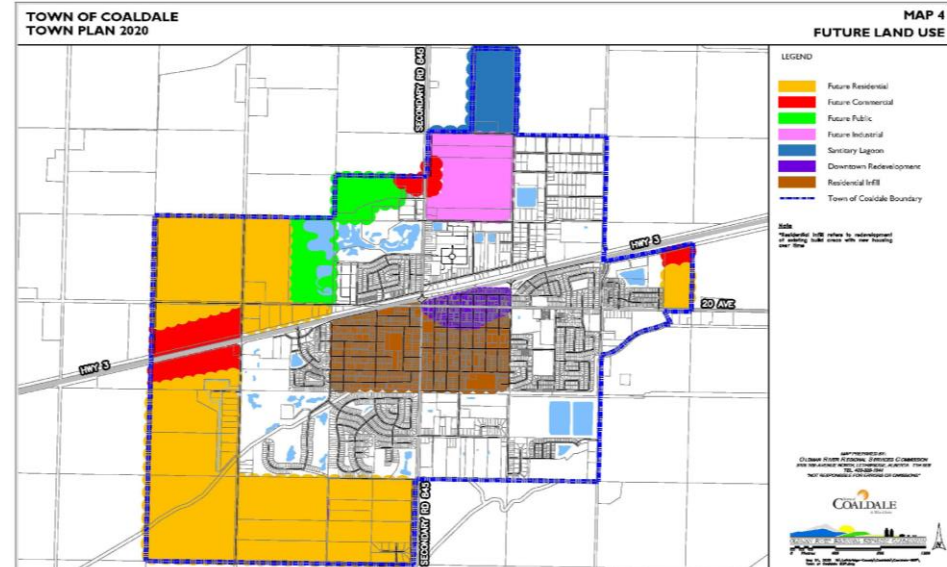
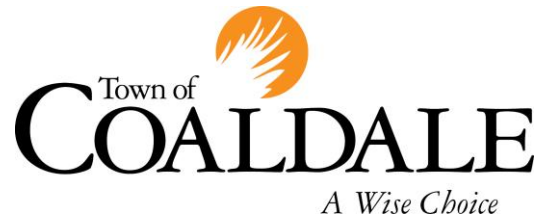


# TOWN PLAN

Bylaw no. 786-P-08-20

Public Hearing presentation

October 13, 2020



# Presentation Overview

1. Legislative requirements for an MDP (Town Plan)
2. Our review/rewrite process
3. Engagement outcomes and influence
4. Plan overview
5. Highlights
6. Next steps

# Legislative requirements

A municipal development plan (MDP) sits in the middle of a hierarchy of documents that guide planning processes.

The Municipal Government Act (MGA) and South Saskatchewan Regional Plan (SSRP) provide direction for what should be in an MDP.



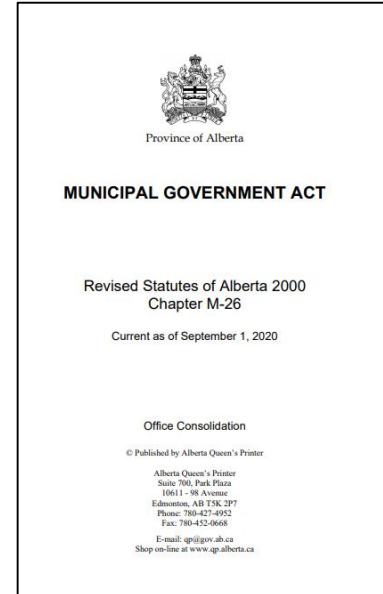
# Legislative requirements

According to the MGA, an MDP **must** address:

- Future land use
- Manner of and proposals for future development
- Coordination of growth with adjacent municipalities (Lethbridge County)
- Provision of transportation systems
- Provision of municipal services and facilities

And an MDP **may** address:

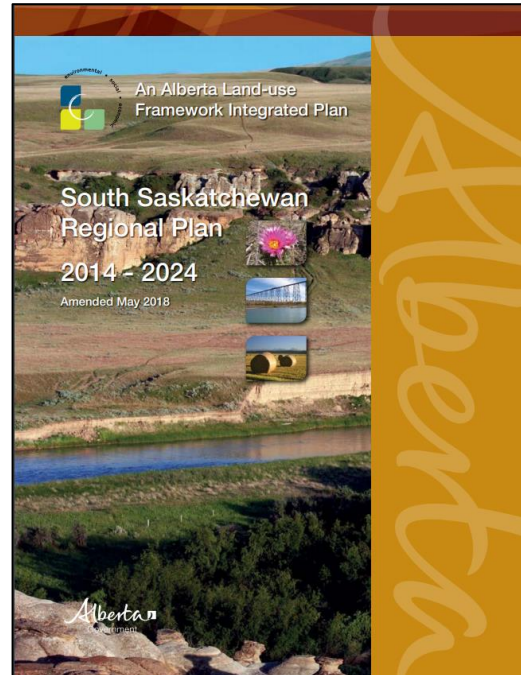
- Proposals for financing and programming municipal infrastructure
- Coordination of municipal programs for physical, social, economic development of community
- Environmental matters
- Financial resources
- Economic development
- Any other matter relating to physical, social or economic development matters



# Legislative requirements

According to the SSRP, municipalities need to ensure:

- Lands are efficiently used to minimize the amount of area taken up by the built environment (Sec. 5 of the SSRP implementation plan)
- Community development needs are anticipated and accommodated (Sec 8)



## South Saskatchewan Region



# Our process

## **Project Charter – approved by Council Oct. 22, 2018**

- the charter provided a holistic understanding of the project, including major steps and processes that would help to achieve the intended goal

## **Public Participation Plan – approved by Council January 28, 2019**

- The Plan provided a clear and comprehensive process to include community voice in the process of developing the plan
- The Plan consisted of multiple forms of engagement, anchored by the use of a project working group

# Our process

Town Plan project phases and milestones	
1	Background information gathering and review
2	Public Participation Plan review and approval
3	Public engagement events
4	Development of growth and change vision, principles, goals, policies and strategies
5	Public engagement events
6	Project completion and finalization processes

# Our process

## Project Working Group

This group consisted of:

- 6 members of the community (selected by open nominations)
- Public members of the Municipal Planning Commission
- Public members of the Subdivision and Development Appeal Board
- Members of Town Council

The mandate of the group was to review and discuss project progress and help guide the development of the plan.

This was carried out over several meetings, group surveys, and the review and discussion of various types of information relevant to the development of the Town Plan.

# Our process

## Highlights

- Overall the process followed the Project Charter
- Timelines were extended twice due to varying circumstances
- Community engagement activities followed the Participation Plan
- More than 1700 points of contact over 2 phases have resulted in substantial feedback that has been invaluable in shaping the Plan
- The Plan was completed on budget

# Engagement outcomes

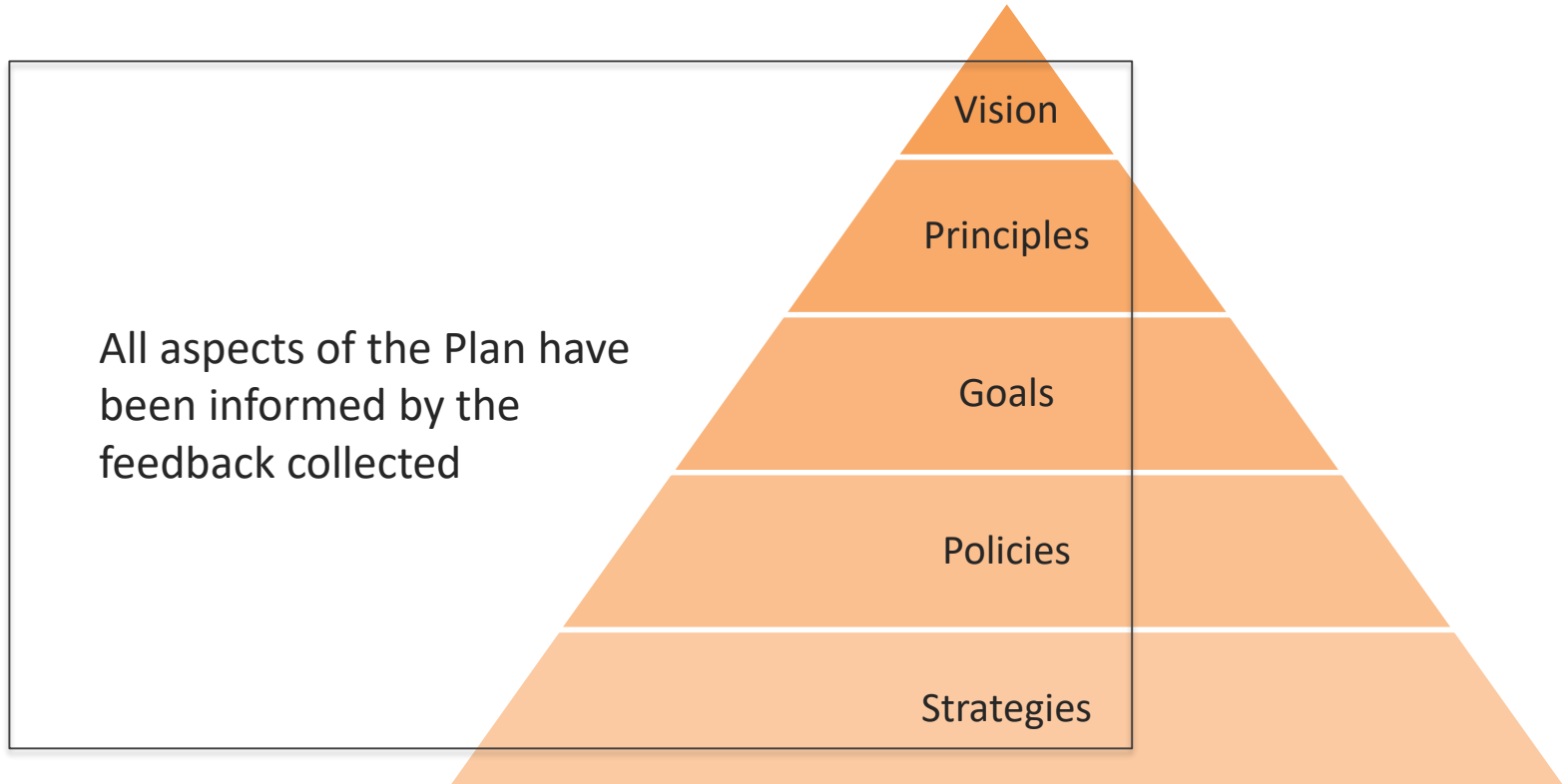
## Phase 1 (understanding perspectives)

- MetroQuest (356 responses)
- Comment walls (479 responses)
- Open park events (200 +/- participants)
- Paper and SurveyMonkey surveys (182 responses)

