

# HAMLET OF CAYLEY AREA STRUCTURE PLAN

*Prepared By  
The Municipal District of Foothills No. 31*

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## 1.0 INTRODUCTION

### 1.1. *Purpose Of The Plan*

The Hamlet of Cayley Area Structure Plan (CP) has been prepared at the request of the Council of the M.D. of Foothills No.31 pursuant to provincial legislation and the M.D. of Foothills Municipal Development Plan. The purpose of the Area Structure Plan is to provide for the orderly development of the Hamlet and lands immediately surrounding the Hamlet within the Plan Area. An Area Structure Plan is more detailed than the Municipal Development Plan (MDP) and is intended to provide a more specific municipal policy framework to guide subsequent land use redesignation, subdivision, and development decisions within the Plan Area.

### 1.2. *Background To The Area Structure Plan*

In 1996, the former Village of Cayley became part of the M.D. of Foothills No. 31. As required by the Municipal Government Act, the M.D. of Foothills No. 31 adopted its current Land Use Bylaw in 1999 as well as a Municipal Development Plan in 1998. In adopting the 1999 Land Use Bylaw, the Municipality moved to rescind the former Village of Cayley Land Use Bylaw.

Consistent with the Municipal Development Plan and Land Use Bylaw of the Municipality, the Council of the M.D. of Foothills No. 31 is now proceeding with the preparation of an Area Structure Plan for the Hamlet of Cayley, in effort to best represent the present and future interests of the Hamlet. The Area Structure Plan is proposed as an additional measure beyond the Municipal Development Plan and Land Use Bylaw of the Municipality to address long-term concerns specific to the Hamlet of Cayley. It is intended to provide the Hamlet of Cayley and M.D. of Foothills No. 31 with a current planning document, adopted by Bylaw, to direct decision making related to the Hamlet.

### 1.3. *The Approval Process*

The M.D. of Foothills requires Municipal Council approval of an Area Structure Plan as a prerequisite to future development. The Municipal Staff initiated preparation of the Hamlet of Cayley Area Structure Plan through mailing of a resident survey to gather input from the area residents on preferences for development and growth in the plan area. Following completion of the resident response and comment review, an open house meeting was held on October 2, 2002 in Cayley. The open house was designed to provide residents with a review of the information

received from the resident survey and to provide an opportunity for additional comments or concerns. Further to the open house, staff conducted a review of landowner feedback and servicing information and a Draft Area Structure Plan was prepared for circulation and discussion with residents and the M.D. of Foothills Council.

The proposed Hamlet of Cayley Area Structure Plan (July 2003) was formally submitted to the M.D. of Foothills Council July 10, 2003. The draft plan was then mailed to all landowners within the plan area and surrounding area. A notice accompanied the draft plan notifying landowners of an additional open house held September 30, 2003 to review and obtain feedback on the draft plan.

A formal public hearing was held October 30, 2003. Further to the public hearing, three readings were given to Bylaw \_\_\_\_\_ on \_\_\_\_\_ day of \_\_\_\_\_, adopting the Plan as a statutory document.

**1.4. *Plan Implementation***

The Hamlet of Cayley Area Structure Plan will be adopted by bylaw in accordance with Part 633 of the Municipal Government Act, and will become a statutory document of the Municipal District of Foothills No. 31. The Area Structure Plan does not supercede, repeal, replace, regulate, or otherwise diminish the M.D. of Foothills Municipal Development Plan or other statutory plans in effect in the Plan Area.

To be fully implemented, the Area Structure Plan may have to be incorporated into other municipal planning documents. These documents include the M.D. of Foothills Municipal Development Plan, and the M.D. of Foothills Land Use Bylaw.

**1.5. *Plan Review And Amendment***

Changing considerations may necessitate periodic review and occasional amendments to the Area Structure Plan. Council, through monitoring of subdivision and development approvals, may initiate amendment of the Area Structure Plan in accordance with the Municipal Government Act. In addition, the landowners or the landowners' agents may request amendment to the Area Structure Plan in accordance with application requirements and procedures of the same Act.

