



**TOWN OF BOWDEN**



**Municipal  
Development  
Plan**

**JUNE 2004**

**BYLAW No. 04-009**

for the

**TOWN OF BOWDEN**

**A Bylaw of the Town of Bowden (hereinafter referred to as "the Town") in the Province of Alberta for the authorization the Council of the Town to adopt a Municipal Development Plan for the Town of Bowden in the Province of Alberta.**

WHEREAS: Section 632 of the Municipal Government Act, as amended, allows the Council of a Municipality to adopt an Municipal Development Plan; and

WHEREAS: A Municipal Development Plan has been prepared in accordance with the requirements of Part 17 of the Municipal Government Act, as amended; and

WHEREAS: Council deems it desirable to adopt a Municipal Development Plan to guide the future growth and development of the Town;

NOW THEREFORE, Council of the Town of Bowden duly assembled enacts as follows:

1. The adoption of the Plan, to be known as the Town of Bowden Municipal Development Plan, being the document attached hereto.
2. This Bylaw comes into effect upon the date of it being given third reading.

READ A FIRST TIME this 14<sup>th</sup> day of June 2004 on a motion made by Councillor Dale Haigh.

READ A SECOND TIME this 9<sup>th</sup> day of August 2004 on a motion made by Councillor Laurie Archibald.

READ A THIRD AND FINAL TIME this 9<sup>th</sup> day of August 2004 on a motion made by Councillor Mildred Lane.

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Chief Administrative Officer

# Town of Bowden Municipal Development Plan

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# Town of Bowden Municipal Development Plan

## 1.0 Introduction and Purpose

The *Municipal Government Act*, RSA, 2000 (as amended) requires all municipalities with a population of 3500 or more to prepare and adopt a municipal development plan (MDP). The *Act* states that an MDP must address such issues as future land use and development in the municipality, the provision of municipal services and facilities, and intermunicipal issues such as future growth areas and the co-ordination of transportation systems and infrastructure. Although it is not required by the *Act* to prepare and adopt an MDP, the Town of Bowden believes it is beneficial to do so.

The overall purpose of the Town of Bowden Municipal Development Plan (MDP) is to guide future growth and development to ensure that it is sustainable, orderly, appropriate, complementary, efficient, and that it enhances the quality of life for the citizens of Bowden. The MDP is primarily a policy document that can be utilized as a framework for the physical development of the community within which both public and private sector decision making can occur. As a policy document it is, for the most part, general in nature and long range in its outlook. The MDP provides the means whereby Council can evaluate immediate situations or proposals in the context of a long range plan.

Sections 1.0 and 2.0 of the MDP provide introductory and background information about the role of the plan, recent growth and development trends in Bowden and significant features influencing the future development of the community. These parts are presented for information only and are not to be interpreted as policy statements.

Section 3.0 of the MDP provides a vision of the type of community that Bowden aims to be in the future. A broad set of goals identify the key directions that the Town will pursue in order to achieve this vision for each major topic area covered by the plan. Section 4.0 provides an overview of the major elements in the Future Land Use Concept and general direction of urban growth.

Section 5.0 and subsequent sections contain a mix of background and descriptive information, goal, objectives and policies. Each section contains specific statements that are intended as policy to guide decision making on planning and development issues. Throughout the plan, the background and objectives sections are not to be interpreted as policy but as context with which to guide policy interpretation or the exercise of discretion.

## **2.0 Community Context and Trends**

### **Regional Setting**

The Town of Bowden is located approximately 50 kilometres south of the City of Red Deer and immediately west of Highway 2.

Three highways provide access to Bowden. Highway 2 establishes the east boundaries of the Town with direct access available at one interchange and one slip ramp for south bound traffic to enter Bowden. Highway 2A runs through the Town in a north-south fashion providing a route from Bowden to Olds to the south. Highway 587 runs through the north end of Bowden in an east-west fashion and provides access to the west and east portions of Red Deer County and beyond.

The Town is located along the main railway line connecting Edmonton and Calgary.

### **Population Growth**

In 1951, the Town of Bowden was home to 277 persons and by 1971 this number had increased by 102 percent to reach 560. Like other communities in Central Alberta, the Town's population was heavily influenced through the 1970s by the oil and gas boom. Between 1971 and 1981, the population of the Town increased by 77 percent going from 560 persons to 989 persons.

Bowden's total population has been increasing since 1991 at rates between 2 percent and 2.5 percent per year. Declines in population in the early 1990s were offset by increases in the late 1990s and early 2000s. During the five year period between 1996 and 2001, Bowden's population increased from 1,014 to 1,174 persons. This equates to an average annual percentage increase in population of 2.97 percent. In comparison, Alberta's total population increased by 1.98 percent per annum and the population of the Red Deer region increased by 1.53 percent per annum over this same five year period.

### **Residential Building Trends**

As of June 2001, the predominant form of housing unit in Bowden was the single detached dwelling. In combination with semi-detached dwellings, this housing form accounts for 68 percent of the total number of available dwelling units. Multiple family housing, consisting of three or more attached dwellings, represented 14 percent of the available units. Manufactured homes made up 17 percent of the total housing stock in Bowden.

Between 1996 and 2001 approximately 60 new housing units were added to Bowden. This number approximates the number of residential building permits being issued in recent years at 12-15 per year. Assuming an average development density of at least 10 dwelling units per gross hectare of land, this pace represents take up of approximately 1.5 hectares of serviced residential land per year.

## Development Influences

Map 1 identifies the significant features that influence the future growth pattern of the Town of Bowden. These features represent constraints to urban development as well as opportunities for the creation of an attractive, interesting urban community.

While the highways that serve the community provide good access they also pose constraints relating to residential areas straddling high traffic routes and balancing the desire to access land along the highway with maintaining the ability of the highway to move traffic. The Canadian Pacific Railway and Highway 2A form a physical and psychological barrier to development of the community. Means to cross the railway in an east-west direction are limited to the single existing road crossings within the Town boundaries at 17 Avenue and the Highway 587 rail overpass.

Gas pipelines, major telecommunications cables and major transmission lines running through the Town place constraints on the future layout of lots and roads while providing opportunity for linear parkways. The former landfill site, located in the NE 14, oil and gas wells, and the Town's sewage lagoons and their respective development setback and restrictions all influence the direction of growth and the potential land uses in proximity to these features.

Existing land use patterns set the stage for development of adjacent lands. The distribution of existing community service, recreation and education facilities influences residential land use patterns. Similarly, the existing development of commercial and industrial properties presents opportunities and constraints for the future development of nearby properties.

For some locations, soil constraints in the form of organic materials, loosely placed fill or presence of high water tables will pose challenges for some forms of urban development.

Existing municipal services and the ability to economically extend services to future growth areas is a significant influence on both the direction and timing of future development. Bowden's varied topography creates a series of service basins, some of which may require higher cost of infrastructure than others to efficiently service with municipal sanitary sewer and water systems.

Surrounding lands uses within Red Deer County have a bearing on the future development of the Town. To the north the Bowden Institute represents a significant employment base and the Parkland oil refinery forms a barrier to some types of urban expansion. Agricultural uses largely surround the Town with future possibility for commercial development around the interchanges along Highway 2. Some agricultural activities, most notably confined feeding operations and their related minimum distance separation from residential uses, can impact on development of lands with the Town boundaries.

## Future Trends and Opportunities

Bowden's advantageous location midway between Calgary and Edmonton within the Highway 2 Corridor, where Statistics Canada projects another one million persons will reside by 2021, provides excellent opportunities for future growth and development. Proximity to Red Deer, a major regional trading and service center, and the strong regional economic base provide the promise for a dynamic and prosperous future.

The share of future regional population growth and development attracted to Bowden will be dependent on several factors including:

- people's preference for small town living;
- the availability of affordable housing relative to other opportunities in the Region;
- economic and employment opportunities in the Region or within commuting distance;
- availability of recreation and leisure opportunities; and
- the level of services and amenities contributing to a high quality of life available in the community.

