail development should be directed away from areas that are ecologically sensitive;

10.4.4 Major and minor pedestrian paths and bicycle routes should be located along or visible from streets and linked to local destinations.

10.5 MUNICIPAL/ SCHOOL RESERVE POLICIES

10.5.1 The location and distribution of municipal reserve land will be determined at the area structure plan or tentative plans of the subdivision stage.

10.5.2 Municipal reserves planned in new housing areas should be located central to the neighbourhoods they serve; this would provide a sizeable parcel that will accommodate varied recreational needs. Smaller parks with play equipment will also be required for the young

children.

10.5.3 Municipal reserve shall be provided by land dedication through the subdivision process. Where impractical to do so, money in lieu of deferral may be considered.

10.6 COMMUNITY, RECREATION, CULTURAL AND TOURISM POLICIES

10.6.1 The Town's development philosophy for recreation and leisure programs should be focused upon meeting local resident demands.

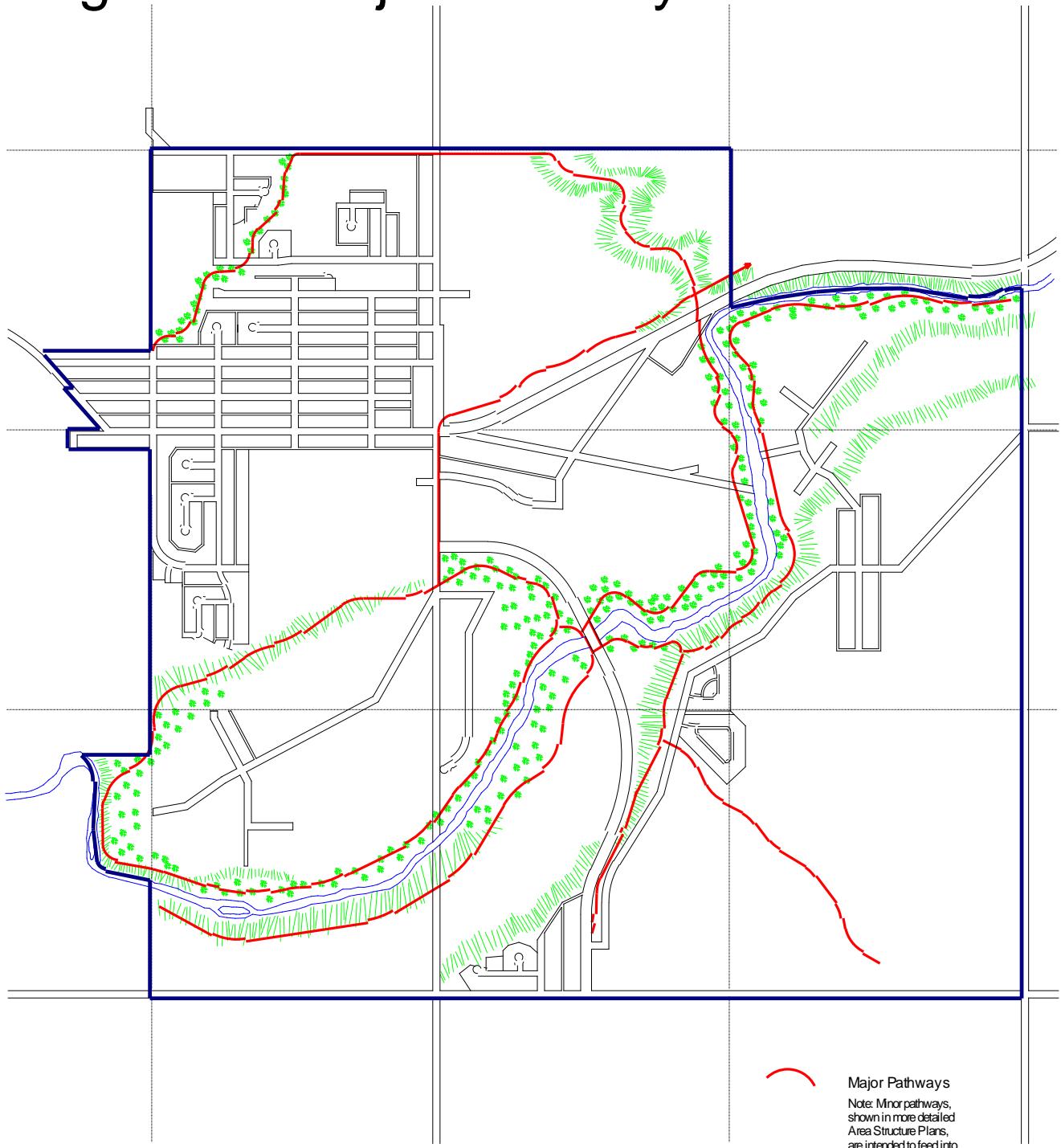
10.6.2 The Town of Turner Valley supports Family and Community Support Services.