**1.6. *Legislative Framework***

**Municipal Government Act**

Pursuant to Part 633 of the Municipal Government Act (MGA), the Council of a municipality is permitted via by-law to adopt an Area

Structure Plan as a statutory document. Section 633 of the MGA states that:

- 1) *For the purpose of providing a framework for subsequent subdivision and development of an area of land, a council may, by bylaw, adopt an Area Structure Plan*
- 2) *An Area Structure Plan*
  - a) *must describe*
    - i. *The sequence of development proposed for the area,*
    - ii. *the land uses proposed for the area, either generally or with respect to specific parts of the area,*
    - iii. *the density of population proposed for the area either generally or with respect to specific parts of the area, and*
    - iv. *the general location of major transportation routes and public utilities,*

*and*

  - b) *may contain any other matters the council considers necessary.*

### **The Municipal Development Plan**

The M.D. of Foothills adopted a new Municipal Development Plan (MDP) in 1998 to guide future growth throughout the municipality. The MDP establishes long-range goals, objectives, and policies that summarize the M.D.'s intentions respecting this growth and development. The Hamlet of Cayley Area Structure Plan has been prepared to be consistent with, and conform to the policies of the Municipal Development Plan.

The MDP defines an Area Structure Plan as:

*"A statutory plan, adopted by bylaw, which provides a land use strategy for subsequent redesignation, subdivision and development of a specific area of land in the municipality."*

Pursuant to Section 6.3.13 of the MDP,

*"An Area Structure Plan should be completed for each Hamlet prior to significant development taking place within or adjoining the Hamlet,"*

Pursuant to Section 6.3.15 of the MGA,

*"A major review of the planning documents for Blackie and Cayley should take place prior to any expansion of the boundaries of these Hamlets."*

## **1.7. Interpretation**

In this Area Structure Plan, the following interpretations shall apply:

“**General Agriculture**” and “**Intensive Agriculture**” means those agricultural uses as defined in Section 10.13.1 of the M.D. of Foothills Land Use Bylaw.

“**Area Structure Plan**” or “**Plan**” means the Hamlet of Cayley Area Structure Plan.

“**Business Land Uses**” means the use of land, buildings or structures in which the provision of goods and services for sale is the primary function and may include commercial and/or industrial uses;

“**Council**” means the Council of the Municipal District of Foothills No. 31.

“**Commercial**” is as defined by the M.D. of Foothills No. 31 Land Use Bylaw.

“**Developer**” means the registered owner of lands within the Area Structure Plan boundary.

“**Environmental Reserve**” (ER) means land dedicated as defined by Section 664(1) of the Municipal Government Act.

“**Industrial District**” is as defined by the M.D. of Foothills Land Use Bylaw;

“**Landowner**” means the registered owner of lands within the Area Structure Plan boundary.

“**Land Use Bylaw**” means the Land Use Bylaw of the M.D. of Foothills No.31

“**M.D.**” means the Municipal District of Foothills No. 31.

“**MDP**” means the Municipal District of Foothills No. 31 Municipal Development Plan.

“**MGA**” means the Municipal Government Act.

“**Municipal Reserve**” (MR) means land dedicated to the Municipal District of Foothills pursuant to Section 666(1) of the Municipal Government Act.

“**Plan**” means the Hamlet of Cayley Area Structure Plan.

“**Plan Area**” refers to the area of land contained within the Hamlet of Cayley Area Structure Plan as defined by Section 2.0 of this document.

“**Qualified Professional**” means a professional engineer, geologist, or geophysicist licensed to practice in the Province of Alberta.

“**Residential**” is as defined by the Municipal District of Foothills No. 31 Land Use Bylaw.

“**Subdivision Approving Authority**” means the Council of the Municipal District of Foothills No. 31.



“**Tentative Plan Preparation Stage**” means that stage of the land development process in which detailed site analysis is undertaken, local planning needs and development philosophy are identified, and site-specific subdivision design is prepared.