The Town of Bowden's population will increase over the next twenty years. Projections for the Town's future population growth, based on Federal Census information over the past twenty years, are provided in the tables below. The first two tables show the historic changes in population and establish the observed rates of growth. The third shows the potential changes in the Town's future population levels. These projections are estimates based on past trends with the key assumption being continued growth within Alberta and the Red Deer/Central Alberta regional economy will continue to sustain the rates of growth observed in the past.

<b>POPULATION: 1981 TO 2001</b>					
	<b>1981</b>	<b>1986</b>	<b>1991</b>	<b>1996</b>	<b>2001</b>
ALBERTA Population	2,237,724	2,375,278	2,545,553	2,696,826	2,974,807
REGION Population	142,940	153,636	162,630	174,658	193,511
BOWDEN Population	989	967	923	1,014	1,174
BOWDEN Private Dwellings	365	365	380	430	490
BOWDEN Avg. Household Size	2.71	2.65	2.43	2.36	2.40

<b>AVERAGE ANNUAL PERCENT CHANGE IN POPULATION</b>				
	<b>1981 to 2001</b>	<b>1986 to 2001</b>	<b>1991 to 2001</b>	<b>1996 to 2001</b>
ALBERTA	1.43%	1.51%	1.57%	1.98%
REGION	1.53%	1.55%	1.75%	2.07%
BOWDEN	0.86%	1.30%	2.43%	2.97%

<b>PROJECTIONS</b>							
	<b>Rate</b>	<b>2001</b>	<b>2006</b>	<b>2011</b>	<b>2016</b>	<b>2021</b>	<b>2026</b>
<b>Population</b>	0.86%	1174	1225	1279	1335	1393	1454
	1.00%	1174	1234	1297	1363	1433	1506
	1.30%	1174	1252	1336	1425	1520	1621
	2.43%	1174	1324	1493	1683	1898	2140
	2.97%	1174	1359	1573	1821	2108	2440
<b>Additional Dwellings</b>	0.86%	-	21	44	67	91	117
(2.4 persons/dwelling)	1.00%	-	25	51	79	108	138
	1.30%	-	33	67	105	144	186
	2.43%	-	62	133	212	302	402
	2.97%	-	77	166	270	389	528

Over the long term, the 1.3 percent growth rate is considered a reasonable expectation of future population growth as it is based on a fifteen year trend observed between 1986 and 2001. Use of this rate results in a projected Town population of approximately 1,620 by 2026 and the addition of approximately 186 dwelling units over the next 23 years.

Future trends in residential development may include a move to more dense residential areas and a closer integration of various housing forms. CMHC studies and forecasts for housing markets in Alberta point to the anticipated demand for smaller residential units catering to the needs/desires of seniors and smaller households as well as a desire to have less maintenance associated with housing. This can lead to more compact, detached dwelling development (smaller houses on smaller lots) and renewed interest in the development of multi-family housing (seniors' condos). Infill development or intensification of residential uses close to amenities such as shopping and health services may also emerge as a trend. With increasing concern over the social, environmental and economic implications of separation of land uses there may be greater interest by developers and willingness by the public and potential buyers to see more integration of commercial, residential, recreational and institutional uses.

It is anticipated that Bowden's role as a local service centre and a commuter community will continue. The number of people choosing to live in Bowden and commute to employment opportunities in Red Deer, Innisfail, Olds and the other major employment areas in the region may increase. As a result, it is expected that the predominant form of future development in Bowden will be for residential purposes. Commercial development is expected to increase as the Town's local market grows and opportunities to provide commercial services to the traveling public along the Highway 2 corridor are realized.

In addition to the trends discussed above, Bowden's future growth and development will be influenced by larger societal trends and changes. Some of these are:

- increasing uncertainty and change resulting from fluctuations in the oil and gas sector, grants and funding available from senior levels of government and Provincial and Federal legislation;
- continued advancements and changes in technologies relating to communication, information technology and transportation; and
- increased awareness and need to integrate social, environmental and economic considerations into planning and development decision making.

### **3.0 Vision Statement**

The vision for the community is as follows:

"The Bowden of the future will be a viable, safe, family-oriented and healthy community demonstrating a strong sense of pride and possessing a range of services supporting the needs of residents. Bowden will remain an attractive residential option within the region. The population will increase to a level capable of supporting commercial operations that cater to residents' basic shopping needs and sustaining existing services. Increased business and industrial development will provide more opportunities for local employment for Bowden residents. While growth will be encouraged, this growth will be managed to maintain Bowden's small town atmosphere, charm and quality of life.

Downtown Bowden will be a key focal point and identifying feature of the community based on its unique and attractive character. Small scale businesses and cottage industries will thrive in the beautified downtown area. Future residents will be attracted by local business and employment opportunities, small town atmosphere, well kept and maintained properties. The many amenities and opportunities available throughout the region and Bowden's strategic location next to Highway 2 within the growing Calgary-Edmonton Corridor will attract residents and business alike.

Bowden will have developed in an environmentally responsible manner with areas devoted to residential, commercial, industrial and open space uses. Major open space and recreation opportunities will be available (golf course, campground, neighbourhood parks, trail and sidewalk system, and school grounds). Well kept and landscaped boulevards and private yards will add to the sense of open space and greenery within the community. Residential areas will be attractive, well designed and have a variety of housing types and price ranges to meet the needs and desires of residents. Commercial and industrial areas will be located to take advantage of access to Highway 2 and be conveniently accessible to local residents.

Transportation links vital to Bowden's success will be maintained and enhanced. Bicycle and walking trails, affordable public transportation, a community van, taxis and bus service will be widely used in addition to private automobiles. Telecommunications infrastructure such as fibre optic cable and similar high speed services will keep Bowden connected to outside communities.

Bowden will continue to be an inclusive community that is accessible to all and encourages members of the community to come together to recreate, socialize and showcase talent. The community will have access to well designed and maintained facilities that serve multiple social, cultural and recreational purposes and provide venues for community members and groups to meet. Residents and neighbours will look out for one another to foster a safe and secure environment.

The community will be well served with municipal infrastructure (roads, water, sanitary sewer, and storm sewer) to meet residents' needs. Streets will be multi-functional and used for sidewalks, benches and landscaping to create attractive streetscapes throughout Bowden. Environmental stewardship will be a source of pride for the community as water conservation, composting, recycling and energy conservation become common practices in everyday life."

This Municipal Development Plan embodies the community goals, issues, dreams and aspirations contained in the vision statement. Based in part on the themes in the vision statement, goal statements have been provided to guide future planning and development. These goal statements appear at the beginning of each policy section and provide a framework for the objectives and policies within each section.

## **4.0 Land Use Concept and General Development**

### **Goal**

To plan and manage growth and development in an environmentally, socially and fiscally sustainable manner that benefits existing and future residents and members of the community.

The Future Land Use Concept (Map 2) identifies the preferred long range growth and land use pattern as envisioned by the Town. This includes the type and location of different land uses, the general location of major roads, and possible growth areas. The land use concept may be further defined through the preparation and adoption of statutory and non-statutory plans for smaller geographic areas of the Town.

The Land Use Bylaw shall be utilized to implement the MDP policies through the designation of land use districts and the application of development standards for each district. In this regard, the boundaries between the land uses shown on Map 2 are not to be rigidly interpreted and the specific boundaries shall be determined through the designation of the Land Use Bylaw districts.

The Future Land Use Concept illustrated in Map 2 is not to be viewed or interpreted in isolation from the goals, objectives and policies expressed throughout the text of the Municipal Development Plan. Any identified future land uses, goals, objectives or policies related to lands outside the Town's current boundaries are statements of future intent or preference and are not binding on the owners of these properties.