10.6.3 The Town should endeavour to provide cultural resources, programs, experiences and facilities that effectively serve a population with varied cultural interests and backgrounds

10.6.4 The development of public recreational and cultural facilities should generally be based upon the commitment of users to raise funds, support capital development costs, and support operational costs through user fees.

10.6.5 With the recreational facilities of the Sheep River and the closeness of Kananaskis Country, Council will encourage the development of tourism and tourist related businesses.

Figure 5 - Major Pathway Network



NTS

11.0 COMMUNITY AND EMERGENCY SERVICES

11.1 INTRODUCTION

Fire and emergency services protection is available with a volunteer fire department. The R.C.M.P. and Town of Turner Valley Special Constable provide policing.

11.2 OBJECTIVES

The objectives of the Town are:

- *To ensure that an appropriate level of public emergency services are provided to meet the demands of growth.*
- *To ensure that a wide range of community services are provided for community residents.*

11.3 EMERGENCY SERVICES POLICIES

- 11.3.1 The Town, commensurate with available capital resources, will endeavour to provide fire, and disaster emergency services to meet the needs of residents. The Town will work with the Foothills Emergency Services in the provision of ambulance and emergency medical services.
- 11.3.2 The Town will ensure that the Emergency Response Plan/ Disaster Services Plan is periodically reviewed and adjusted for new population growth and development.
- 11.3.3 The Town will cooperate with the Royal Canadian Mounted Police to ensure that the level of police protection and facilities is appropriate to meet community needs.

12.0 TRANSPORTATION AND UTILITIES

12.1 INTRODUCTION

The Town of Turner Valley will continue to ensure that transportation and utility infrastructure is provided to balance the requirements for environmental protection, economic efficiency and accommodation of new population, commercial and industrial growth. The Town of Turner Valley is to contact Alberta Transportation when application has been made for a redesignation, subdivision or a development proposal within the Town of Turner Valley.

The Town has kept up with change through the upgrade of municipal offices and upgrade of maintenance equipment.

12.2 OBJECTIVES

- *To provide for the safe and efficient movement of people, goods and vehicles.*
- *To provide residents with a well-developed transportation network.*
- *To ensure that utility systems are upgraded and expanded in an environmentally sensitive and fiscally responsible manner to coincide with future growth.*

12.3 TRANSPORTATION POLICIES

- 12.3.1 Appropriate access, subject to Alberta Transportation, shall be required for all new highway commercial and industrial sites.
- 12.3.2 New residential areas will be designed to minimize through traffic.
- 12.3.3 Major improvements and expansions to the roadway system shall be staged to coincide with development or to relieve existing traffic congestion and safety problems in the system.
- 12.3.4 The developer will fund new transportation linkages and associated infrastructure that is required as a direct result of new development.