“**Tentative Plan**” means a detailed proposal for development of the lands or of any portion thereof, which may form the basis for an application for subdivision.

## **2.0 THE PLAN AREA**

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### **2.1. *Regional / Municipal Location***

Figure 1 illustrates the location of the plan area within the broader context of the area.

The Plan area lies 12 kilometres South of the Town of High River, west of Highway #2, centered around (104 St. E.). This location is approximately 3.2 kilometres from the South boundary of the Municipality.

The level topography and landscape provide an ideal setting for Hamlet/rural residential lifestyles while Cayley Road (104 St. E.) and Highway 2 provide convenient access north to the Town of High River and South to the Town of Nanton.

### **2.2. *Boundaries Of The Plan Area***

Detailed boundaries of the Area Structure Plan are illustrated in Figure 2. The boundaries can be generally described as follows:

- the existing 658th Ave. municipal road alignment on the north side;
- the existing 674th Ave. municipal road alignment on the south side;
- The west limit of the plan area runs along the section line between NE 24 and NW 24, include Plan 7810774, Block 1 in S.E. 24, extending south along the east side of Cayley Road (104 St. E.);
- The east limit of the plan area is the section line between the NW 19 and the NE 19, extending south including Plan 9511464, Block 1 in the S.E. 19 (Lagoon Site) and Plan 9912905, Lot 1 in the S ½ 19.

### **2.3. *General Physical Description***

#### **Current Land Use**

Figure 3 shows the current land use designations within the plan area.

The Plan Area currently consists of lands within the existing Hamlet of Cayley boundaries as well as some of the immediate outlining lands.

The lands outside the existing Hamlet boundaries consist of primarily Agricultural (A) zoning with some smaller Country Residential (CR) zoned parcels. The existing water reservoir and sewage lagoon and previous landfill site are also situated in the outlining areas adjacent to the existing Hamlet boundaries. Both areas are currently zoned Commercial Hamlet.

Within the Hamlet of Cayley, the following land use designations currently exists:

- Residential (R )
- Commercial Rural (CMR)
- Commercial Hamlet (CMH)
- Industrial Hamlet District (INH)

### Existing Access

Figure 1 shows the current transportation system within the plan area.

The primary access to the plan is Cayley Road (104 St. E.). This road extends north to the Town of High River and connects back to Highway 2 to the South extending South to the Town of Nanton.

Access is also available off:

658 Ave (a municipal gravel road) on the north side of the plan area that extends east to Highway #2 and west into the rural area of the municipality.

674<sup>th</sup> Ave. (a municipal gravel road) on the south side of the plan area which extends to the east to Highway 2.

The service road along the East Side of Cayley Road (104 St. E.) which extends North- from 674<sup>th</sup> Ave. to 658<sup>th</sup> Ave.

### Soil Capability for Agriculture

Figure 5 illustrates the soil classification based on the Canada Land Inventory mapping, for the plan area.

The majority of the Plan Area is classified as Class 3 soils (Moderately Severe Limitations) under the Canada Land Inventory (CLI) Capability for Agriculture rating system. A small portion of the land on the East Side of the plan area is comprised of Class 5T soil (Very Severe Limitations with Topographical Constraints) under the Canada Land Inventory (CLI) Capability.

### Topography and Vegetation

Figure 1 illustrates an aerial view of the plan area.

The Plan area is located within the prairie domain of the Municipality. Several of the existing lots in the Hamlet offer a view of the scenic mountain landscape West of the Hamlet

### Opportunities and Constraints within the Plan Area

A number of issues and technical considerations were evaluated as part of the plan process and the following opportunities and constraints were identified:

- Wastewater Treatment Facility (WWTF)- Under Section 12 of the Subdivision and Development regulations, a subdivision and development authority must not approve an application, nor may a residential building be constructed within 300 meters of the working area of an operating wastewater treatment plant. Location of the WWTF is shown on Figure 2 and Figure 4 shows the area that is restricted for development as per the Subdivision and Development regulations;
- Non-Operating Landfill or Waste Site - Under Section 13 of the Subdivision and Development regulations, a subdivision and development authority must not approve an application, nor may a residential building be constructed within 300 meters of the disposal area of an operating or non-operating sanitary landfill, modified sanitary landfill or dry waste site Location of the WWTF is shown on Figure 2 and Figure 4 shows the area that is restricted for development as per the Subdivision and Development regulations;
- Differing lifestyle/livelihood - Agricultural landholders may have difficulties in continuing their farming operations, while hamlet residents and existing country residential land owners wish to retain the "country charm" of their rural surroundings;
- Cayley Road (104 St. E.) - proximity to a major collector road allows for added opportunities and more flexibility in considering a wide range of uses;
- Proximity to Urban Centers - Growth pressures will continue as this area is within commuting distances to the City of Calgary, Town of High River, Town of Okotoks, and Town of Nanton.

### 3.0 PLAN GOALS AND PRINCIPLES

#### 3.1. *Plan Vision and Goals*

The Hamlet of Cayley is presently a small rural community with residential, commercial, and institutional uses. Growth of the Hamlet is encouraged but it should be in keeping with the present character of the community and servicing limits (water and wastewater).

The plan should provide clear policy guidance, with appropriate flexibility, to ensure that the plan area remains a desirable place to live and work.

The following goals provide the focus for the plan and build on the vision:

- To provide for orderly and efficient development of the Hamlet of Cayley and immediate surrounding lands within the plan area that is consistent with the existing development and compatible with the anticipated land use and transportation patterns for the area;
- To act as a guide under which the Municipal District can review and evaluate specific development and subdivision proposals;
- To establish policies which will direct proposed land use, open space, population density, location of transportation routes, location and methods of utility servicing, phasing of development, and other such matters as Council deems necessary;
- To provide residents of the Hamlet of Cayley with a specific planning tool that will form the basis for future applications for development within the Hamlet, and, a comprehensive study of Area Structure Plan needs and goals.
- To allow for growth of the community while maintaining the small community character of the Hamlet.

#### 3.2. *Principles of Development*

The major objectives of this plan are as follows:

- To ensure all development is in accordance with statutory policy and municipal standards in effect at the time development is approved.
- To provide for a variety of residential land uses in a manner sensitive to the existing Hamlet development, the existing surrounding land uses, and the natural environment.
- To address existing land use issues and constraints, as well as, identify potential future land uses for specific areas of the Hamlet

- To encourage diversity within the community by providing a choice of housing to accommodate a variety of household types;
- To allow for residential growth that encourages affordable housing to attract young families yet maintain the quality of housing in the area;
- To encourage increased number of students attending Cayley School and increased use of the school outside regular hours.
- To encourage young families to move to the community through increased services such as daycare and job opportunities;
- To encourage new commercial/industrial development to create jobs, amenities, and conveniences within the community;
- To encourage inclusion of additional lands for recreational development that are complimentary with the existing recreational facilities in the Hamlet, the rural surroundings, and the natural features of the Plan area.
- To encourage the protection, preservation, and/or enhancement of all Historic sites within the Plan Area.
- To provide for an efficient and safe road network which addresses existing traffic issues and accommodates future growth;
- To promote a sense of civic pride and identity in the community through retaining the heritage of Cayley;
- To allow for development that can be supported by existing utility structures, or, addresses the need for necessary improvement to existing utility structures (i.e. the sewage lagoon)

## 4.0 PLAN POLICIES

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### 4.1. *The Plan Concept*

This section of the plan discusses the implementation of the Area Structure Plan objectives and the principles of development identified in Section 3.0 of the Plan.

The plan provides the Municipal District of Foothills No. 31 with a framework on which to evaluate future development, redesignation and subdivision applications within the Plan Area and will act as a guide to the development of the Hamlet of Cayley in a manner consistent with the interests of the residents of the Hamlet and surrounding area.