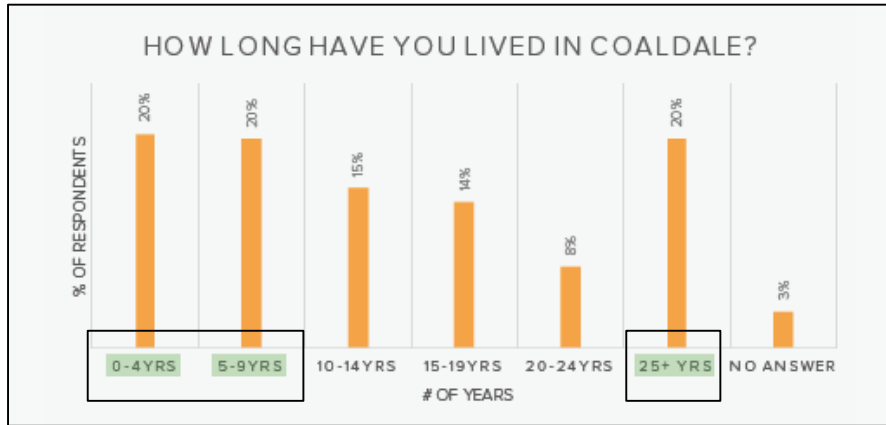
## Phase 2 (checking the draft)

- SurveyMonkey survey (469 responses)
- Open Park event (29 participants)

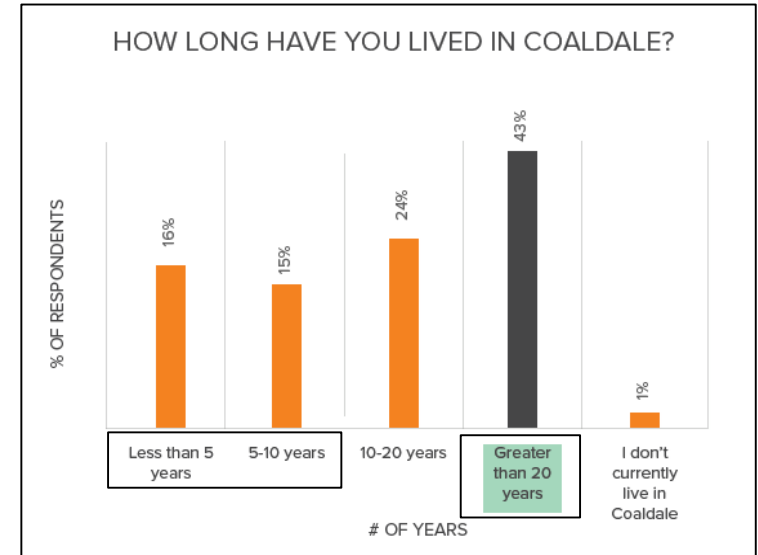
# Engagement influence



# Demographics - Length of residence



Phase 1



Phase 2

# Community elements: Values

A goal of the engagement in Phase 1 was to identify community elements that were most valued by respondents. This would help inform the development of the plan.

- Built Environment
- **Natural Environment (3)**
- Governance
- **Social/Cultural Life (1)**
- **Economy (2)**

Elements that ranked highest among respondents were social/cultural life, the economy and the natural environment.

Following this, respondents ranked high priority guiding principles associated with each individual community element.

# Priority guiding principles

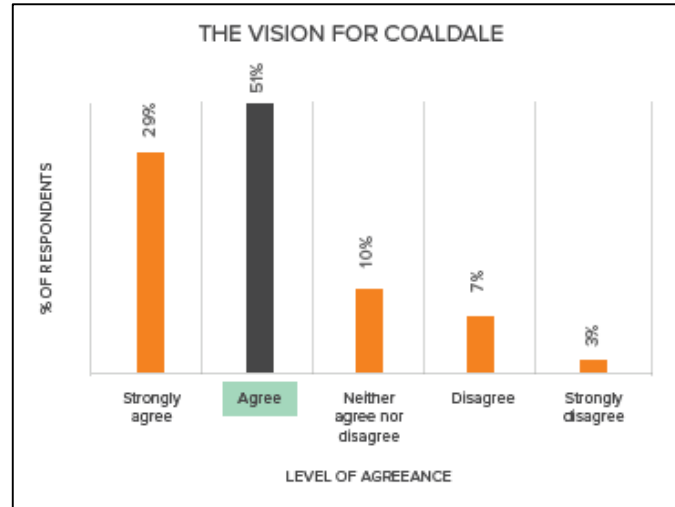
Community Element	Top Ranked Guiding Principle
Built Environment	Focus on active modes of transportation
Natural Environment	Reduce the impacts of waste
Governance	Promote financial responsibility and responsiveness
Social/Cultural Life	Encourage education as a keystone by continuing to partner with school divisions
Economy	Focus on the downtown by encouraging upgrades and new development

# A vision for Coaldale

COALDALE HAS A **FRIENDLY SMALL TOWN** ATMOSPHERE, WHERE RESIDENTS **CONNECT** WITH EACH OTHER THROUGH MULTIPLE **RECREATION, SOCIAL** AND **CULTURAL** OPPORTUNITIES

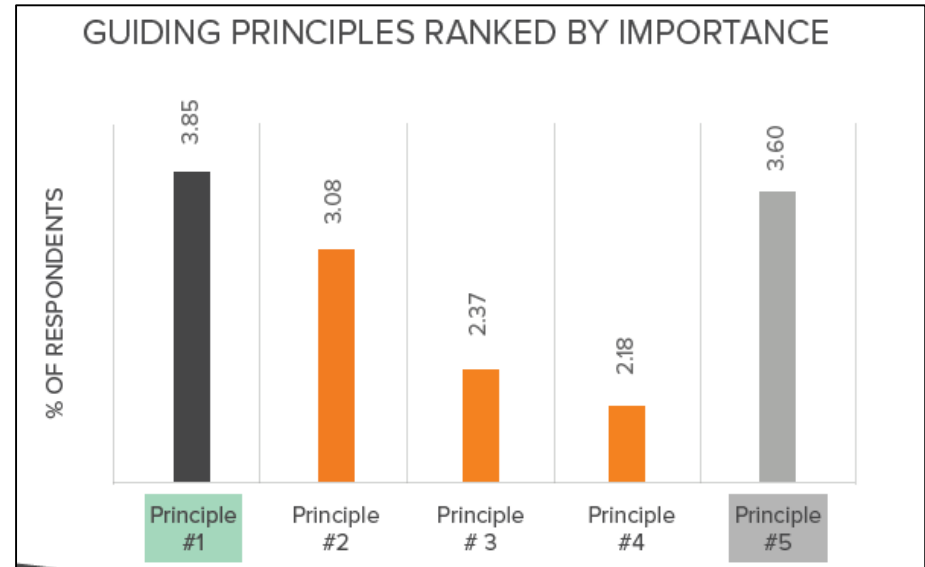
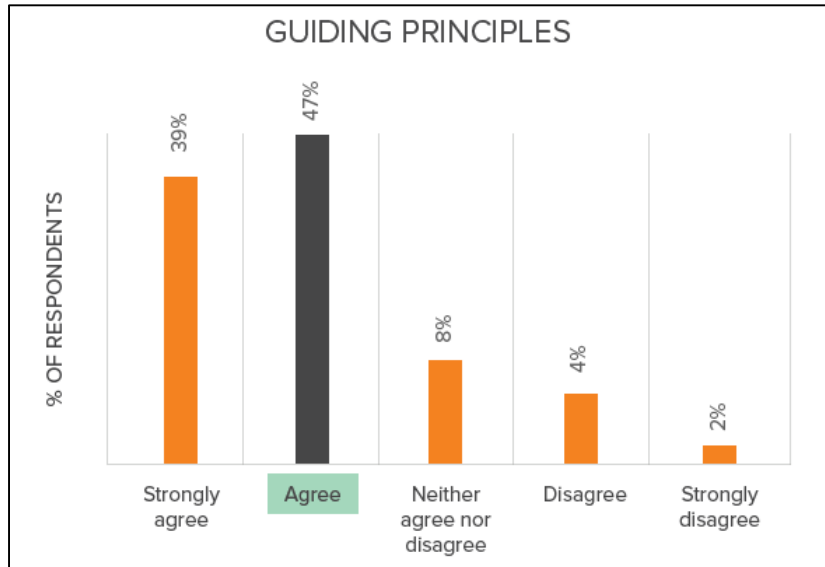
COALDALE IS A THRIVING COMMUNITY THAT **SUPPORTS EXISTING BUSINESSES** AND **ATTRACTS NEW ECONOMIC OPPORTUNITIES**.

AS COALDALE CONTINUES TO GROW AND **WELCOME NEW RESIDENTS**, THE TOWN WILL BE KNOWN FOR A VARIETY OF **HOUSING OPTIONS**, **EFFICIENT** AND **ENVIRONMENTALLY CONSCIOUS INFRASTRUCTURE**, AND A **SAFE AND ACCEPTING COMMUNITY**.

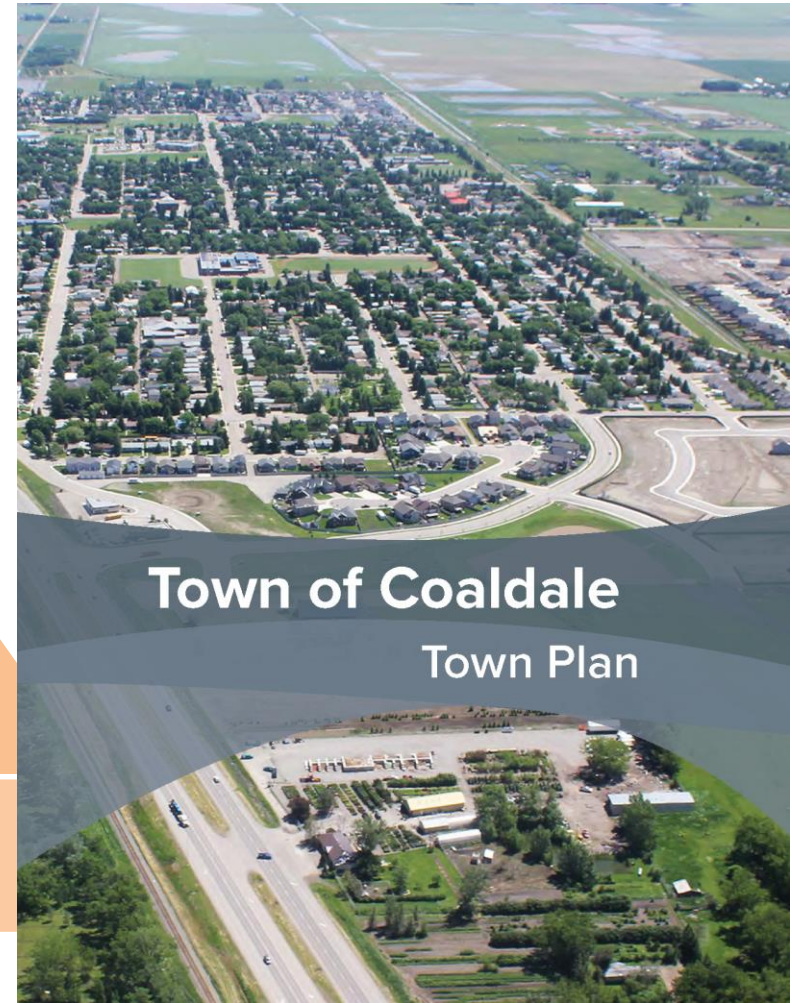
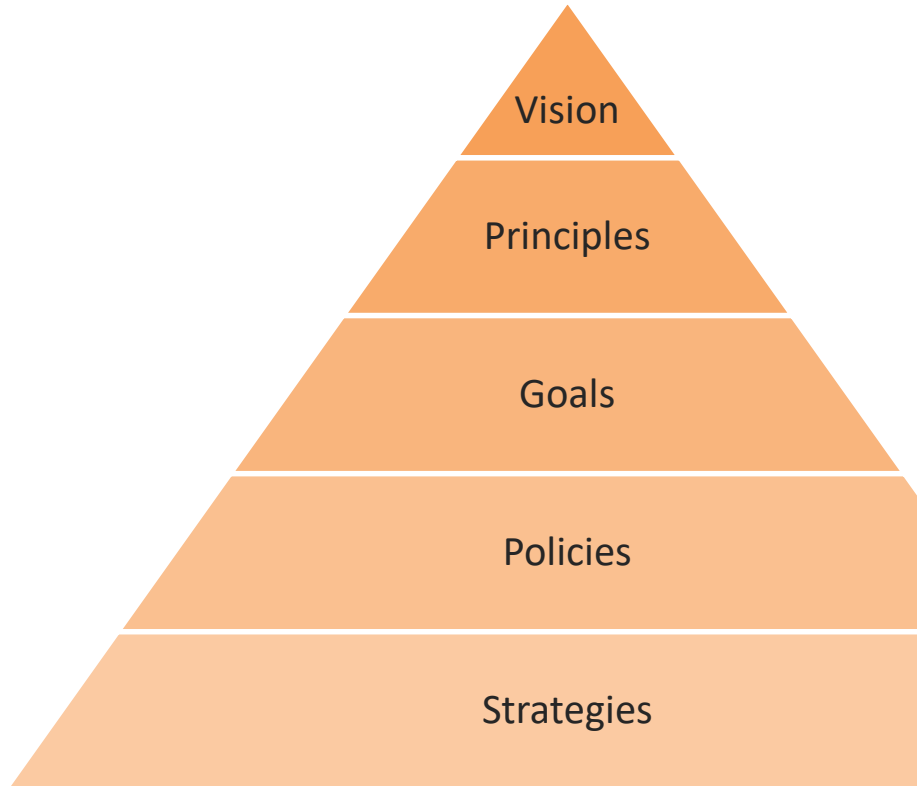