## **Policies**

- 4.1 The general allocation of areas for major land uses shall be based on the Future Land Use Concept (Map 2). The boundaries between each land use category shall not be rigidly interpreted. Where a more detailed plan in the form of an area structure plan, area redevelopment or outline plan is available the boundaries of specific land uses in these adopted plans shall prevail.
- 4.2 Subdivision and development of land adjacent to the CPR railway tracks shall be undertaken in a manner that mitigates the impact of rail operations on adjacent uses. The Town may require a noise study or other type of study (e.g. visual impact study, vibration study) that may, in the opinion of the Approving Authority, be considered necessary to properly evaluate subdivision and development proposals along the railway tracks.
- 4.3 Subdivision and development within the area identified as development setback from the former landfill site and existing sewage lagoons shall only be permitted in accordance with the Subdivision and Development Regulation. The Town may request a waiver of this setback from Alberta Environment.
- 4.4 Subdivision and development within 100m of an oil or gas well or within 1500m of a sour gas facility shall only be permitted in accordance with the Subdivision and Development Regulation.
- 4.5 The Town shall encourage oil and gas facilities and pipelines to be located beyond the identified potential future expansion areas shown on the Future Land Use Concept (Map 2). Where it is not possible to locate oil and gas infrastructure beyond the future expansion areas, the Town shall encourage the use alignments and locations that are conducive to future urban development.
- 4.6 Where subdivision and development occurs on or near a steep or potentially unstable slope applicants may be required to slope stability assessments prepared and signed by a qualified professional engineer.
- 4.7 The Town may require submission of environmental assessments where subdivision and development is proposed on a site that may be the subject of environmental contamination.

## **5.0 Growth Management and Financing of Urban Growth**

The management of growth and development is a key responsibility of the Town of Bowden. Growth management is the process of accommodating changes and growth in the community while directing the location and pattern of development. It ensures that the qualities that attract growth to Bowden are not significantly diminished as the size of the community increases. Growth management is also a tool to ensure that development occurs in a manner that contributes to and works towards making the community's future vision a reality.

A lack of coordinated growth management can lead to land use conflicts and inefficient servicing patterns. This in turn can affect the ability of the Town to provide municipal services in a cost effective manner and achieve the optimal use of limited funds for capital improvements and upgrades.

## **Goal**

To manage the rate, type and direction of future growth and development in a manner that is compatible with the heritage, character and physical setting of Bowden, will enhance the sense of community, and is within the financial capacity of the community.

## **Objectives**

1. To ensure urban development and expansion provides for future land use requirements while recognizing the need to retain for as long as possible the agricultural use of lands
2. To manage urban development in a responsible, orderly and cost-efficient manner providing the necessary degree of land use control and adherence to good planning principles
3. To encourage development, operational and maintenance practices that contribute to attractive and pleasant urban spaces and minimize the operational and maintenance cost of municipal services and infrastructure
4. To ensure the availability of land for current and future development needs in a timely fashion

## **Policies**

- 5.1 Prior to considering a change in a Land Use Bylaw designation that allows for more intense subdivision or development than presently exists on larger parcels of land, the Town may require the preparation of an outline plan to the Town's satisfaction. Any additional studies, testing and approvals that may be required to determine the suitability of the subject lands for development may also be required and shall be the responsibility of the developer.
- 5.2 In considering a proposal for a change in Land Use Bylaw designation, subdivision or development, the following matters should be taken into account where applicable:
  - the type and scale of the proposed use or uses;
  - the suitability of the site for the proposed use or uses;
  - site design with respect to natural topography, treed areas, landscape features, wetlands and steep slopes;
  - compatibility with surrounding existing and future land uses;
  - proposed access, intersection treatments and impacts on the road system;
  - availability of municipal utility services;
  - provision of open space in terms of public access and use;
  - adequacy of parcel sizes to support the intended use, design and appearance;

- consistency with provisions contained in applicable statutory plans and the Land Use Bylaw;
  - proximity to oil and gas infrastructure, wastewater treatment facilities and solid waste handling facilities;
  - the need for the development and the benefits the development would bring to the community; and
  - any other matters deemed relevant by the Town.
- 5.3 Wherever possible, development shall be contiguous to existing built areas unless the Town deems servicing and road requirements are more efficient and can be economically provided in areas isolated from the existing built-up areas. This requirement for contiguous development shall be applied in a manner that maintains a competitive supply of developable land within the Town boundaries.
- 5.4 The Town shall identify growth needs and directions for Bowden and plan for any necessary annexations to ensure the Town has access to an adequate supply of readily serviceable land. This shall include maintaining a 20 year supply of land within the Town's corporate boundaries for residential, commercial and industrial land uses.
- 5.5 Infill development and intensification within existing built areas shall be encouraged to take advantage of existing municipal utilities and roads.
- 5.6 The Town shall promote the development of a compact community and encourage development at efficient density levels to make maximum use of infrastructure, land supply, and public expenditures for maintenance and operating and reduce per unit development costs.
- 5.7 The Town shall manage growth and development in such a manner that, in Council's opinion, an inappropriate amount of the cost of servicing new lands and development will not be borne by existing ratepayers. In determining an appropriate amount of the cost to be borne by existing ratepayers, Council shall consider the degree of local benefit relative to the degree of general benefit to the community provided by the proposed services.
- 5.8 Developers shall be responsible for the construction and initial maintenance of municipal utilities, including required extensions and oversizing, unless otherwise specified in a development agreement with the Town.
- 5.9 Any public expenditure for improvements or municipal services proposed within this plan to be funded by the Town shall be subject to the Town's annual operating and capital budgeting priorities and approvals process and shall be evaluated in relation to the overall needs of the community and town-wide spending priorities.
- 5.10 Bowden's growth and development should be monitored by the Town in relation to:
- the rate of population growth and new housing construction
  - the supply of serviced and non-serviced land for residential, commercial and industrial uses

- the capacity of the water, sanitary sewer and storm water systems
- road access, safety and internal traffic patterns
- adequacy of open space system and community services
- any other matter deemed appropriate by Council

## **6.0 Agriculture**

The Town of Bowden is an urban municipality located within a rural region containing a variety of agricultural activities. Red Deer County and Central Alberta contains some of the most productive agricultural land in the province making this a key economic activity in the region. Farming has been a lifestyle for several generations and the agricultural base has supported the growth and development of the Town.

The Municipal Development Plan acknowledges that occasionally landowners and residents may incur some effects of agricultural operations. These effects can take the form of odours, dust and smoke, application of fertilizers, slow-moving machinery, and operations such as combining late into the evening. Over the long-term, it is envisioned that existing agricultural land within the Town boundaries will convert to urban land uses and development. However, good agricultural land and existing farming operations within the Town of Bowden should be protected for as long as possible until required for future urban development.

### **Goal**

To protect existing agricultural operations and farm land until needed to accommodate urban growth while minimizing the effects of agricultural operations on Town residents and landowners.

### **Objectives**

1. To recognize the need to retain for as long as possible the agricultural use of better agricultural lands
2. To promote general understanding of farm practices by Town residents and landowners and encourage farming practices that minimize their potential effects on Town residents and landowners

### **Policies**

- 6.1 Agricultural land and existing farming operations within the Town shall be protected for as long as possible until required for future urban development.
- 6.2 The Town shall ensure an orderly progression and staging of development in order to prevent premature development of agricultural land and to minimize land use conflicts with existing agricultural operations. Additionally, the Town shall encourage infill development, intensive redevelopment and efficient use of land to minimize the amount of agricultural land taken out of production as the Town's population increases.

- 6.3 Extensive agricultural land uses such as field crops may be allowed in future urban development areas within the Town's boundaries, but intensive livestock operations/confined feeding operations, as defined by Alberta Agriculture, Food and Rural Development's 2000 Code of Practice for the Responsible Livestock Development and Manure Management shall not be permitted within the Town's boundaries.
- 6.4 The Town shall promote compatibility between the urban land uses within Bowden and the agricultural operations within Red Deer County within the vicinity of the municipal boundaries. The Town may consider the use of mechanisms available to achieve compatibility such as buffers between urban land uses and adjacent farming operations, policies/designations in an Intermunicipal Development Plan, referral responses on development applications, and general communication with Red Deer County.
- 6.5 Through an Intermunicipal Development Plan and other means of cooperation with Red Deer County, the Town shall express its desire to avoid the approval of new or expanded confined feeding operations within 2 kilometres of the existing Town boundaries and potential future urban expansion areas. This desire shall be communicated to the Natural Resource Conservation Board on all referrals sent to the Town.

## **7.0 Residential Development**

### **Goal**

To facilitate a balanced range of housing opportunities supporting the needs and preferences of all household types and income levels within attractive, aesthetically pleasing residential areas.