12.4 UTILITY POLICIES

- 12.4.1 Future utility upgrading will be programmed to accommodate projected land use and population density.
- 12.4.2 All developers will be fully responsible for servicing their land and the related utility upgrading costs.
- 12.4.3 All utility servicing infrastructure will comply with Town of Turner Valley Engineering Design Standards.
- 12.4.4 Prior to approval of major utility extensions or upgrading, the Town will ensure that all construction and operating costs to accommodate growth will be recovered from benefiting users and/or landowners.

13.0 REGIONAL COOPERATION

13.1 INTRODUCTION

In 2003 the Town of Turner Valley approved an Inter-Municipal Plan.

13.2 OBJECTIVES

The objectives of the Town are:

- *To promote cooperation, on-going consultation and dialogue and sharing of information amongst the Town of Turner Valley and surrounding municipalities.*
- *To ensure coordination and consistency in the land use, economic development and environmental protection policies of the Town of Turner Valley and surrounding municipalities.*
- *To ensure orderly and cost efficient expansion.*

13.3 REGIONAL COOPERATION POLICIES

- 13.3.1 Cooperate with the Town of Black Diamond and the MD of Foothills in the implementation of the Inter-municipal Development Plan.
- 13.3.2 Where land use and development proposals within the Town are deemed to have an impact on an adjacent jurisdiction, the Town will refer such proposals to the appropriate adjacent jurisdiction for review and comment.
- 13.3.3 Cooperate with adjacent jurisdictions to establish a reciprocal system of mandatory referrals for all land use and development applications in close proximity to the Town boundary.

14.0 IMPLEMENTATION AND MONITORING

14.1 IMPLEMENTATION

Responsibility for the implementation of the Town of Turner Valley Municipal Development Plan lies with Town Council, Committees, as established by Council, administration and the residents of Turner Valley through their active involvement. Decisions with respect to Land Use Bylaw amendments, development permits and subdivisions must conform to this plan.

14.2 MONITORING

Plan monitoring and review will occur on a regular basis in order to ensure that development is being effectively guided by the Plan policies. It is anticipated that major reviews of the policies and objectives of this document will be initiated within five to ten years after the date of Plan adoption. Amendments to this Plan may also be necessary in response to changing development trends, unanticipated external forces or changes in community priorities. As the primary planning document-guiding future developments within the Town of Turner Valley, this Plan must continue to reflect the goals and aspirations of the community as changes occur.

14.3 OBJECTIVES

The objectives of the Town are:

- *To ensure the implementation of the plan proceeds in a coordinated and cost-effective manner.*
- *To provide for monitoring, review and updating of the Municipal Development Plan from time to time.*
- *To involve citizen's in monitoring the Town of Turner Valley's quality of life.*
- *To anticipate the rate of growth in order to minimize negative financial impacts on the Town of Turner Valley.*
- *To minimize capital expenditures on infrastructure through the promotion of efficient patterns of development.*

14.4 IMPLEMENTATION ROLES AND RESPONSIBILITIES POLICIES

- 14.4.1** The Town will adhere to the policies and objectives of this plan.
- 14.4.2** Council to consult with its administrative staff, committees of Council, and any necessary provincial or federal personnel in the implementation of this plan.
- 14.4.3** Council to ensure that the goals and objectives of this Plan are consistent with changing community needs and aspirations.
- 14.4.4** Council to assign specific tasks to various boards, agencies and ad-hoc citizen committees related to the implementation, monitoring and review of specific Plan policies.
- 14.4.5** Council will encourage public participation in municipal decision making in a manner that does not conflict with the objectives and policies contained within this plan.

14.5 LOCAL AREA PLAN POLICIES

- 14.5.1** All future statutory area plans; including revisions to existing statutory planning documents will conform to the objectives and policies of the Turner Valley MDP.
- 14.5.2** Changes to the MDP should demonstrate substantial benefit to the community, (in Council's view) be supported by the community, not cause unacceptable impact to the community:
- 14.5.3** Area Structure Plans and/or Conceptual Schemes of subdivisions shall address, but not necessarily limited to:
 - Sequence of development;
 - Specific land uses;
 - General location of public open space;
 - General location of schools and community services, where applicable;
 - Population density
 - Visual impact assessment;
 - Design guidelines and architectural controls;
 - Location of buffer zones;
 - Any reasonable additional information.