# Guiding principles

- #1 Foster a caring, inclusive, and safe community
- #2 Support varied business and housing opportunities
- #3 Prioritize accessibility and connectivity
- #4 Infuse good design, beauty and nature into decisions
- #5 Deliver accountability and transparency

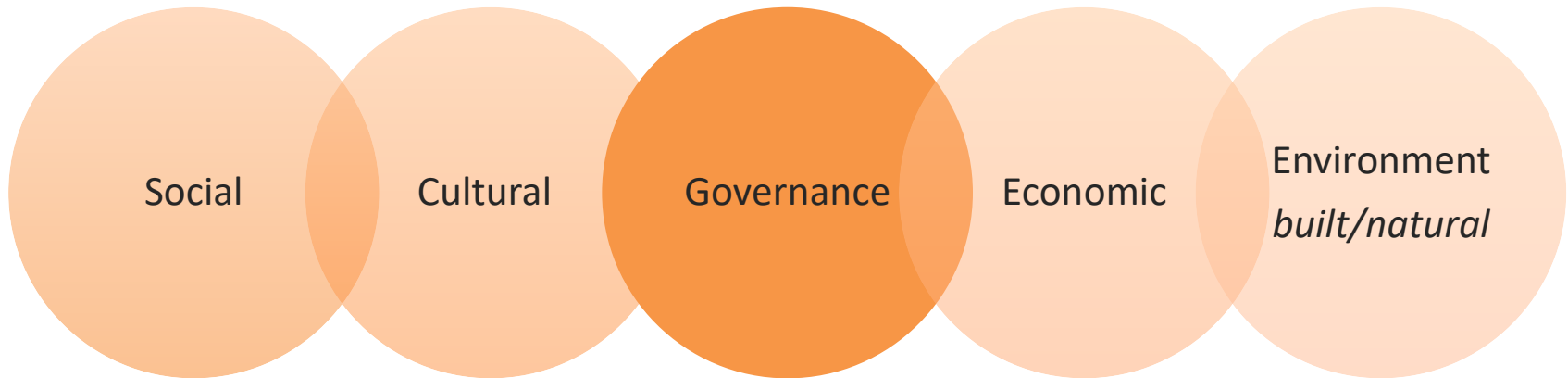


# Plan overview



# Plan overview

**The Town Plan focuses on:**

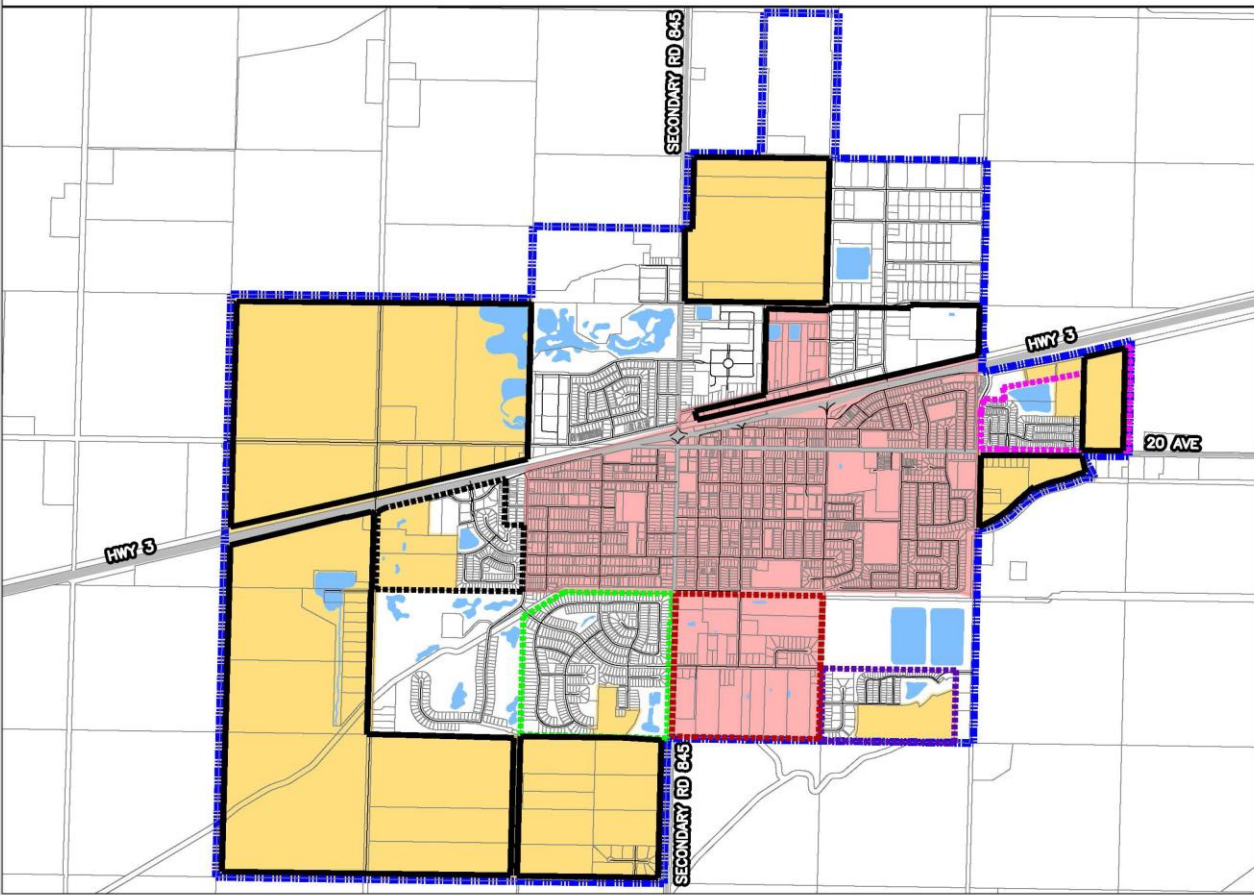


# Plan overview

- Translating key elements into topical areas
  - General growth and development
  - Residential
  - Commercial
  - Industrial
  - Recreation, education and institutional
  - Servicing, infrastructure and environment
  - Transportation
  - Implementation (including analysis and monitoring)

**TOWN OF COALDALE  
TOWN PLAN 2020**

**MAP 2  
AREAS OF GROWTH AND CHANGE**



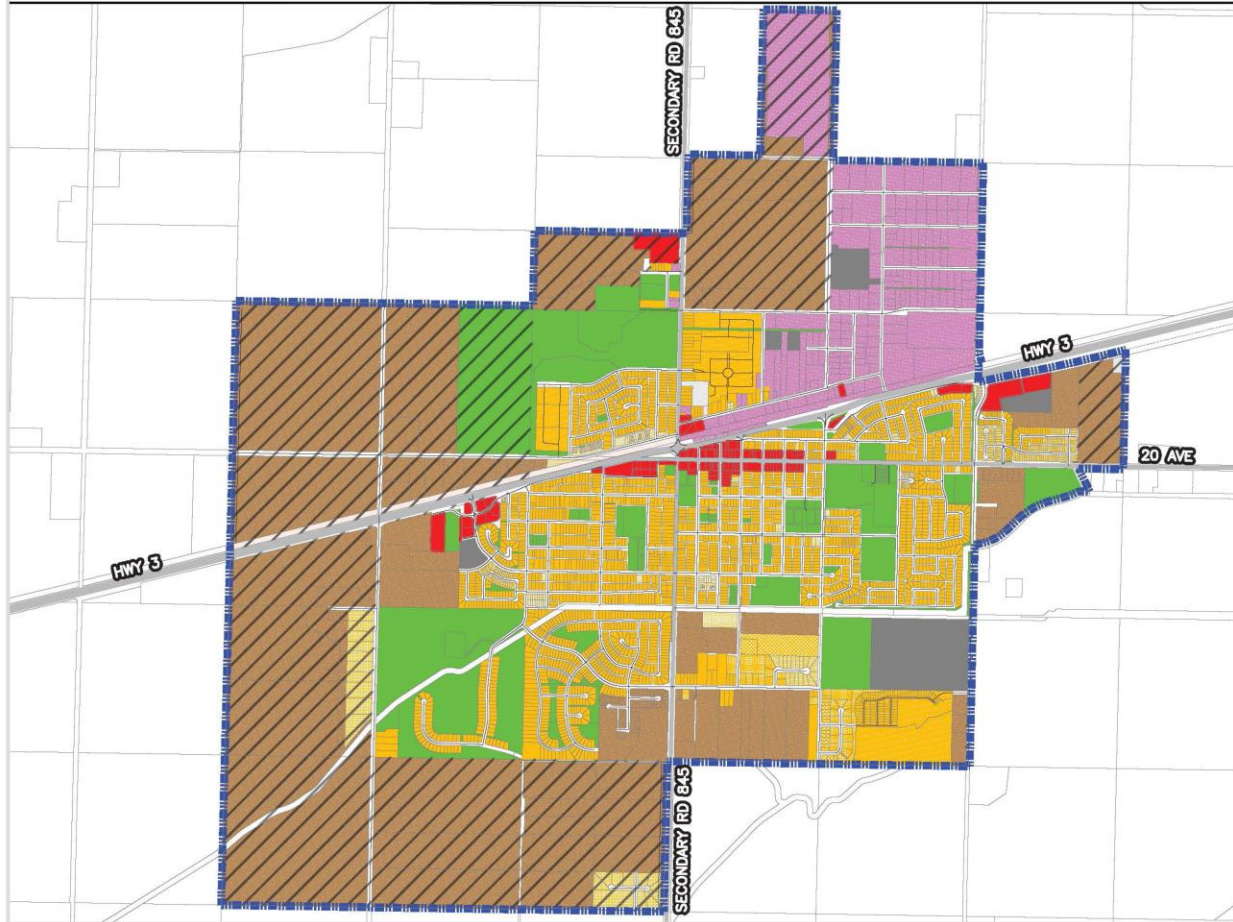
- LEGEND**
- Areas Of Growth
  - Areas Of Change
  - Cottonwood Estates ASP
  - Parkside Acres ASP
  - South Coal Dale ASP
  - The Seasons ASP
  - West Coal Dale ASP
  - Potential Future ASP or ARP
  - Town of Coal Dale Boundary