### **Objectives**

1. To identify areas suitable for new residential development and ensure an adequate supply of land for residential purposes
2. To ensure a high standard of residential development and neighbourhood design
3. To promote a mix of housing types to meet a variety of lifestyles, life cycle demands and market preferences
4. To manage future residential development so that it does not impact adversely on the existing community

### **Policies**

- 7.1 The Town shall direct residential development to the areas identified on the Future Land Use Concept (Map 2).

- 7.2 The Town shall encourage the provision of a variety of housing forms in terms of lot size, dwelling type, appearance, and affordability.
- 7.3 In considering new statutory and non-statutory plans, subdivisions, and Land Use Bylaw designations the Town should ensure that the following mix of housing types is achieved across the community's overall residential area:
- no less than 60 percent of the total potential dwelling units being single detached dwellings; and
  - no more than 40 percent of the total potential dwelling units being semi-detached, apartment, fourplex, row housing and manufactured home units.
- This mix is to be achieved on a broad, community-wide basis rather than on a site specific basis to allow for the creation of distinct residential neighbourhoods or sub-neighbourhoods.
- 7.4 The Town shall encourage the integration of differing forms of housing on a street-by-street basis using medium density housing forms such as semi-detached dwellings and row housing to transition from low density housing to multi-family housing wherever possible.
- 7.5 In locating sites for multi-family housing, the following criteria should be applied:
- close proximity to a major collector or arterial road;
  - adjacent or nearby open space and path system;
  - proximity to a school;
  - compatibility with existing housing and uses; and
  - lot size sufficient to minimize traffic and parking congestion.
- 7.6 Manufactured homes may be permitted only:
- as replacements for units within existing manufactured home communities; or
  - as part of a comprehensively designed and architecturally controlled manufactured home subdivision or park that is integrated with the overall design and character of surrounding residential uses; or
  - on an individual site basis where such development is of a standard of design that is at least equal to the character and appearance of residential properties surrounding the subject site.
- 7.7 The residential area west of the CPR right-of-way may be considered for development of larger estate lots ranging from 0.13 ha (0.33 acre) to 0.8 ha (2 acre) in size. Private individual or communal services for water supply and sewage disposal may be used as a replacement for or in combination with municipal systems. Deferred service agreements may be put in place at the time of subdivision outlining the future requirements for connection to municipal water and sanitary sewer.
- 7.8 The area identified as live/work residential on the Future Land Use Concept (Map 2) is intended to provide opportunity for residential and commercial/light industrial uses to occur on the same large parcel. Lots intended to accommodate live-work uses shall be large enough and have sufficient width and depth to provide separation between the onsite residence and residences on adjacent parcels and the onsite commercial/light industrial activities. Commercial/light industrial activities shall be limited to those that do not cause objectionable and dangerous conditions

perceivable beyond the building in which they are located and have limited need for outdoor storage areas. Neither residential use nor commercial/light industrial use may exist singularly on a site. Private individual or communal services for water supply and sewage disposal may be used as a replacement for or in combination with municipal systems. Deferred service agreements may be put in place at the time of subdivision outlining the future requirements for connection to municipal water and sanitary sewer.

- 7.9 Residential areas shall be adequately buffered from highways and industrial and commercial areas.
- 7.10 The overall design density for existing and future residential areas of the Town, with the exception of the low density residential area and live/work residential area, should average between 10 and 12.5 dwelling units per gross developable hectare. This design density does not apply to individual sites. Variations may be permitted if accommodated in an adopted statutory or non-statutory plan.
- 7.11 The Land Use Bylaw shall be used to regulate changes in residential density within existing residential areas to ensure that older, low density areas do not experience extreme density increases. For the purposes of this policy, an extreme increase in density will be considered to have occurred if the number of units on an individual residential block (based on lots on both side of a street) that would be possible under the current Land Use Bylaw designation increases by threefold or more under a proposed Land Use Bylaw designation.
- 7.12 The Town shall require a high standard of subdivision design to promote the efficient use of land, roads and utilities, compatibility between housing types and land uses and aesthetically pleasing residential environments. Subdivision designs should:
- provide for varied lot sizes to accommodate different housing types, sizes and designs;
  - minimize through traffic on local roads;
  - provide sufficient on-street and off-street parking;
  - encourage the retention and integration of natural and historically interesting amenities and features;
  - accommodate adequate parks, open space and pathway systems;
  - provide opportunities for lots with and without lanes;
  - provide buffers and/or distance separation of land uses and features of lesser compatibility; and
  - promote high visual standards and interesting streetscapes.
- 7.13 In recognition of the need for special housing for seniors and the disadvantaged, the Town should:
- monitor the demand for and supply of special housing;
  - encourage senior governments, community agencies and the private sector to provide housing in response to needs; and
  - designate suitable sites to accommodate special housing.

## **8.0 Commercial Development**

### **Goal**

To support the development of commercial areas that meets the needs of Bowden and the surrounding areas.

### **Objectives**

1. To identify lands for future commercial development at locations highly accessible to residents, traveling motorists and potential customers
2. To minimize conflicts between commercial and non-commercial land uses
3. To encourage aesthetically pleasing commercial development and commercial areas
4. To sponsor and encourage a clearly identifiable downtown core or central business area capable of supporting and accommodating a variety of compatible uses.

### **Policies**

- 8.1 The Town shall encourage the location of commercial development within the areas identified on the Future Land Use Concept (Map 2). The detailed form of commercial on individual sites and areas shall be determined through approved area structure plans, where applicable, and Land Use Bylaw designations.
- 8.2 All commercial development shall be required to:
  - have a high quality of external design and finishing that complements or improves upon the appearance of existing development in the vicinity;
  - have a high quality of landscaping and aesthetically pleasing site design;
  - have controlled vehicle access from highways and collector roads;
  - provide for safe onsite vehicular movement, safe and convenient pedestrian movement and linkages to the open space system where possible; and
  - provide adequate buffering between commercial development and surrounding existing and future residential areas in order to minimize noise, traffic, light, and visual impacts.
- 8.3 The Town shall encourage compact commercial development through mixed use buildings, including residential uses, where there is minimal possibility of conflict between uses and development of second floor space in commercial areas.
- 8.4 Where uses existing on a parcel within the commercial areas identified on the Future Land Use Concept (Map 2) do not conform with the allowable uses under a commercial Land Use Bylaw designation, the Town shall safeguard these existing uses from the limitations of non-conforming use status by listing the existing use on that particular parcel as a discretionary use within the applicable commercial Land Use Bylaw district.

- 8.5 The Town shall strive for the development of a compact central business area along 20 Avenue between Highway 2A and 22 Street and encourage development and redevelopment to maximum allowable densities.
- 8.6 The Town shall encourage mixed use development in the central business area that includes complementary land uses such as community, cultural, recreational, entertainment, public uses and residential. In acting on this policy, the Town shall recognize that residential uses in the central business area will be subjected to more noise and traffic than is typically considered acceptable in a predominantly residential area and accept this as one of the trade-offs associated with creating residential opportunities in this area.
- 8.7 New development and redevelopment in the downtown area shall be encouraged to use pedestrian oriented building and site design (building entrance close to or directly accessible from the public sidewalk) rather than vehicle oriented designs (parking lot separating building from public sidewalk) wherever possible.
- 8.8 The Town shall support initiatives to maintain and enhance the central business area as a viable multi-use focal point of the community that includes shopping opportunities, personal and business services, public institutions, restaurants and entertainment, office commercial and light industrial uses.
- 8.9 To facilitate possible improvements and development of the central business area, the Town should, in consultation with property owners of the area, undertake a design concept that addresses:
- optional streetscape improvements such as signage, boulevard landscaping and tree planting, street furniture, and lighting;
  - safe and convenient pedestrian movement, vehicle traffic patterns, and parking areas;
  - integration of a variety of uses with the intent of creating an interesting and vibrant area; and
  - building orientation, design and appearance guidelines fostering an attractive and pedestrian friendly environment.

## **9.0 Industrial Development**

### **Goal**

To encourage the retention and expansion of existing industrial development and the establishment of new industrial activities that are compatible with existing and future land uses.