14.6 MUNICIPAL FINANCE POLICIES

- 14.6.1** Work with senior governments to identify sources of funding for infrastructure and other community needs.
- 14.6.2** Endeavour to meet or exceed established provincial guidelines for municipal financial performance.
- 14.6.3** Cooperate with adjacent municipalities and other authorities to avoid duplication of municipal services.

15.0 INTERPRETATION OF TERMS

- 15.1 “Act” refers to the Municipal Government Act.
- 15.2 “Amenity” means an aesthetic or other physical characteristics that enhance the desirability of any environment, and may include such things as natural areas, landscaping, views or recreational facilities.
- 15.3 “Berm” means a constructed embankment used for separating potentially incompatible areas, sites and districts or for protecting an area, site or district from any intrusions generated by other activities, operations, facilities or traffic.
- 15.4 “Bottom of Slope” means a point (line) where the general trend of the slope changes from greater than 15 percent to less than 15 percent and remains at less than 15 percent. The bottom of the slope may, but does not necessarily, coincide with the lowermost break-line or topographic discontinuity between the valley wall or coulee slope and the valley bottom.
- 15.5 “Bottom of Slope Setback Line” means a line, approved by the Development Authority, defining the minimum setback in metres on the valley or coulee floor from the bottom of the slope line, providing for property integrity and public safety concerns along the bottom of the slope. The distance of the line from the bottom of the slope will vary in accordance with approved geo-technical study recommendations. (Minimum of 6 metre setback)
- 15.6 “Buffer Strip” means a parcel of land, dense vegetation and/or berthing located between two land uses, which may be incompatible or required for visual or sound attenuation. The buffer strip shall be designed to effectively separate and/ or protect one type of land use or development from the other.
- 15.7 “Built up area,” means areas that have been zoned as commercial, industrial or residential and expansion of existing land uses and structures within the agricultural district.
- 15.8 “Coulee” means water carved channel, natural drainage course or gully that feeds into a major drainage area.
- 15.9 “Critical Habitat” means a place that provides a particularly important environment for an organism; for example, coulees are a critical habitat for many plant species.

15.10 “**Development**” means modifications to the landscape, building modifications, changes in use or intensity of use of land or buildings defined in the Town of Turner Valley Land Use Bylaw.

15.11 “**Development Authority**” means the Town of Turner Valley Municipal Planning Commission, or the Subdivision and Development Appeal Board, or the Planning/ Development Officer or Council, as the context requires.

15.12 “**Development Lot Line**” means a line, established by survey at the applicant’s expense and acceptable to the Development Authority, which subsequently is registered on a plan of subdivision or other instrument that determines the extent of development in relation to a top of bank and/ or bottom of slope or the top of the bank setback line.

15.13 “**Environmentally Sensitive Land**” means those lands upon which development is likely to be subjected to/ or cause one or more of the following impacts:

- a) hazardous land conditions;
- b) major cumulative impacts resultant from the occurrence or recurrence of harmful action;
- c) degradation of the environment and reduction in natural and ecological diversity;
- d) destruction or severe damage to biotic communities such as tree stands, wetlands, nesting and breeding areas.

15.14 “**Light Industrial**” means industry that is clean, creates no air pollution, negative environmental impacts or noxious odours.

15.15 “**M.D.**”, “**Municipal District**”, “**M.D. of Foothills**”, or “**Municipal District of Foothills**” means the municipality of the Municipal District of Foothills.

15.16 “**Pollution**” means anything, at the discretion of the Act that causes or may cause contamination, damage or disturbance in accordance with the provisions to current environmental legislation.