MAP PREPARED BY:  
OLDMAN RIVER REGIONAL SERVICES COMMISSION  
3105 18th AVENUE NORTH, LETHBRIDGE, ALBERTA T1M 5E8  
TEL: 403-252-1044  
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"



**TOWN OF COALDALE  
TOWN PLAN 2020**

**MAP 3  
EXISTING LAND USE**



**LEGEND**

- Residential
- Commercial
- Institutional, Parks & Open Space
- Industrial
- Urban Reserve
- Utility
- Direct Control
- Annexed in 2018
- Town of Coal Dale Boundary

**Note**

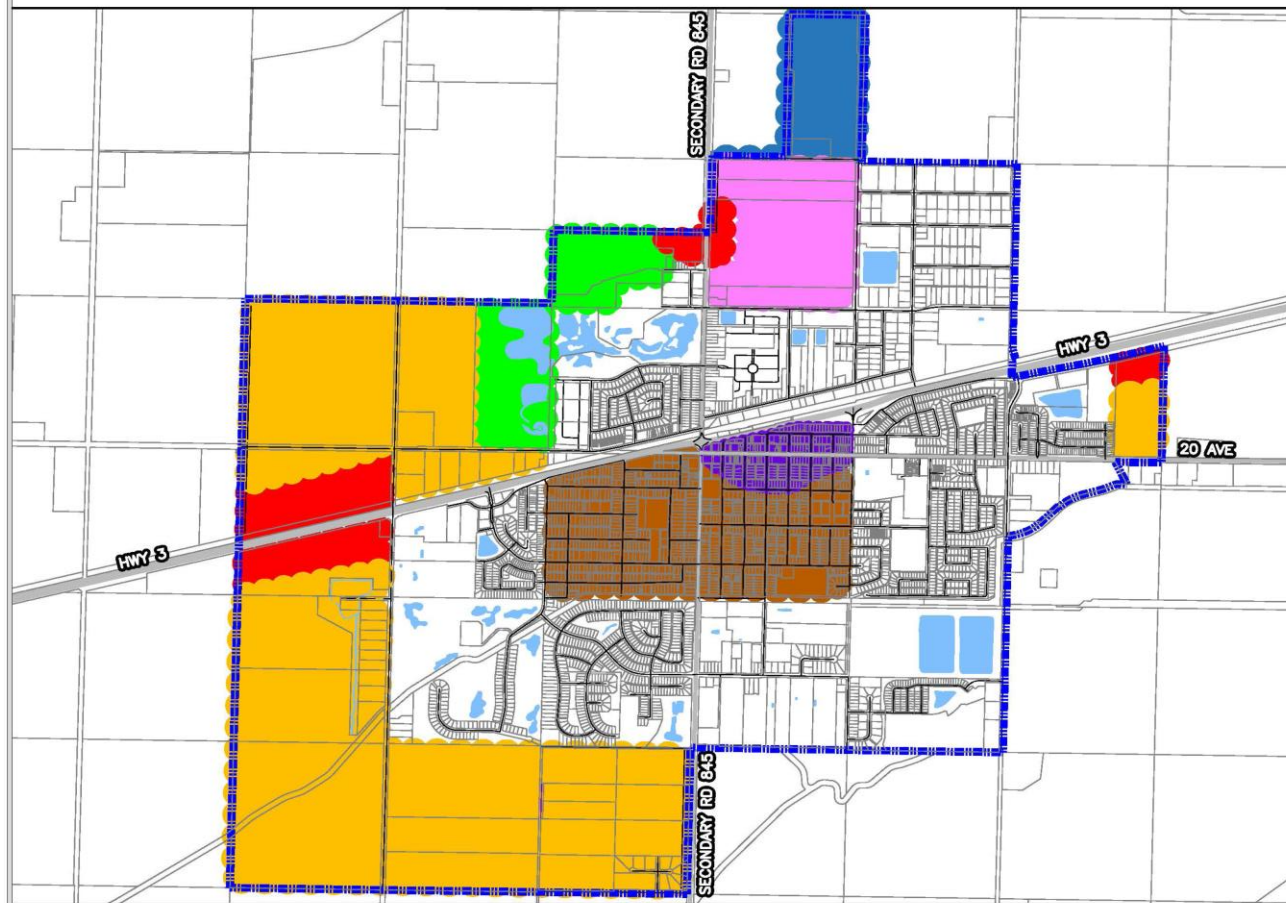
\*This map is showing current land uses at the time of plan preparation. Land uses are subject to change over time in accordance with the Town Plan and the Land Use Bylaw.  
\*The land uses shown are not zonings.

MAP PREPARED BY:  
OLDMAN RIVER REGIONAL SERVICES COMMISSION  
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TEL: 403-325-1344  
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# TOWN OF COALDALE TOWN PLAN 2020

## MAP 4 FUTURE LAND USE



### LEGEND

- Future Residential
- Future Commercial
- Future Public
- Future Industrial
- Sanitary Lagoon
- Downtown Redevelopment
- Residential Infill
- Town of Coaldale Boundary

### Note

\*Residential Infill refers to redevelopment of existing build areas with new housing over time

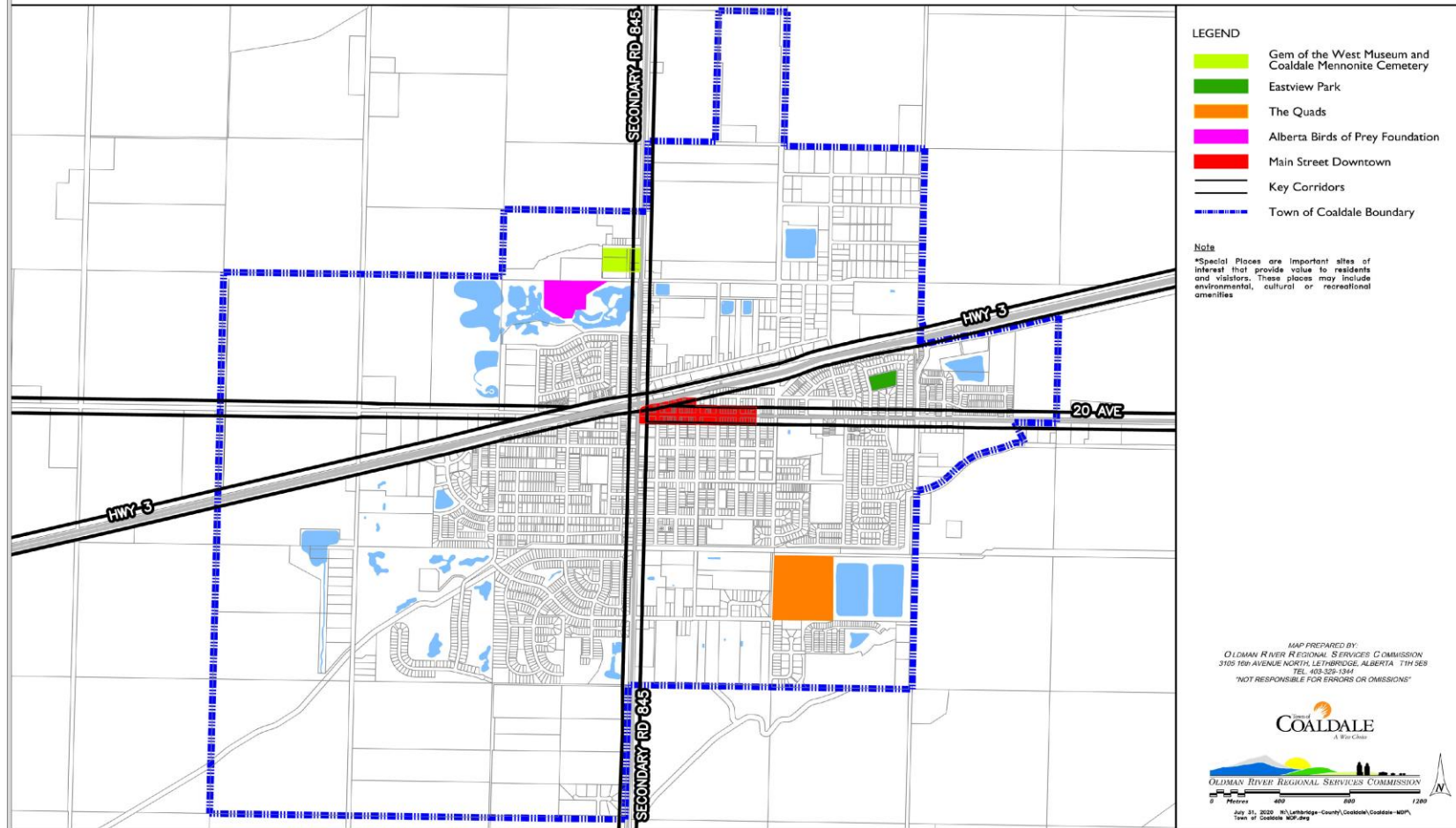
MAP PREPARED BY:  
OLDMAN RIVER REGIONAL SERVICES COMMISSION  
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 0E8  
TEL: 403-293-1944  
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