### **Objectives**

1. To encourage existing industries to maintain and expand their operations
2. To attract new industrial development to locations within the community representing a wide array of industrial activities

3. To minimize conflicts between industrial and non-industrial land uses

### **Policies**

- 9.1 The Town shall encourage the location of industrial development within the areas identified on the Future Land Use Concept (Map 2).
- 9.2 The Town expects and shall encourage a high standard of site development, including the screening of storage yards, site landscaping and attractive building design. Industrial subdivision or development proposals shall address potential impacts on adjacent land uses.
- 9.3 Where industrial development occurs or exists adjacent to non-industrial land uses, the Town shall require the provision of sufficient screening and/or buffering to minimize potential impacts on the non-industrial areas. This may include the provision of landscaping, fences, and/or berms.
- 9.4 While a broad range of industrial uses and development should be accommodated, industrial uses and development which in the opinion of the Town would detract from the community's character, quality of life for residents or unduly impact on the environment or the Town's infrastructure may not be permitted.
- 9.5 Heavy industries shall be directed away from residential areas, recreation and institutional facilities and commercial districts and shall be separated from non-industrial uses by light industry, landscaped screens and buffers, or both.
- 9.6 Industries which involve the use and storage of large quantities of hazardous materials should not be permitted in proximity to residential, recreational and institutional land uses.

## **10.0 Economic Development**

### **Goal**

To enhance and encourage local economic activity to provide a municipal tax base capable of supporting facilities, amenities and activities desired by residents and ratepayers and providing sufficient and varied employment for residents of all ages.

### **Objectives**

1. To encourage investment in new and expanded commercial and industrial development
2. To strive to reduce the tax load for residential properties by pursuing a 30:70 non-residential to residential ratio in the local property assessment base
3. To pursue increased opportunities for local employment

## **Policies**

- 10.1 The Town shall support diversification of the economic base of the community through the expansion of industrial and commercial activities and identification of areas suitable for these uses.
- 10.2 Where compatible with residential land uses, the development of home-based businesses shall be facilitated.
- 10.3 The Town shall encourage development of leasehold or condominium space for small scale commercial or industrial operations.

## **11.0 Open Spaces and Natural Areas**

### **Goal**

To facilitate the preservation of significant natural areas and the provision of integrated, accessible and well-planned open spaces that support a broad range of leisure and recreation opportunities catering to all age groups, income levels and skill levels.

### **Objectives**

1. To conserve and sensitively incorporate natural features as an integral part of the community's open space system
2. To provide open spaces that are functional and effective in satisfying the needs of residents and visitors to the community
3. To ensure a system of pathways linking parks, open space and natural areas will develop as the community grows
4. To encourage the sharing and optimal use of open space between multiple uses

### **Policies**

- 11.1 Private and public recreational uses and facilities may be developed within the areas identified as recreational/open space on the Future Land Use Concept (Map 2).
- 11.2 Through the subdivision process, the Town shall require that lands considered unsuitable for development (e.g. steep slope) are dedicated as environmental reserve or placed under environmental reserve easements in accordance with the provisions of the Municipal Government Act. Lands dedicated as environmental reserve or placed under an environmental reserve easement shall remain in their natural state or be used as a public park.
- 11.3 Upon subdivision, the Subdivision Authority shall require that 10 percent of the developable land, defined as the gross parcel area excluding land dedicated as environmental reserve, is dedicated as municipal reserve in accordance with the

provisions of the Municipal Government Act. Dedication of municipal reserve, in combination with environmental reserve dedications, shall be used to provide school sites, parks, recreation areas and linear park corridors that accommodate key trail routes.

- 11.4 Municipal reserve dedication in residential subdivisions shall ordinarily be provided in the form of land. Municipal reserve dedication may be taken in the form of cash-in-lieu where, in the opinion of the Town, dedication in the form of land is either unnecessary or not desirable.
- 11.5 Municipal reserve dedication in non-residential subdivisions shall be provided in the form of a cash-in-lieu contribution unless, in the opinion of the Town, land is required to provide buffers between different land uses. Cash-in-lieu contributions shall be used to enhance and upgrade other reserve sites or acquire additional park areas in accordance with the Municipal Government Act.
- 11.6 In recognition that the Town is entitled to a limited amount of municipal reserve dedication and that there are several competing demands on municipal reserve land, the following order of priority shall be used in determining which parcels of land may receive credit as part of the 10 percent dedication:
- First, school sites and major community open spaces identified in adopted area structure plans;
  - Second, local parks and playgrounds identified in adopted area structure plans and outline plans;
  - Third, linear corridors and linkages for the trail system identified in adopted area structure plans and outline plans;
  - Fourth, buffer strips to separate potentially conflicting use;
  - Fifth, credit for storm water management facilities in accordance with adopted area structure plans and outline plans.
- 11.7 Municipal reserve sites shall:
- be located to allow for convenient access by and a safe environment for the public;
  - consist of lands that do not contain excessive slopes, are not susceptible to flooding, and are not legally encumbered by rights-of-way or other limitations which would reduce design options for the site; and
  - accommodate as broad a range of activities and user groups as possible without creating unsafe conditions or high potential for conflicts among users.
- 11.8 Local playgrounds and parks shall be provided within residential areas and sited to be accessible to the immediate neighbourhood and provide safe environments. Wherever possible, linkages between open spaces, community facilities, schools, the central commercial core and housing areas shall be provided using an integrated system of linear parks and pathways.
- 11.9 Municipal reserve parcels shall be landscaped by the developer to the Town's satisfaction. Where possible, existing mature trees and vegetation shall be preserved and incorporated into the design and landscaping of park spaces.

## **12.0 Community, Recreation and Cultural Services and Facilities**

### **Goal**

To foster the provision of a variety of community, recreation and cultural services and facilities that is accessible and contributes towards a high quality of life for Bowden residents and the surrounding area.

### **Objectives**

1. To ensure land is available for future community, recreation, cultural and educational service facilities
2. To establish an adequate range of cultural, leisure and recreational opportunities, varying in scale and nature to meet the needs of a variety of age groups, income levels, and skills
3. To plan for and provide capital investment in recreation and community facilities
4. To encourage volunteer participation and partnerships in the development of recreation and community facilities

### **Policies**

- 12.1 As subdivision occurs, the Town shall ensure that municipal reserve lands are dedicated and assembled to provide the future school site shown on the Future Land Use Concept (Map 2).
- 12.2 The Town shall support the use of joint agreements with Red Deer County and school authorities to make effective use of existing and future facilities in providing cultural, leisure, and recreation opportunities for Bowden residents.
- 12.3 The Town shall explore and pursue all approaches to the funding and provision of cultural and recreation services/facilities, including the involvement of the public, private and not-for-profit sectors and the formation of partnerships for this purpose.
- 12.4 The Town shall prepare a Community and Recreation Facilities Master Plan to forecast future needs and establish a program for addressing anticipated needs.

## **13.0 Social and Emergency Services**

### **Goal**

To ensure that residents and the surrounding area are well-served by accessible and affordable social and emergency services that meet community needs and reflect the levels of service desired by the community.

## **Objectives**

1. To provide, encourage and support an adequate range of social care, day care, and religious opportunities to meet the needs of the community in appropriate and accessible locations
2. To encourage and facilitate provision of public and private programs, services and support which promote the well being of Bowden residents of all ages and enhance, strengthen and stabilize family and community life
3. To protect the residents of Bowden from criminal activity and unlawful conduct and ensure that the community can adequately deal with emergency situations

## **Policies**

- 13.1 The Town shall work with public and private providers of health and social services to meet community needs.
- 13.2 The Town shall ensure that its planning documents accommodate the development of facilities that house social services and programs, religious services and health services within the community. Such facilities shall be directed to locations that are compatible with existing and future surrounding land uses.
- 13.3 Facilities accommodating social, religious and health services should be:
  - located in areas convenient to users generally in proximity to major activity areas, shopping facilities or open space;
  - designed to permit phased expansion;
  - able to accommodate multiple uses; and
  - accessible to handicapped persons and seniors.
- 13.4 The Town shall encourage the integration of compatible land uses such as child care services, religious assemblies, youth oriented facilities, senior facilities and extended care facilities in appropriate locations.
- 13.5 The Town shall ensure provision of police, fire and ambulance services that are appropriate and meet the needs of the community. Where feasible, the Town shall encourage the co-location of police, fire and ambulance services in a location within the Town that provides the most efficient response time to reach existing and future growth areas of Bowden.