15.17 “**Top of the Bank**” means the point (line) where the general trend of the slope changes from greater than 15 percent to less than 15 percent and remains at less than 15 percent, as determined by a geo-technical study. It may (but does not necessarily) coincide with the uppermost valley break-line or the slope edge defining the most distinct break or topographic discontinuity in the slope between the upper plateau and valley wall or coulee slope.

15.18 “**Top of Bank Setback Line**” means a line, approved by the Development Authority, defining the minimum setback in metres from the top of the bank line, providing property integrity and public safety concerns along the top of bank. The distance of the setback line from the top of the bank will vary in accordance with approved geo-technical study recommendations. (Minimum of 6 metre setback)

APPENDICES

APPENDIX A - CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (C.P.T.E.D.)

More detailed information is found in “Design Guide for a Safer City”, City of Edmonton Planning and Development (1995) and “Calgary Safety Audit Handbook”, City of Calgary.

The basic criteria for C.P.T.E.D. is three-fold:

1. Awareness of surrounding environment.

People should be able to see and understand surrounding environment through unobstructed sight lines, adequate lighting and avoidance of hidden places.

2. Visibility by others.

Create the ability to be seen by others and create a sense of ownership through maintenance and management of the built environment.

3. Finding help.

The ability to communicate, find help or escape when in danger through improved signs and designs.

A. SIGHT LINES

The inability to see what is ahead along a route due to sharp corners, walls, earth berms, fences, bushes or pillars is a serious impediment to the feeling of being safe. Large columns, tall privacy fences, overgrown shrubbery and thick barriers adjacent to pedestrian paths could shield an attacker. Dense landscape screens, insets adjacent to paths and long fences that cut off a way to escape a place, could act as entrapments.

Guidelines

1. *Design Visibility.* The design of the built environment should allow for clear sight lines.
2. *Modify Sight lines.* Sharp “blind” corners should be avoided, especially on stairs or corridors.
3. *Problematic Spaces.* Visibility should be taken into account when designing or planning spaces where risk to personal safety is perceived to be high

4. *Future Sight line Impediments.* Landscaping should be planned and trimmed along walkways to maintain an unobstructed view.

B. LIGHTING

Sufficient lighting is necessary for people to see and be seen. Light affects human behaviour. Too much, too little or coloured light has different effects. It takes a few seconds to adapt to a change in light intensity and light colour. Lighting must be planned and evaluated in terms of the use and behaviour it promotes or deters.

Guidelines

1. *Minimum Standards.* Pedestrian walkways, back lanes and access routes open to public spaces should be lit so that a person with normal vision is able to identify a face from a distance of 15 metres. Inset spaces, signs, entrances should be lit.
2. *Necessity of lighting/ improper lighting.* The paths or spaces not intended for nighttime use should remain unlit to avoid giving a false sense of security or impression of use.
3. *Consistency of lighting.* Lighting should be uniformly spread to reduce contrast between shadows and illuminated areas.
4. *Designing* for nighttime use. Project proposals should take into account the nighttime use of the outdoor spaces specifying the type, placement and intensity of lighting.
5. *Protection* of lighting. Light fixtures should be protected against casual vandalism.
6. *Placement* of lighting. Lighting should also be directed on the walkways and possible entrapment spaces rather than on roads only.
7. *Maintenance.* Bushes and trees that block the light should be trimmed. Lighting fixtures should be maintained in a clean condition and promptly replaced if burnt or broken.

C. PREDICTABLE ROUTES

Predictable routes offer no alternative for pedestrians. An attacker can predict where pedestrians will end up once they are on the path.