**COALDALE**  
A WILCOX COMMUNITY



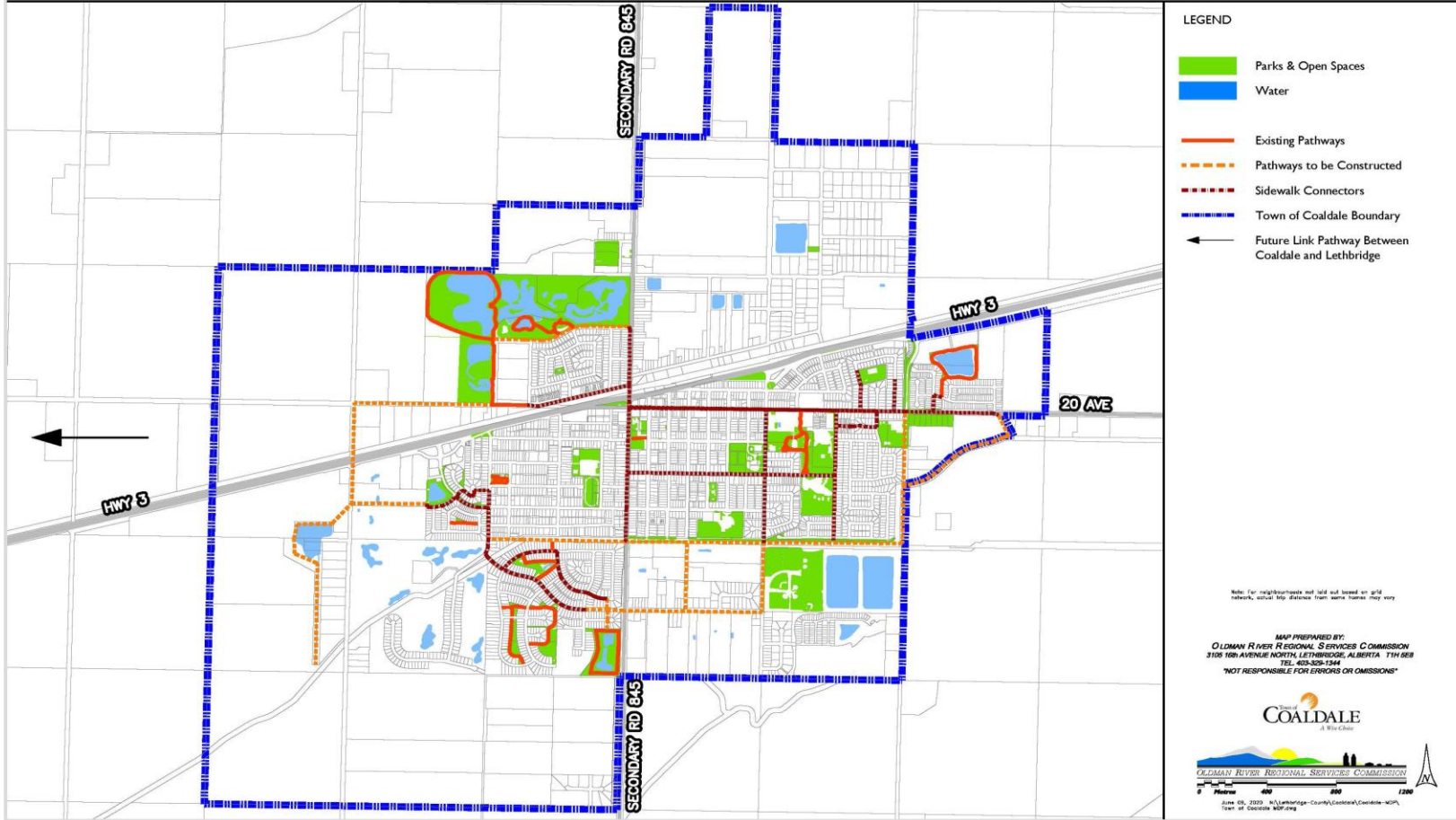
# TOWN OF COALDALE TOWN PLAN 2020

## MAP 5 SPECIAL PLACES



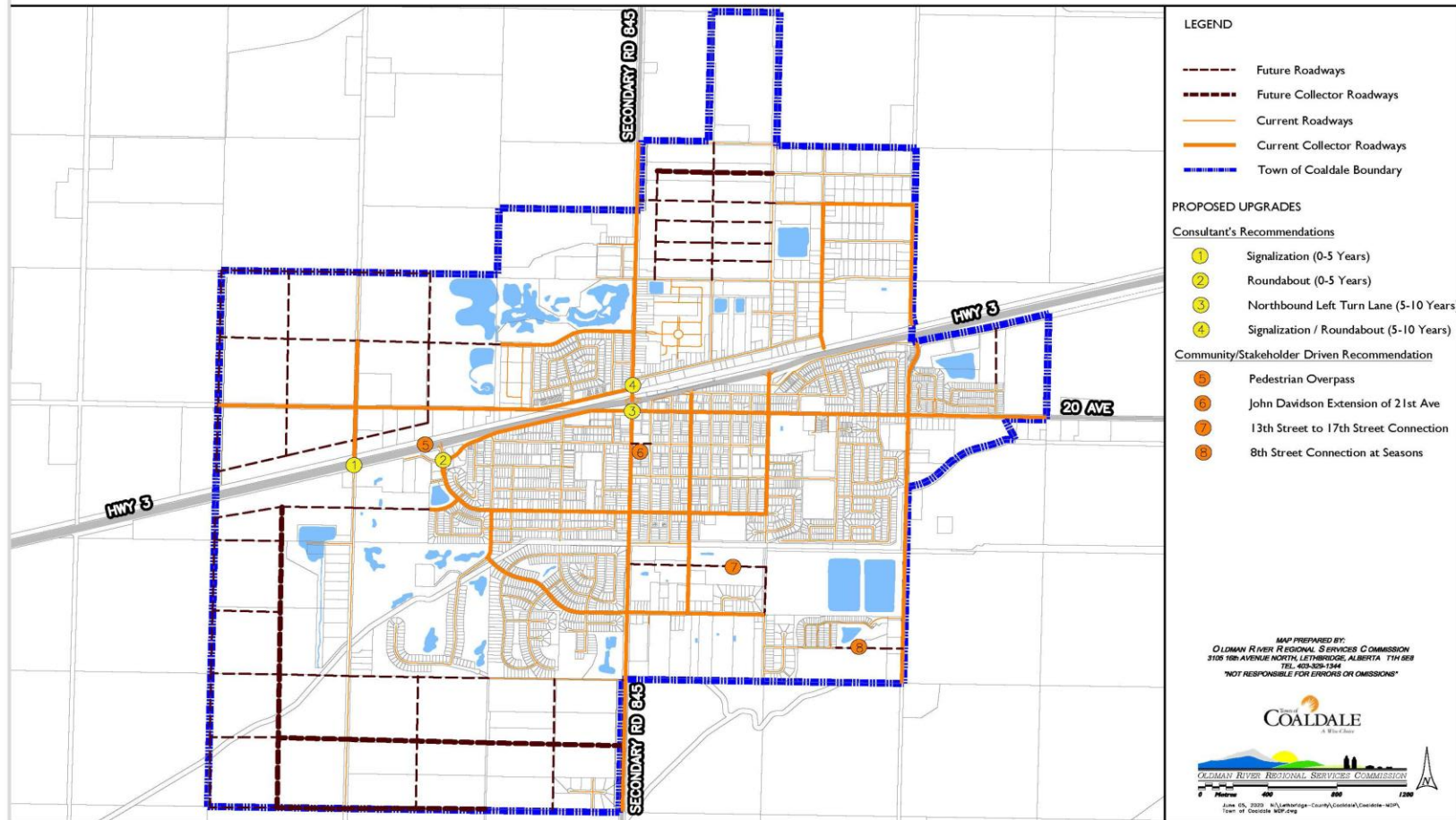
**TOWN OF COALDALE  
TOWN PLAN 2020**

**MAP 6  
TRAILS, PARKS AND OPEN SPACES**



# TOWN OF COALDALE TOWN PLAN 2020

## MAP 7 TRANSPORTATION



# Plan overview

Topic area	Focus	Stakeholder sentiment
<b>General growth and development</b>	Managing how and where the community grows in terms of population, commercial, industrial and amenity growth and provision	General support
<b>Residential</b>	Providing guidance for where, how and why new neighbourhoods are developed, and existing neighbourhoods change over time	General support, hesitancy about <b>diversity of housing and density</b>
<b>Commercial</b>	Providing guidance for how to best support new and existing commercial development in Coaldale, and focus on continuing with strong development to shift the residential/non-residential tax split for the community	General support, <b>some hesitancy about neighbourhood commercial areas</b>
<b>Industrial</b>	Providing guidance for how to best support new and existing industrial development in Coaldale, and focus on continuing with strong development to shift the residential/non-residential tax split for the community	General support

# Plan overview

Topic area	Focus	Stakeholder sentiment
<b>Recreation, Education and Institutional</b>	Providing guidance for the delivery of amenities and institutional uses in a responsible and forward thinking manner	General support, with particular focus on more amenities for the community
<b>Servicing, Infrastructure and Environment</b>	Providing guidance for the maintenance of existing infrastructure and expansion of new infrastructure needed to serve the community	General support, with particular focus on maintenance and upkeep
<b>Transportation</b>	Providing guidance for the management, maintenance and expansion of transportation networks to ensure safe and effective ways of moving within and through the community	General support, with a particular focus on more active modes network, but <b>hesitancy regarding driveways policies</b>
<b>Implementation</b>	Providing a time-based, consistent and productive approach to taking in, analyzing, and understanding qualitative and quantitative measures of the Plan's effectiveness to ensure it remains relevant and useful for as long as possible	Neither support nor objection

# Built environment and density

## Speaking of efficient use of land...

- In Appendix I of the SSRP (Efficient use of land principles), one of the key principles to achieving this is:

*Utilize the minimum amount of land necessary for new development and build at a higher density than current practice*

- Current average density in Town is 5.1 net units per acre, but wait...

# Built environment and density

## What is density anyway?

- People per unit of measure (metre, ha, km, etc.)
- Dwellings per unit of measure (metre, ha, km, etc.)
- **Gross** (everything, roads, parks, utility r-o-ws)
- **Net** (just private lots)

# Built environment and density

## 21<sup>st</sup> Avenue/16<sup>th</sup> Street

### Block size

2.2 hectare

5.5 acres

### Private land area

1.4 hectares

3.47 acres

### Gross density

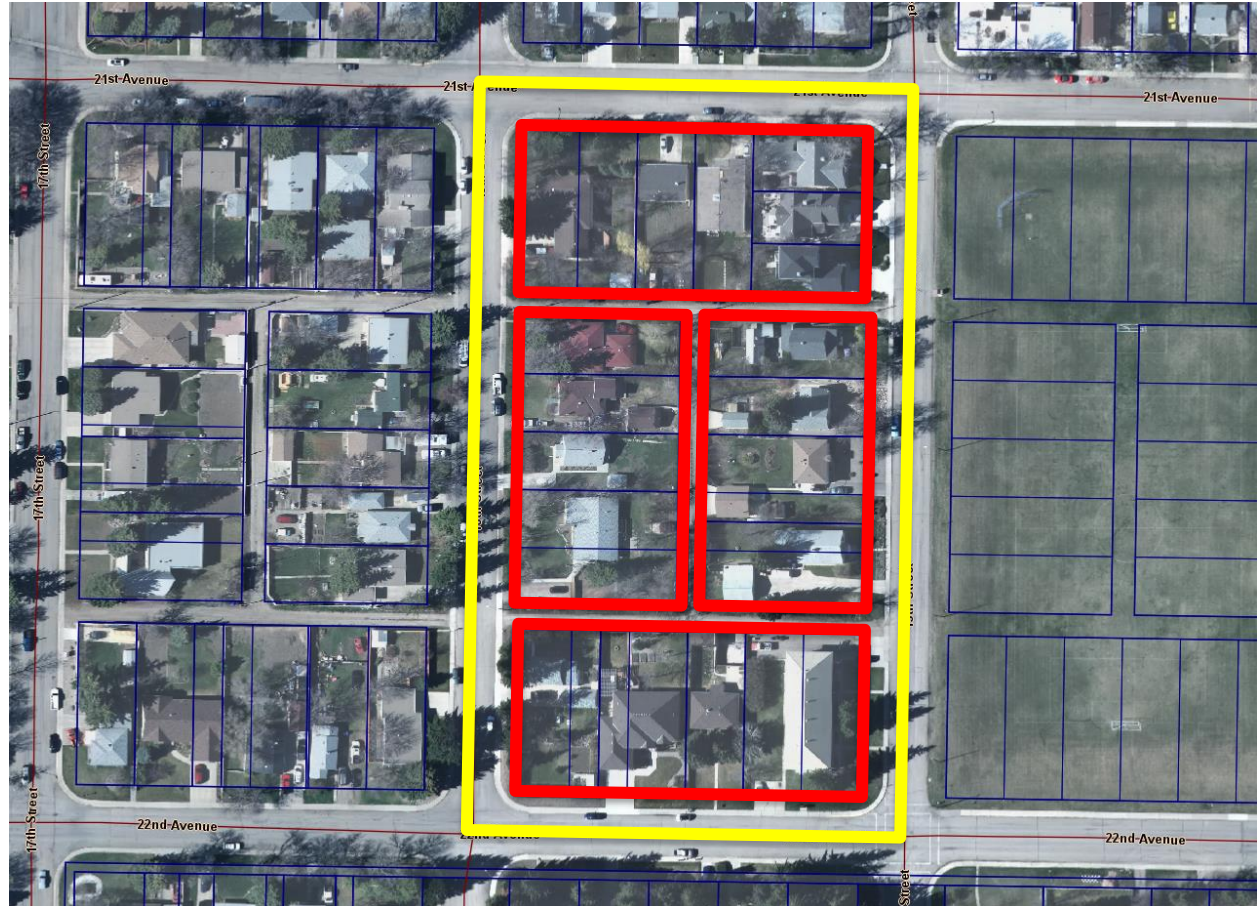
9 units/hectare

3.64 units/acre

### Net density

14 units/hectare

5.76 units/acre



# Built environment and density

## What impacts density?

- Lot dimensions
  - Width
  - Length
- Dwelling form
  - Single detached
  - Manufactured
  - Semi-detached
  - Multi-unit (including secondary suites)