## **14.0 Transportation**

### **Goal**

To provide and maintain a transportation system that supports the safe and efficient movement of persons and goods using as broad a range of transportation modes as possible.

## Objectives

1. To integrate transportation and land use considerations in all transportation decision making.
2. To use a system of transportation planning and management that establishes a safe and efficient transportation system with a clear hierarchy to the road network.
3. To encourage and facilitate multi-modal transportation (automobile, rail, pedestrian, bicycle) where feasible.
4. To coordinate transportation planning with Alberta Transportation and Red Deer County.

## Policies

- 14.1 The future major road system shall be in accordance with the Future Land Use Concept (Map 2). The precise alignment of new collector roads shall be determined through the preparation of outline plans and plans of subdivision.
- 14.2 The Town shall establish standards and specifications for the future development of roads. These shall include the width of future roads, required right-of-way, methods of construction, placement of signage and sidewalks, lighting, landscaping requirements and intersection treatments.
- 14.3 The Town shall establish suitable truck and dangerous goods routes in cooperation with Red Deer County and Alberta Transportation.
- 14.4 The Town shall use a hierarchy of roads in the design of new residential and non-residential areas based on the following:

Road Type	Main Function	Access/Parking	Connects to...
Highway/Arterial	move traffic	limited/no parking	highway/arterial collector road
Collector Road	move traffic and access properties	limited near intersections/on- street parking allowed	highway/arterial collector road local road lane
Local Road	move traffic and access properties	few restrictions/on- street parking allowed	collector road local road lane
Lane	access properties	few restrictions/no parking	collector road local road lane

- 14.5 The Town shall prepare a Transportation Master Plan to forecast future transportation needs and establish a program for the ongoing maintenance and rehabilitation of publicly owned transportation infrastructure.
- 14.6 The Town shall encourage the establishment of bicycle and pedestrian routes as integral components of the transportation, recreation and open space systems. Key routes will primarily focus on linking parks, recreation, community and education facilities. The major spine route for the trail network is identified on the Future Land Use Concept (Map 2).
- 14.7 The Town shall work with other local government and community group partners to develop a regional trail network.
- 14.8 The Town shall investigate and, where feasible, implement ways to increase and improve public transportation options within Bowden and between Bowden and surrounding communities.
- 14.9 The Town shall work with Canadian Pacific Railway to ensure the safe interaction of train, vehicular, and pedestrian/bicycle traffic within Bowden.
- 14.10 Noise attenuation devices and visual screens, other land uses, special development regulations (e.g. increased lot depth), or landscaped buffer strips should be required to be installed by developers between new residential development and highways, railways and arterial roads.

## **15.0 Utility Services**

### **Goal**

To provide residents and properties in Bowden with access to safe, reliable, adequate and cost effective utility services capable of supporting existing and future urban development.

### **Objectives**

1. To maintain an appropriate infrastructure standard for water, sanitary sewer and storm sewer services that will attract new economic development and residential investment while providing safe and reliable services to existing and future residents.
2. To proactively plan for the maintenance, replacement and upgrading of water, sanitary sewer and storm sewer systems.
3. To promote the use of conservation practices to reduce utility consumption, demands on utility systems and impacts on the environment.

## Policies

- 15.1 The Town shall prepare utility master plans to identify existing capacities, desired levels of service, maintenance needs, short-term upgrading requirements and long-term servicing concepts. The master plans should investigate means of requiring the use of 'low flow' fixtures and other water conservation measures when new buildings are constructed and existing buildings are renovated.
- 15.2 In accordance with approved master plans, the Town shall:
- monitor the capacity of all utility systems to ensure the provision of adequate service to meet domestic, industrial, institutional and emergency requirements;
  - endeavour to optimize the use of existing services prior to expansion or extension; and
  - ensure the sizing of utility extensions is based on the ultimate pattern of future growth and extensions are appropriate to the staging of development.
- 15.3 The Town shall establish standards and specifications for the future development, installation and construction of municipal utilities. These shall include the placement of utilities in right-of-ways, width of right-of-ways and methods of construction.
- 15.4 The Town shall encourage the residents, businesses and institutions of Bowden to reduce their overall consumption of treated municipal water and control storm water run-off on individual properties wherever possible.
- 15.5 The Town may require the provision of easements and/or public utility lots to accommodate municipal services and utilities through the subdivision and development processes.
- 15.6 The Town shall work with private utility service providers to ensure service to existing and future development in Bowden is cost effective, compliments the Town's overall servicing concepts and contributes to attractive streetscapes.
- 15.7 All new development shall be required to be serviced by all municipal utilities to a standard satisfactory to the Town. The Town may accept industrial development on large parcels of land not serviced by municipal utilities. Low density residential and live-work residential areas may also use private water and sewer services. A condition of development in these circumstances shall be the entering of a deferred servicing agreement requiring connection to municipal utilities when they become available.
- 15.8 The Town shall extend and upgrade its storm water management system as required to effectively manage storm water run-off from urbanized areas in accordance with the requirements of Alberta Environment and best management practices.

## **16.0 Public Participation**

### **Goal**

To provide an effective and accessible municipal government that responds to the needs of the community through collaboration, consultation and communication.

### **Objectives**

1. To continue public participation in municipal planning processes
2. To make the plan available to citizens, community groups and other stakeholders
3. To foster awareness of land use planning policies and participation in planning processes by members of the general public and the private sector

### **Policies**

- 16.1 As part of the process of community growth and change, the Town shall facilitate public input on matters of general or specific planning interest wherever possible.
- 16.2 The Town should guide and work with citizens, community groups and the private sector on matters of planning importance to the community and in these undertakings the Town should pursue the goals and policies of this Plan wherever possible.
- 16.3 The Town shall ensure that copies of the Municipal Development Plan and other statutory and non-statutory plans are readily available for interested members of the public.

## **17.0 Intermunicipal Cooperation**

### **Goal**

To promote sound planning and development decision making in the intermunicipal fringe and to create and maintain an atmosphere of mutual respect, trust and recognition of both the long term and short term aspirations and needs of the Town and the County.

### **Objectives**

1. To ensure open and meaningful dialogue with Red Deer County to address issues of mutual interest
2. To establish and maintain a joint planning and development framework with Red Deer County that addresses the effective coordination of land uses, future growth areas, transportation systems, municipal infrastructure and community services

3. To coordinate the provision of protective, emergency, social and recreational resources to provide the most efficient programs and services to rural and urban residents

## **Policies**

- 17.1 The Town of Bowden shall refer to Red Deer County for comment, prior to a decision, all proposed statutory plans and plan amendments, outline plans and amendments, land use bylaw amendments, and subdivision applications involving lands located adjacent the Town boundary.
- 17.2 The Town shall encourage Red Deer County to consult with the Town prior to a decision in regards to proposed statutory plans and amendments and land use bylaw amendments involving lands located within 1.6 kilometers (1 mile) of the Town boundary.
- 17.3 The Town shall work with Red Deer County to prepare and enter into an Intermunicipal Development Plan. The IDP shall address all matters required by the Municipal Government Act including the following:
  - provide policies that guide land use and economic development of benefit to the Town and County;
  - provide direction for the coordination of roads and utilities;
  - recognize Bowden's need to expand onto rural lands as growth proceeds;
  - accommodate timely and strategic annexations of land to Bowden;
  - outline means to implement the plan including amendments and repeal; and
  - outline consultation mechanisms and mechanisms for dispute resolution should a dispute arise.
- 17.4 Until such time as an Intermunicipal Development Plan has been entered into and in those instances where, notwithstanding good efforts on both sides to the contrary, disputes over specific issues arise, the Town of Bowden shall endeavour to resolve such disputes firstly through further dialogue and discussion between the parties. Failing that, the Town shall seek mediation or other alternative dispute resolution measures. As a last resort, the Town shall seek resolution through proceedings before the Municipal Government Board or the Courts as circumstances may dictate.
- 17.5 The Town shall work cooperatively with Red Deer County to identify, prioritize and implement opportunities for undertaking municipal services and projects in the most cost-efficient and effective manner.
- 17.6 The Town shall take an active roll in liaison with the County through its elected and administrative officers in order to consult with and inform each other of proposed development and related issues.
- 17.7 In order to ensure an adequate supply of developable land and choice of development areas within its boundaries, the Town shall seek to annex a sufficient amount of land well in advance of current supplies being exhausted. Areas identified for future potential annexation are shown on the Future Land