Guidelines

1. *Visibility of predictable Routes.* If there is a need for the predictable route, it should be designed to incorporate visibility.
2. *Location of predictable routes near entrapment spots.* If there is an entrapment spot or isolated area within 50 – 100 metres of the end of the predictable route, it should be modified or eliminated.
3. *Natural surveillance.* Natural surveillance of the predictable route should be encouraged.
4. *Sight lines.* If a pedestrian cannot see what is on or at the end of a predictable route, lighting should increase the visibility.
5. *Lighting.* Predictable routes should be adequately and uniformly lit.
6. *Alternative route sign.* An alternative well-lit and/ or frequently traveled route should be signed at the entrance.

D. ENTRAPMENT SPOTS

Entrapment spots are small, confined areas near or adjacent to well-traveled routes that are shielded on three sides by some barriers, such as walls or bushes.

Guidelines

1. *Elimination of entrapment spot.* If there is an entrapment spot adjacent to a main pedestrian route i.e. hidden area below or above grade, private dead alley, walled area or storage area, it should be eliminated.
2. *Visibility.* It is preferable to have natural surveillance. However, if an entrapment area is unavoidable, this area should be well lit.
3. *Escape route and help.* Design should provide for an opportunity to escape and find help.

APPENDIX B - PARK TYPES AND PROPOSED GUIDELINES FOR DEVELOPMENT

Park Type	Local Tot Lot	Neighbourhood Park	Community Park
Park Description	<ul style="list-style-type: none"> ◆ Intended for local day use by adjacent residents ◆ Caters to users within a comfortable walking distance 	<ul style="list-style-type: none"> ◆ The neighbourhood park can contain a wide range of passive and active recreation facilities. ◆ Introduces public open space into the neighbourhood and a public gathering place. 	<ul style="list-style-type: none"> ◆ Provides high levels of recreation activities for community wide use. ◆ Caters to structured recreational activities and tournament play.
Size	0.5-1 acre	4.0 acres	10 - 20 acres
Catchment Area	0.5 - 1 KM	2 - 3 KM	5 Km radius or greater
Target User	<ul style="list-style-type: none"> ◆ Pre-school children ◆ Seniors and the less ambulatory 	<ul style="list-style-type: none"> ◆ School aged children ◆ Pre-school children ◆ Adults residents 	<ul style="list-style-type: none"> ◆ All residents for active and passive recreation ◆ Local sports organizations
Common Activities	<ul style="list-style-type: none"> ◆ Structured but unprogrammed ◆ Playground activities ◆ Walking, sitting, viewing ◆ Informal and passive 	<ul style="list-style-type: none"> ◆ Informal or passive ◆ Some field sports ◆ Hard surface court activities ◆ Walking/ jogging ◆ Structured and programmed 	<ul style="list-style-type: none"> ◆ League and tournament play ◆ Public gathering ◆ Special community events ◆ Informal and passive recreation ◆ Schools/ education facilities
Facilities	<ul style="list-style-type: none"> ◆ Park furniture ◆ Play structures ◆ Site lighting for safety and security 	<ul style="list-style-type: none"> ◆ Sport equipment ◆ Play structures for school aged children ◆ All weather, multi-purpose, hard surfaced play area ◆ Site lighting 	<ul style="list-style-type: none"> ◆ Play fields, tennis courts ◆ Bleachers ◆ Storage for sports and maintenance equipment ◆ Public washrooms ◆ Site lighting

APPENDIX C - MUNICIPAL PARKS AND RECREATION AREAS

- Hell's Half Acre Campground:
 - 22 sites
 - Camp shelter
 - Portable washrooms
 - 6 horseshoe pits
 - Playground - two swings and apparatus
- Flare and Derrick Hall
- Royalite Millennium Park and Nature Trail
- Friendship Trail
- Outdoor rink
- Ball Diamond
- Dr. Lander Memorial Outdoor Swimming Pool
- Turner Valley School:
 - Two swing sets;
 - Apparatus;
 - Playing Fields
- Playground - John Street and Edgar Avenue - two swings/ slide
- Semi - private Golf Course
- River Bend Park - day use
- Southwood Dr. S - Play structure
- Gas Plant
- Sheep River
- Pathways