# Built environment and density

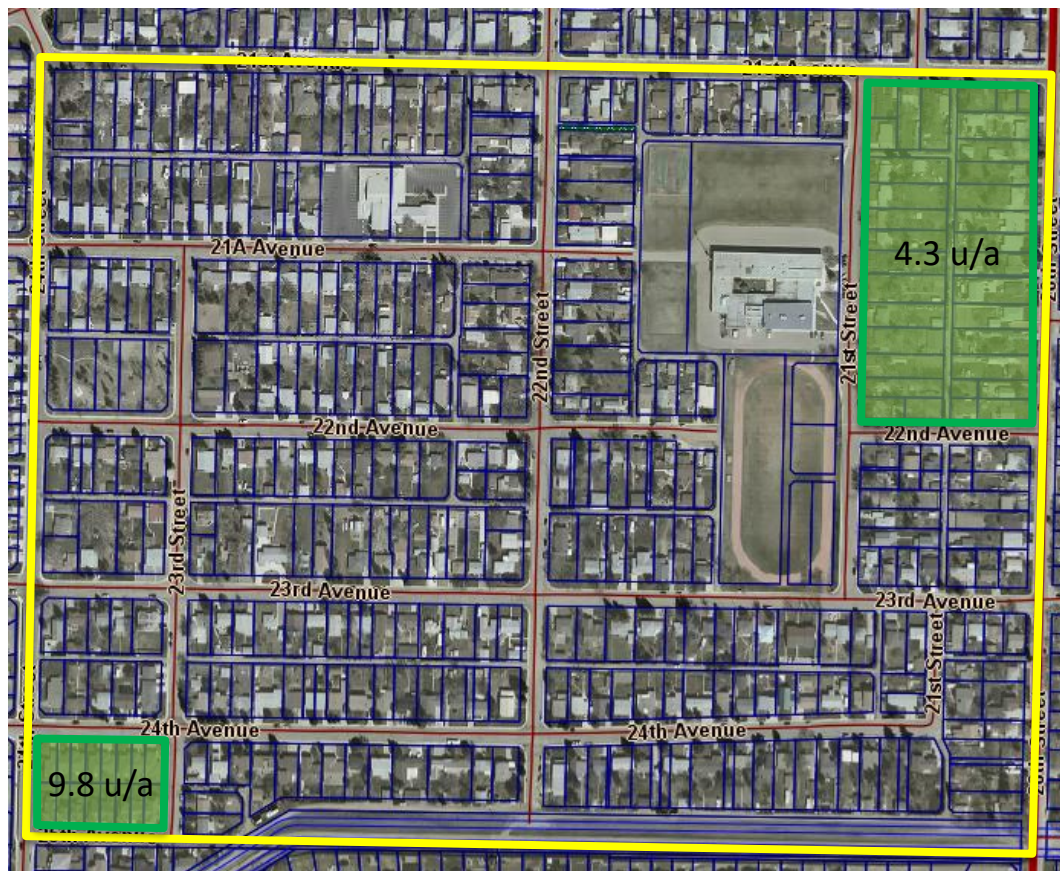
## What density is NOT

- Density is not low cost/low value housing
- Density is not condos and skyscrapers
- Density is not every block of every new neighbourhood being tiny lots and cramped streets
- Density is not about comparing one neighbourhood against another

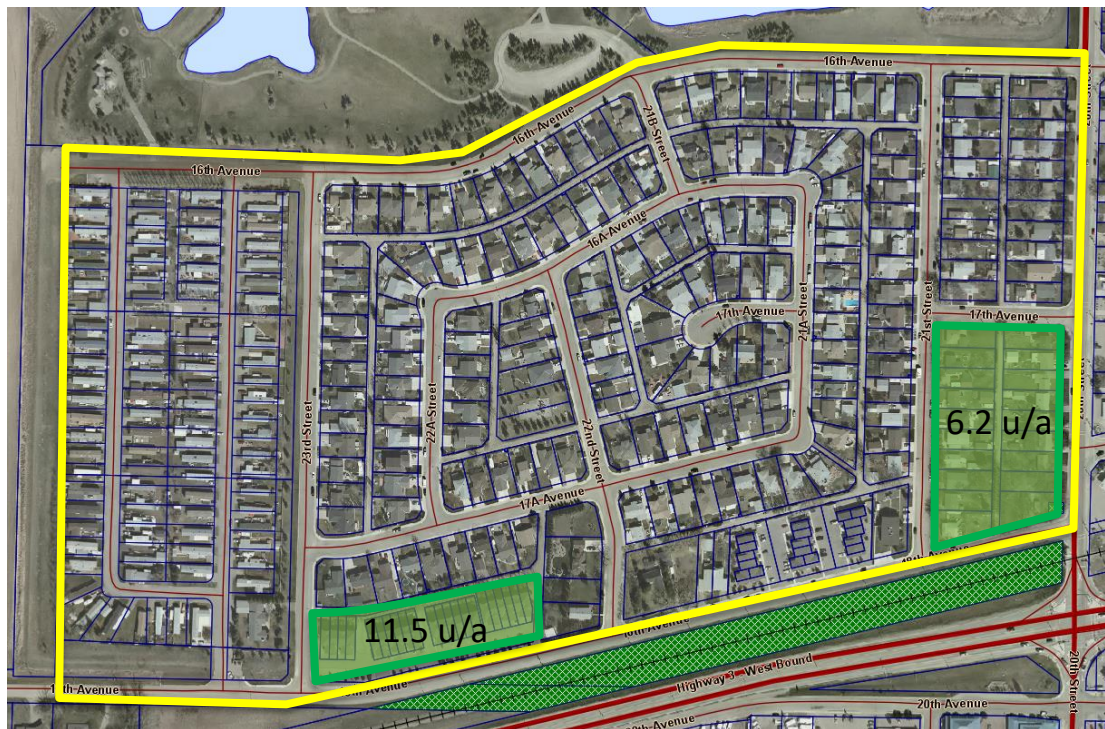
## What density IS

- Density is a measurement
- Density is choice
- Density is affordability for all purchase points
- Density is the ability for all members of the community to attain suitable housing
- Density is an average, made up of different parts of a neighbourhood and different parts of a community

Neighbourhood	KAHS
Area	120 acres
Number of lots	390, not incl. schools, churches or park space
Dwelling types	Single detached, duplex, multi-unit (townhomes)
Gross density	3.25 units/acre
Net density	5.0 units/acre
Highest density block	9.8 units/acre
Lowest density block	4.3 units/acre

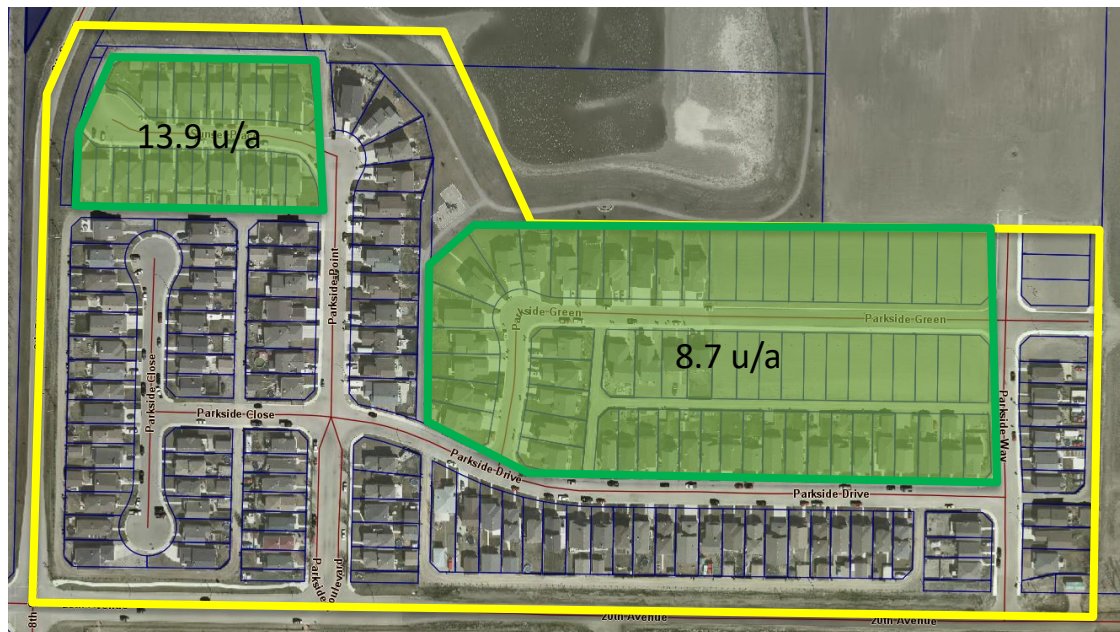


Neighbourhood	Garden Grove
Area	74 acres
Number of lots	390, not incl. parks or common areas
Dwelling types	Single detached, multi-unit (townhomes and apartments)
Gross density	5.27 units/acre
Net density	7.2 units/acre
Highest density block	11.5 units/acre
Lowest density block	6.2 units/acre