Use Concept (Map 2). The Town's preferred order for eventual annexation within each major land use category is as follows:

Land Use	First Phase	Second Phase	Third Phase
Industrial	Lands west of Town (SW 23, NW 14, NE 14)	Lands east of Town (NW 24)	Lands east of Town (SW 24)
Commercial	Lands south of Town (SE 14, NE 15)	Lands north of Town (SE 26)	Lands east of Town (NW 24, SW 24)
Residential	Lands north of Town (SE 26, SW 26)	Lands west of Town (NW 23)	-

## 18.0 Implementation

### Goal

To promote the use of the Plan and the implementation of its policies.

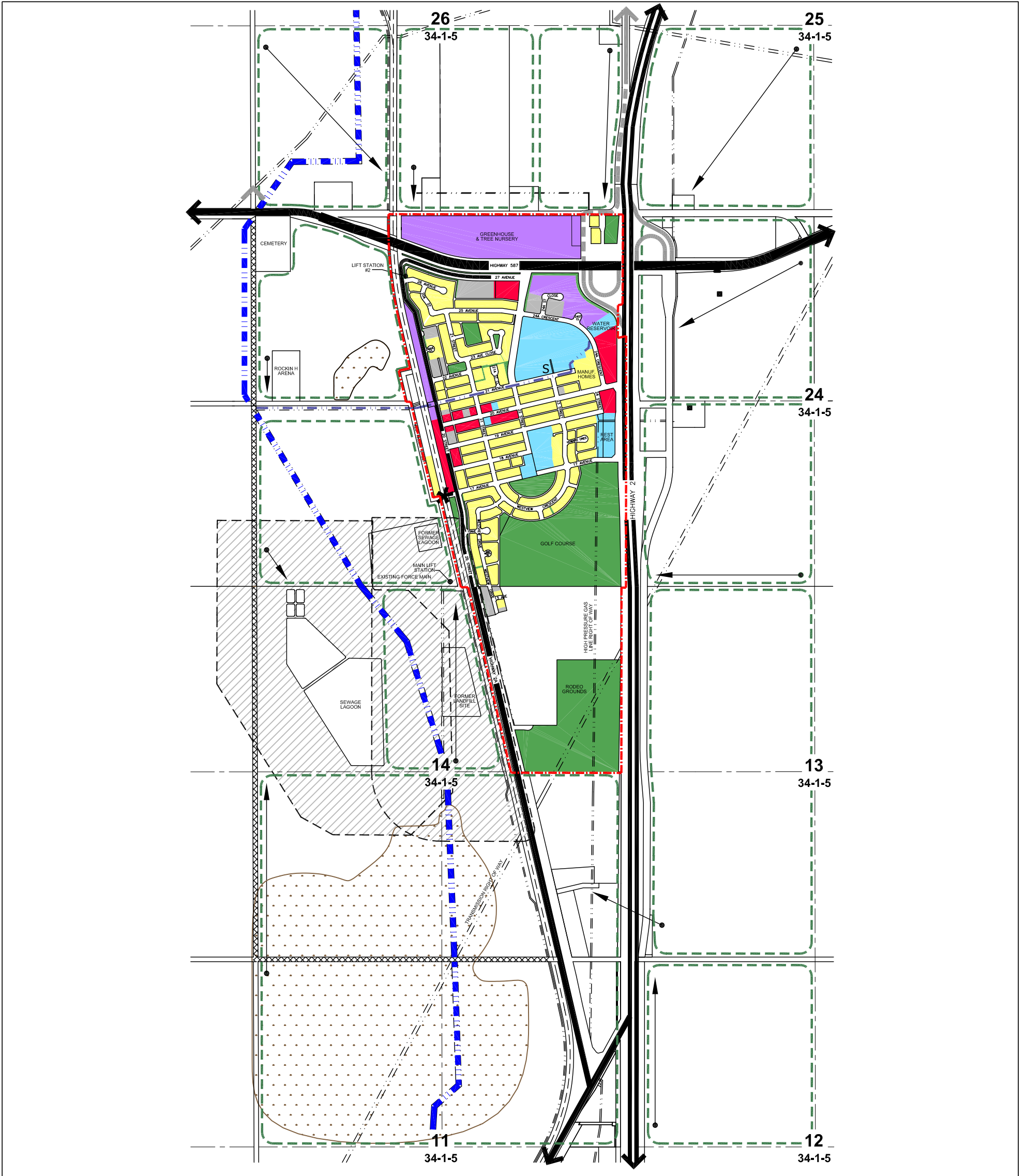
### Objectives

1. To implement the Plan through other statutory and non-statutory planning documents
2. To implement the Plan through decisions of the subdivision and development authorities
3. To provide for periodic reviews and monitoring of the Plan and efforts in achieving its goals and to provide for plan amendments when deemed desirable and necessary

### Policies

- 18.1 The MDP contains "shall", "should", and "may" policies which are interpreted as follows:
- "Shall" policies must be complied with,
  - "Should" policies means compliance in principle, but is subject to the discretion of the applicable authority on a case by case basis, and
  - "May" policies indicate that the applicable authority determines the level of compliance that is required.
- 18.2 Subject to Council's approval, minor variations from the policies of the MDP shall not require an amendment to the MDP. More substantive changes shall require an amendment to the MDP and any other affected plan.
- 18.3 The goals and policies of the MDP shall be further refined and implemented through the development, adoption, and day to day application of statutory plans (area structure plans and area redevelopment plans), non-statutory plans (outline plans, design schemes, etc.), and the Land Use Bylaw.