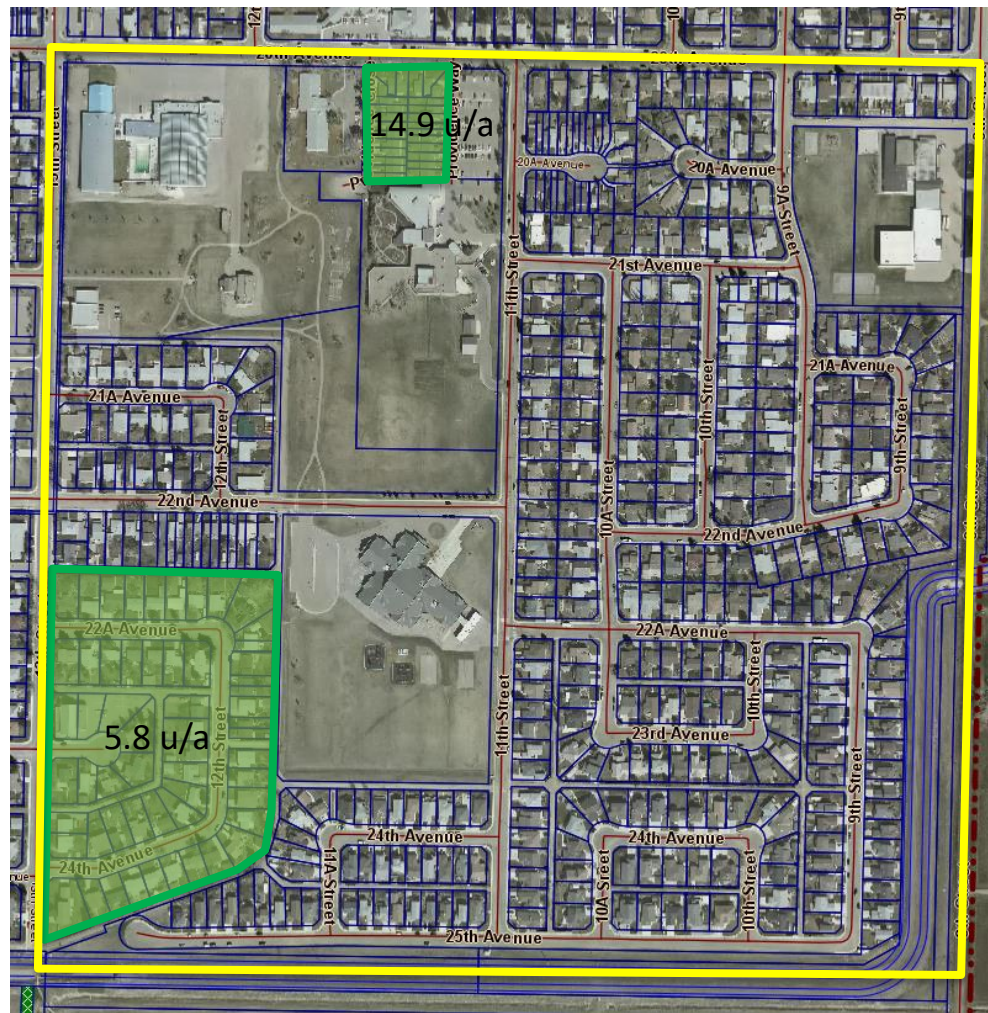




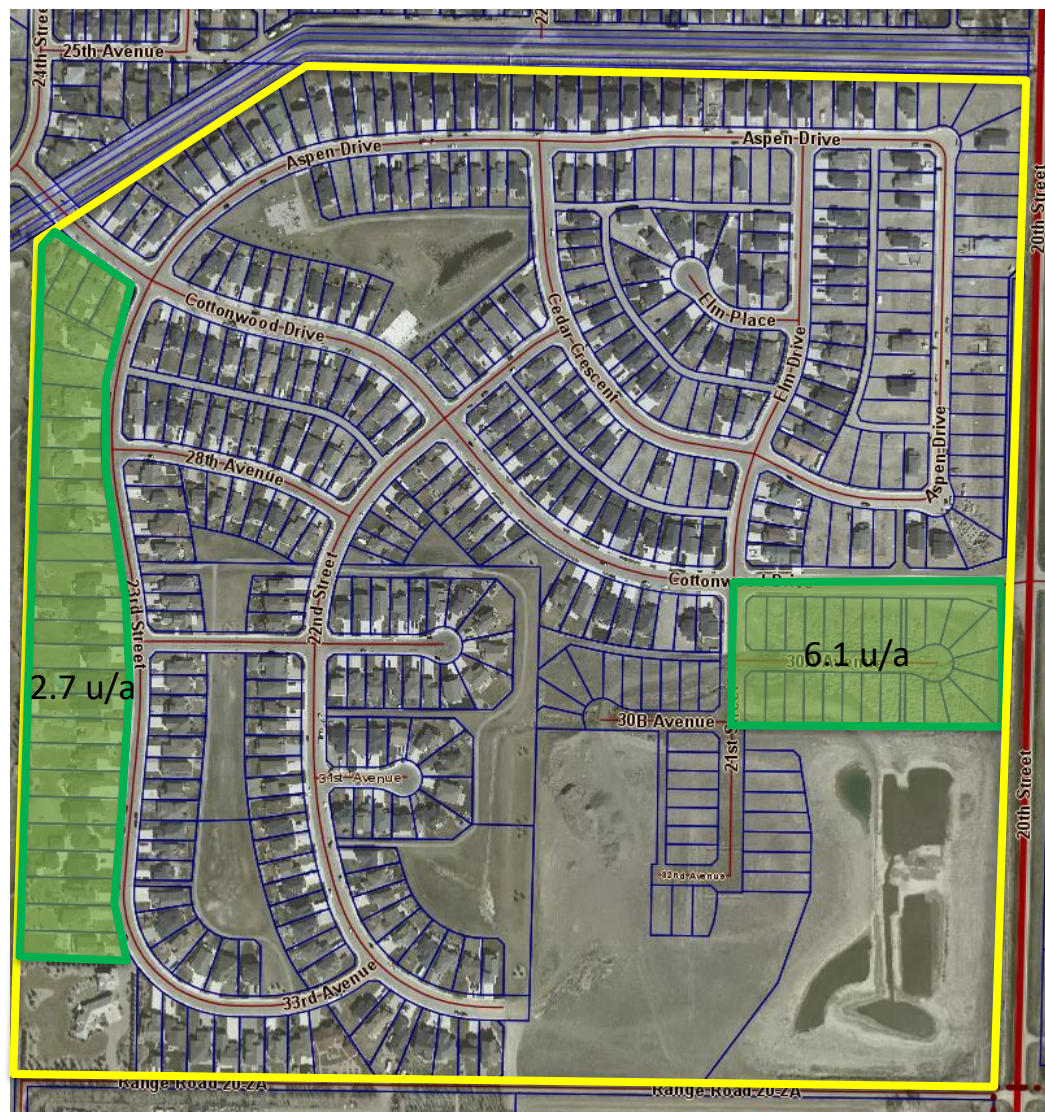
Neighbourhood	Parkside (partial)
Area	32 acres
Number of lots	196, not incl. parks or common areas
Dwelling types	Single detached, multi-unit (duplex)
Gross density	6.13 units/acre
Net density	9.58 units/acre
Highest density block	13.9 units/acre
Lowest density block	8.7 units/acre



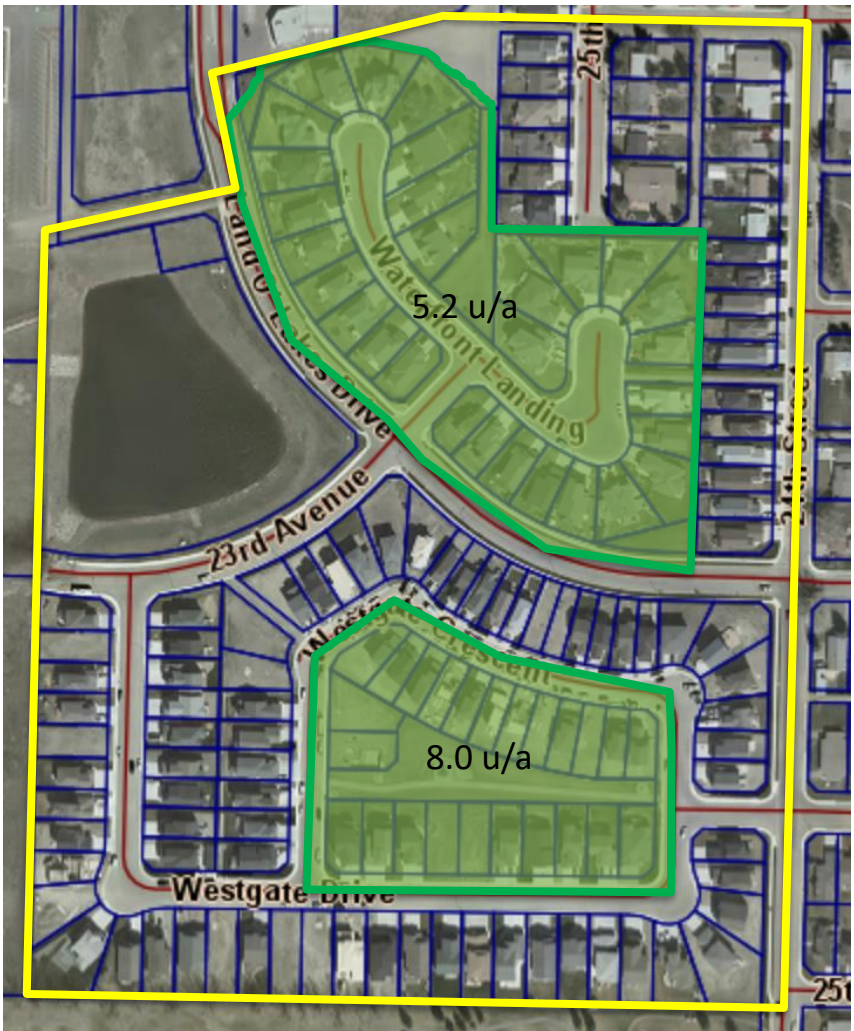
Neighbourhood	Eastview
Area	160 acres
Number of lots	504, not incl. schools, parks or public amenities
Dwelling types	Single detached, multi-unit (duplexes, townhomes)
Gross density	3.2 units/acre
Net density	6.8 units/acre
Highest density block	14.9 units/acre
Lowest density block	5.8 units/acre



Neighbourhood	Cottonwood +
Area	155 acres
Number of lots	438, not incl. schools, parks or public amenities
Dwelling types	Single detached
Gross density	2.82 units/acre
Net density	5.0 units/acre
Highest density block	6.1 units/acre
Lowest density block	2.7 units/acre



Neighbourhood	Westgate/Waterfront
Area	40 acres
Number of lots	156, not incl. parks or public amenities
Dwelling types	Single detached
Gross density	3.9 units/acre
Net density	6.7 units/acre
Highest density block	8.0 units/acre
Lowest density block	5.2 units/acre



# Built environment and density

Current average density: 5.1 units/acre net

## **Why does it matter to encourage increasing density?**

- short/mid/long term cost
- Variety of housing options
- Related impacts (transportation, safety, etc.)

## **What are some easy ways to increase density?**

# Built environment and density

## The cost perspective...

Typical lot widths

12 m = 40 feet

15 m = 50 feet

20 m = 66 feet

## The cost perspective...

Per linear m cost of roadway, with utilities and sidewalks, was an average of \$1350 in 2018 \$

# Built environment and density

## The cost perspective...

Typical lot widths	Estimated frontage cost per lot
12 m = 40 feet	\$16,200
15 m = 50 feet	\$20,250
20 m = 66 feet	\$27,000

# Built environment, density, and diversity

**NOT** about smallest is best...

- **Finding balance** is key
- **Variety of housing types/forms** that serve all residents
  - 2006: 80% of homes were single detached
  - 2016: 77% of homes were single detached
- Streets and roads that are feasible in the near/mid/longer terms and that accommodate **all users**

# The policies

## Balanced Residential Densities

**2.12** Work towards an average residential density in the Town of 8.0 dwelling units per developable (net) acre. This average density shall be measured at the scale of the whole Town, not by neighbourhood.

Strategy 2.11a - Development in new neighbourhoods shall not be allowed that results in an average residential density that is less than 5.0 dwelling units per developable acre, measured at the block scale.

**2.13** Ensure residential density targets are achieved by the development of a diversity of dwelling styles in neighbourhoods including single detached dwellings, row housing, secondary suites, and apartment buildings.

**2.14** Balance providing a diversity of lot sizes to meet market demand with the provision of higher residential densities.

Strategy 2.13a - Explore amendments to the Land Use Bylaw to add maximum lot sizes for some residential land use districts.

**2.15** Neighbourhoods with higher densities should be equipped with high quality public spaces to complement and offset the effects of higher density.

*SSRP Compliance Link: Use Land Efficiently (Strategy 5.1)*

# Neighbourhood commercial

**Do small commercial hubs in residential areas make sense?**

*As the community grows*

- intent is for these nodes not to compete with the special and memorable experiences of Main Street
- It IS to complement the daily needs of residents on a smaller scale

# The policies

## Neighbourhood Commercial Nodes

**3.9** Dwellings in residential neighbourhoods shall be a maximum of 400 meters from a commercial development or node.

**3.10** All new neighbourhoods in Areas of Growth shall plan for a commercial node within walking distance (400 meters) of all dwellings in the neighbourhood.

**3.11** Commercial vehicular access and parking and loading areas should be located to minimize the impact of parking and driveways on the pedestrian environment and adjacent residential properties.

**3.12** Neighbourhood commercial shall be located:

- on or adjacent to major roadways
- with direct access to active modes routes, whether that be a portion of the Town's pathways and trails system or a local sidewalk network
- to provide adequate vehicle and bike parking

# Built environment and driveways

## Why would it matter if a street has driveways?

### **Driveways are desirable**

- Ensure each dwelling has parking available
- Reduce pressure on street parking
- Provide a sense of security and cleanliness

### **Driveways have other impacts**

- Reduce street parking (typically 2 stalls per driveway)
- Increase impervious surface
- Create points of conflict (driver/active modes)
- Take up space and cost money

# Built environment and driveways

## Why would it matter if a street has driveways?

- Intent is NOT to have all streets in new neighbourhoods with no driveways
- Instead, to have ONLY main access roads with no driveways
- This would translate into 1 or 2 roads per new neighbourhood

## Benefits

- Prioritizes function of a street during peak times (am/pm)
- Makes for safer active modes travel (walking, cycling, wheelchairs)
- Can provide larger back yards
- Meets needs of residents who prefer the option

# Built environment and driveways

## Why would it matter if a street has driveways?

- Intent is NOT to have all streets in new neighbourhoods with no driveways
- Instead, to have ONLY main access roads with no driveways

## Benefits

- Prioritizes function of a street during peak times (am/pm)
- Makes for safer active modes travel (walking, cycling, wheelchairs)
- Can provide larger back yards
- Meets needs of residents who prefer the option

# The policies

## Expansion and Enhancement of the Transportation Network

- 7.6** Any extension of or enhancement to the Town's current transportation network shall meet the recommendations and requirements of the Transportation Master Plan (TMP).
- 7.7** Development in Areas of Growth (see Map 2) shall integrate fully with existing development adjacent to growth areas, by providing as many transportation network connections as are reasonably achievable, for both vehicle access and active modes access.
- 7.8** Development of new front-access driveways shall be minimized in Areas of Change (see Map 2), where a gridded streets pattern with alleys exist, to maintain the comfortable pedestrian environment and on-street parking opportunities.
- 7.9** New major roadways, including major collectors and arterial roadways, shall not include front access garages or front driveways for residential development.
- 7.10** Non-residential development with direct access off of new major roadways, including major collectors and arterial roadways, shall provide shared access to multiple developments, where reasonably achievable.

# Plan review framework

## Review and Amendment of the Town Plan

**8.3** The Town Plan shall be reviewed regularly to ensure the visions, goals and policies are still applicable.

Strategy 8.3a - A comprehensive review of this plan shall take place every 4 years, consistent with the duration of an individual Council term. The review shall include, but not be limited to, the following elements:

- progress on measurable goals and policies
- population and demographic changes over time
- financial implications that impact any policies or strategies

**8.4** If an amendment to the Town Plan is required, the procedures outlined in the Municipal Government Act for the review of statutory plans shall be followed.

**8.5** Reviews and amendments to the Town Plan shall include consultation with relevant stakeholders, following the Town's Public Participation Policy.

# Planning/Development process (Appendix C)

<b>Area Structure Plan (ASP)</b> <ul style="list-style-type: none"><li>• a statutory plan establishing future land uses and desired subdivision and development patterns for a new area</li><li>• sets out population targets, the sequence of development, transportation and infrastructure networks and other matters important to the development of neighbourhoods</li></ul>	<ul style="list-style-type: none"><li>• must be consistent with the Town Plan and IDP</li><li>• typically completed for new residential neighbourhoods or new industrial areas</li><li>• can be lead by developers or the municipality and typically includes many stakeholders in the preparation process</li><li>• development proposed within the boundaries of an ASP should comply with the ASP</li><li>• development that does not comply with the ASP may have to amend it, which requires a public hearing and decision by Council</li></ul>
<b>Outline Plan (OP)</b> <ul style="list-style-type: none"><li>• a non-statutory plan that describes the servicing method and proposed land uses for an area in more detail than an ASP</li><li>• includes studies that ensure land is suitable for the intended use in terms of soils, servicing, drainage, and transportation</li><li>• example studies include environmental impact assessment, transportation impact assessment, and stormwater management analysis</li></ul>	<ul style="list-style-type: none"><li>• used for smaller areas of development (neighbourhoods or stages) to provide technical engineering details</li><li>• must comply with the Town Plan and the relevant ASP</li><li>• typically outlines opportunities and constraints of the land, the development concept, open space needs, servicing and transportation networks and the strategy for phasing development</li><li>• although it is not a statutory plan, it does go through public consultation and decision by Council</li></ul>

# Implementation and monitoring (Appendix D)

TRACKABLE POLICIES AND STRATEGIES		
*Please note that time frames are general and are subject to change based on municipal priorities and resource availability. This table will be updated as needed.		
GENERAL GROWTH AND DEVELOPMENT	ACTION REQUIRED	TIME FRAME
<b>Existing Non-Conforming Uses</b> Strategy 1.6a - The Town will track non-conforming uses on an on-going basis to take action when necessary.	Review development permits to compare non-conforming to conforming uses and possible actions if necessary.	Annual Report to Council
<b>Review of Development Processes</b> 1.23 The Town will evaluate development processes regularly and look for ways to improve processes for all stakeholders to ensure transparency, effective communication and efficient use of resources.	Review planning, development permit and subdivision processes including submission requirements and review times	Report to Council every two years
<b>Review of Public Engagement Processes</b> 1.24 The Town will review public engagement processes regularly to ensure effective public participation in the decision making process.	Review public participation policy and outcomes from public engagement processes to evaluate effectiveness	Report to Council every two years
RESIDENTIAL DEVELOPMENT	ACTION REQUIRED	TIME FRAME
<b>Infill Development</b> Policy 2.2 Strive for a target of 10% of new development to be built in existing areas (identified as Areas of Change on Map 1).	Review development permits to track the percentage of new development built in existing areas.	Annual Report to Council
<b>Infill Development</b> Strategy 2.3a - Examine updates to the Land Use Bylaw to accommodate secondary suites and multi-unit dwellings in more land use districts.	Analyze secondary suite and multi-unit dwellings development permit information. Suggest LUB suggestions to make it easier to develop in more locations.	Report to Council by 2022

<b>Secondary Housing</b> Strategy 2.4a - Consider amendments to the Land Use Bylaw to allow for detached secondary suites and garage suites on lots of an appropriate size.	Review secondary suite regulations in the LUB to make it easier to develop in more locations.	Annual Report to Council
<b>Balanced Residential Densities</b> Policy 2.11 Work towards an average residential density in the Town of 8.0 dwelling units per developable (net) acre. This average density shall be measured at the scale of the whole Town, not by neighbourhood.	Review development permit data to determine density by neighbourhood and averaged across the Town.	Annual Report to Council
<b>Balanced Residential Densities</b> Strategy 2.13a - Explore amendments to the Land Use Bylaw to add maximum lot sizes for some residential land use districts.	Review maximum lot sizes in land use districts and provide suggestions for amendments if necessary.	Report to Council by 2022
<b>Housing Stock Diversification</b> Strategy 2.18a - The Town shall track the housing mix of single detached dwellings to non-single detached dwellings to achieve the following housing mix: 70% single detached dwellings to 30% non-single detached dwellings, including at least 10% multi-unit dwellings.	Analyze housing type ratios based on development permit and assessment data.	Annual Report to Council
<b>Home Occupations</b> Strategy 2.21a - the Town will review home occupations on a case-by-case basis and may make changes to the Land Use Bylaw where necessary to ensure compatibility with residential development.	Analyze home occupation permits and provide suggestions for action if needed.	Report to Council every two years
COMMERCIAL DEVELOPMENT	ACTION REQUIRED	TIME FRAME
<b>General Commercial Development</b> Strategy 3.3a - The Town will annually create an economic development agenda or plan to identify programs and incentives to work with businesses and support Coaldale's economy.	Create an economic development strategy document.	Report to Council by 2022. Strategy updated annually after this.

# Agency/Partner circulations

An MDP MUST be circulated to school boards and adjacent municipalities (MGA sec. 636(1)(c)(d)) and;

May be circulated to other partners, for opportunity to comment. A response from any party is not mandated by the MGA.

The Town Plan was circulated to a broader range of agencies/partners with a request to respond within 28 days if desired

# Agency/Partner circulations

Agency/Partner	Responded	Comments
Alberta Health Services	Yes	Endorsed
Alberta Transportation	Yes	Endorsed with comments
Alberta Environment and parks	Pending	
Palliser School Division	Yes	Endorsed
Holy Spirit School Division	Yes	Reviewed, no comments at this time
Lethbridge County	Yes	Endorsed with requested changes
SMRID	Pending	
CP Rail	Yes	Reviewed, standard comments

# Agency/Partner circulations

## **Lethbridge County (endorsed, with requested changes):**

- Under Balanced Residential Growth Strategy (2.11a) increase minimum density from 5.0 to ensure the efficient use of lands and limit the conversion of prime agricultural lands for non-ag. uses
- Under Watershed Management Strategy 6.16a that the may be amended to “should”
- Under Watershed Management Strategy 6.16b that the “may” be amended to “shall”

# Agency/Partner circulations

**6.16** The Town shall work to increase knowledge and improve management of the watershed, wetlands and water features in Coaldale and the surrounding region.

Strategy 6.16a - The Town may participate in regional, provincial and local initiatives that educate residents on their role in preserving stormwater quality, wetlands and natural areas.

Strategy 6.16b - The Town may cooperate with regional stakeholders to develop a plan, strategy or programs for watershed protection that may include the following elements:

shall

- Identification of existing water features based on available data
- Prioritization of wetlands and other water features based on water quality, biodiversity, flood mitigation and pollution prevention
- Policy to manage wetlands, including buffers and limits to development activity in certain areas if applicable

*SSRP Compliance Link: Building Sustainable Communities (Strategies 8.26 - 8.30)*

# Notification and advertising

**Notification of the Public Hearing took place in the following ways:**

1. In the SSN September 22<sup>nd</sup>, 29<sup>th</sup>, and October 6<sup>th</sup>
2. On the Town's webpage
3. On the Town's social media feed

No written or verbal feedback has been received, nor have there been any requests to speak at the Public Hearing.

**Please note:** this presentation will be posted on the project webpage after this evening's meeting.

# Next steps

**Subsequent to discussion and any feedback received, Council may wish to consider:**

1. 2<sup>nd</sup> and 3<sup>rd</sup> reading of the bylaw, with or without amendments
2. Tabling the bylaw for additional information