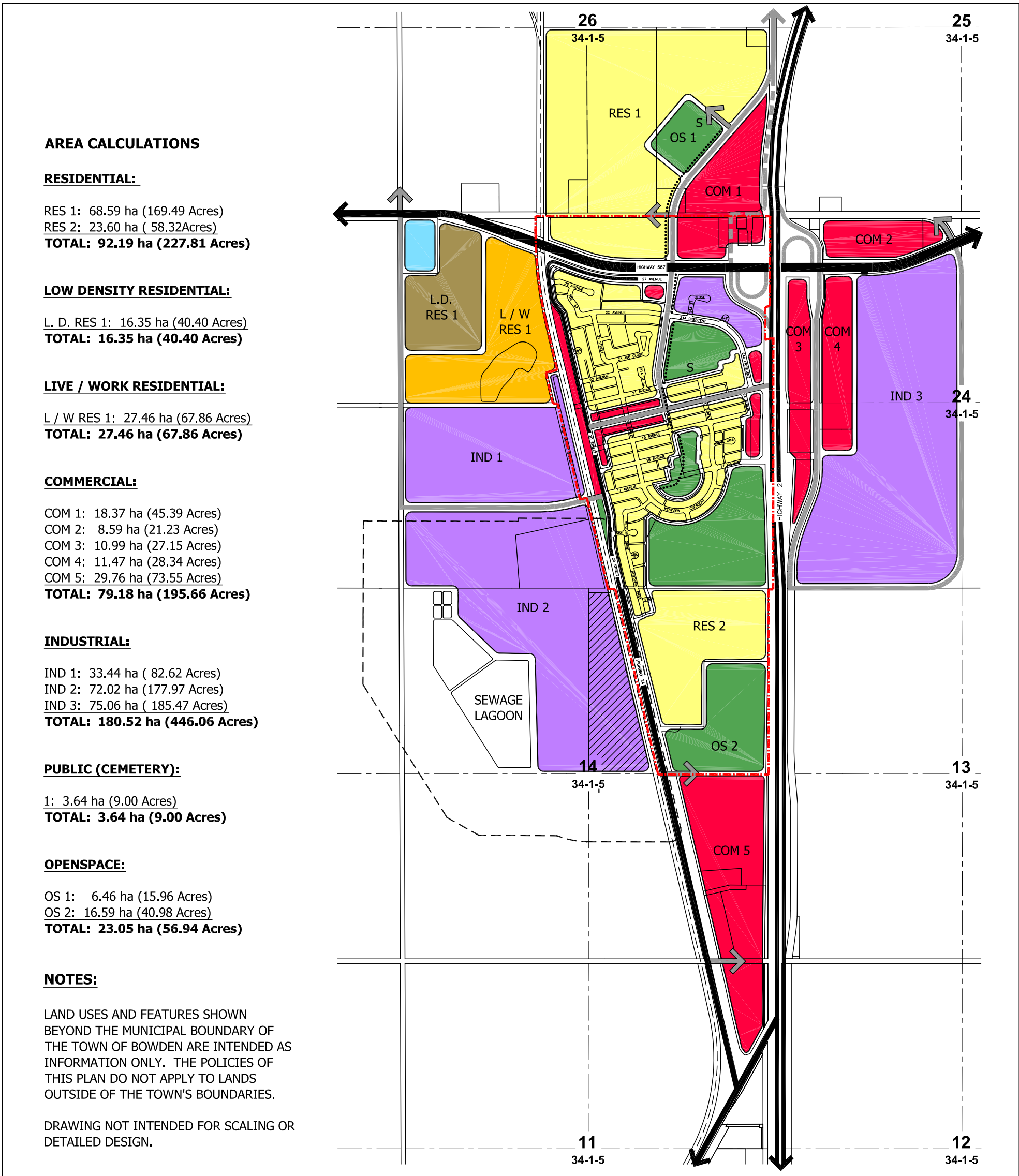
- 18.4 In order to consider a Land Use Bylaw redesignation, subdivision or development application, or to generally provide directions for land use change in an area, the Town may require the preparation of an area structure plan or an outline plan or amendments to existing plans to provide the details of intended land uses, provision of utility services, roads and open space pertaining to the subject lands and, where necessary, surrounding lands.
- 18.5 All statutory and non-statutory plans shall be consistent with the Municipal Development Plan.
- 18.6 The Town Council or the general public may initiate an amendment to this Plan. Where an amendment is initiated by the general public the Town shall require the submission of such background information as is considered necessary to support the amendment prior to commencement of the bylaw amendment process. Amendment of the MDP shall follow the appropriate procedures as outlined in the *Municipal Government Act*.
- 18.7 Various policies in this Plan suggest spending by the Town of Bowden. It is not the intention of this Plan to commit the Council to this spending. Council may consider spending proposals suggested by this Plan along with all other Town spending on an annual basis during budget allocations. Pursuant to s. 637 of the *Municipal Government Act*, Council is not required to undertake any of the projects referred to in this Plan.
- 18.8 The MDP is intended to be able to adapt to continue reflecting the priorities, goals and aspirations of the community as the Town changes, and to meet changes in development commitments, budget constraints, and market conditions. Generally, in order to ensure that the MDP is current, the entire plan should be reviewed approximately every five years, preferable shortly after the municipal election, to add additional policies, to strengthen policies, or to delete outdated or unworkable policies.
- 18.9 Council may deem it necessary to amend the Plan outside of the five year review period. In order to allow Council to track the status of the Plan after adoption an annual report should be prepared. This report should note any amendments which have been made or are forthcoming, any suggestions made for amendments, and any outside factors which may drive the need for Plan amendments.



**TOWN OF BOWDEN**  
**MUNICIPAL DEVELOPMENT PLAN**  
**MAP 1 - SIGNIFICANT FEATURES**



- |   |   |                           |
|---|---|---------------------------|
| MUNICIPAL BOUNDARY                      | WATER LINE FEED                           | RESIDENTIAL LAND USE      |
| HIGHWAY                                 | MICROWAVE TOWER                           | COMMERCIAL LAND USE       |
| UNDEVELOPED ROAD                        | EXISTING RAIL CROSSING                    | INDUSTRIAL LAND USE       |
| CANADIAN PACIFIC RAILWAY                | LOW LYING WET AREA                        | PUBLIC / INSTITUTIONAL    |
| MAJOR RIGHT-OF-WAY (EG: GAS / OIL)      | FUTURE SANITARY SEWER SERVICE BASIN       | VACANT LOTS               |
| DEVELOPMENT RESTRICTION - 300 m SETBACK | FUTURE FORCE MAIN & LIFT STATION REQUIRED | SCHOOL LOCATION           |
| MOUNTAIN VIEW REGIONAL WATER LINE       |   | RECREATIONAL / OPENSACE   |
|   |   | AGRICULTURE / UNDEVELOPED |



**AREA CALCULATIONS**

**RESIDENTIAL:**

RES 1: 68.59 ha (169.49 Acres)  
 RES 2: 23.60 ha ( 58.32Acres)  
**TOTAL: 92.19 ha (227.81 Acres)**

**LOW DENSITY RESIDENTIAL:**

L. D. RES 1: 16.35 ha (40.40 Acres)  
**TOTAL: 16.35 ha (40.40 Acres)**

**LIVE / WORK RESIDENTIAL:**

L / W RES 1: 27.46 ha (67.86 Acres)  
**TOTAL: 27.46 ha (67.86 Acres)**

**COMMERCIAL:**

COM 1: 18.37 ha (45.39 Acres)  
 COM 2: 8.59 ha (21.23 Acres)  
 COM 3: 10.99 ha (27.15 Acres)  
 COM 4: 11.47 ha (28.34 Acres)  
 COM 5: 29.76 ha (73.55 Acres)  
**TOTAL: 79.18 ha (195.66 Acres)**

**INDUSTRIAL:**

IND 1: 33.44 ha ( 82.62 Acres)  
 IND 2: 72.02 ha (177.97 Acres)  
 IND 3: 75.06 ha ( 185.47 Acres)  
**TOTAL: 180.52 ha (446.06 Acres)**

**PUBLIC (CEMETERY):**

1: 3.64 ha (9.00 Acres)  
**TOTAL: 3.64 ha (9.00 Acres)**

**OPENSACE:**

OS 1: 6.46 ha (15.96 Acres)  
 OS 2: 16.59 ha (40.98 Acres)  
**TOTAL: 23.05 ha (56.94 Acres)**

**NOTES:**

LAND USES AND FEATURES SHOWN BEYOND THE MUNICIPAL BOUNDARY OF THE TOWN OF BOWDEN ARE INTENDED AS INFORMATION ONLY. THE POLICIES OF THIS PLAN DO NOT APPLY TO LANDS OUTSIDE OF THE TOWN'S BOUNDARIES.

DRAWING NOT INTENDED FOR SCALING OR DETAILED DESIGN.

**TOWN OF BOWDEN  
 MUNICIPAL DEVELOPMENT PLAN  
 MAP 2 - FUTURE LAND USE CONCEPT**



- |                             |                                  |   |
|-----------------------------|----------------------------------|---|
| MUNICIPAL BOUNDARY          | RESIDENTIAL LAND USE             | RES 2 - MODULE LABEL FOR AREA CALCULATIONS TABLE                        |
| HIGHWAY                     | LOW DENSITY RESIDENTIAL LAND USE | DEVELOPMENT RESTRICTION (SEWAGE LAGOON / FORMER LANDFILL SITE SETBACKS) |
| MAJOR ROAD                  | LIVE / WORK RESIDENTIAL LAND USE | SUBJECT TO RESTRICTIONS ON LANDFILL REDEVELOPMENT                       |
| MAJOR ROAD TO BE PHASED OUT | COMMERCIAL LAND USE              | MAJOR TRAIL / SIDEWALK ROUTE  |
| CANADIAN PACIFIC RAILWAY    | INDUSTRIAL LAND USE              | EXISTING AND POTENTIAL SCHOOL SITE                                      |
|                             | PUBLIC (CEMETERY)                |   |
|                             | RECREATIONAL / OPENSACE          |   |