Key considerations that have been built into the plan include the following:

- Location of existing transportation routes to adequately access existing and proposed development of the plan area in a safe and efficient, and economically viable manner;
- The provision of water supply and sewage treatment and disposal by way of a municipal system for the plan area;
- Designation of residential lands consistent with the community vision and based on the desired growth and density for the plan area.
- A need for a more diverse range of housing types in the community;
- A plan that provides for phased development based on the availability of services.
- Consideration of increased economic viability of the community through encouragement of a more diverse land use by allowing for a wide variety of commercial and light industrial uses that are compatible and appropriate for the community.
- Need for additional Municipal Reserve land in the community to allow for additional park space and opportunity for future recreational amenities that will complement the community and surrounding area. Specific facilities for this public land have not been identified at this time.

The plan provides for the future expansion of the Hamlet's boundaries to accommodate anticipated growth as well as a reasonable degree of flexibility. Figure 2 illustrates the future growth area for the Plan Area and Section 6.0 goes into detail with respect to growth.

The overall theme of the concept is to coordinate future development without compromising the existing development and small character of the existing Hamlet. This includes recognition of the noise and light levels, and, spatial separation of existing development.

### ***Plan Concept Policies***

- 4.1.1. When considering applications for redesignation, subdivision, or development, the Municipality will confirm that such applications conform to the plan and are compatible with the policies of this Plan.
- 4.1.2. Any application in the Plan Area that is contrary to the land use concept and policies shall require a formal amendment to this Plan.

## **4.2. Residential Land Use**

The plan provides for residential development in a manner that is sensitive to the existing small community character of the Hamlet of Cayley and surrounding lands while allowing continued growth at a

moderate rate. The plan encourages for some flexibility in the variety of housing types to attract a greater diversity of families to the community.

The residential development is to proceed in a logical and efficient manner based on the availability of services and market conditions. Availability of servicing will be determined relative to population and usage. Appendix A - "Existing and Projected Servicing Needs" will act as a guide with regard to potential capacity of servicing facilities. This guideline shall be followed when reviewing proposed development.

Residential land use is located in areas that are currently zoned for residential development within the Hamlet. These existing residential areas have not achieved maximum density to date and have some potential for further subdivision and development. In-filling of the current residential areas within the Hamlet boundary is strongly encouraged.

Future residential development is anticipated in primarily two areas:

1. the area that was previously designated as future urban reserve lands within the existing Hamlet at the north boundary of the plan area (Plan 7911219, Block 1, N.W.19 -17-28-W4);
2. the south end of the plan area north of 674<sup>th</sup> Ave as outlined on Figure 2.

See Section 6.0 "Future Growth Area" for more detail on potential future residential development areas.

***Residential Policies***

- 4.2.1. All residential development shall conform to provisions of the Municipal Development Plan and the Land Use Bylaw including the general and specific setback requirements from highways, property lines and municipal roads;
- 4.2.2. All residential subdivision and development shall be in conformity with the provisions of the Municipal Government Act, the Subdivision and Development regulations and all other applicable Provincial regulations;
- 4.2.3. Phasing of the residential development shall be based on the availability of services relative to population and usage. Appendix A - "Existing and Projected Servicing Needs" goes into detail with regard to potential capacity of servicing facilities based on population. This guideline shall be followed when looking at proposed development. Appendix A may be amended from time to time as the servicing upgrades are completed or amended.
- 4.2.4. Phasing of the residential development shall comply with Section 7.0 of this plan.

- 4.2.5. Intensification of existing residential development areas through in-filling is encouraged where appropriate;
- 4.2.6. The minimum residential lot size shall be 464 sq. m. (4994.61 sq. ft.);
- 4.2.7. Maximum density on residential lands within the plan area shall be 6 units per net acre;
- 4.2.8. Single Family dwellings will be the housing type generally encouraged on Residential lots;
- 4.2.9. Some consideration may be given for other dwelling types including semi-detached single family, duplex;
- 4.2.10. A geotechnical report proving the suitability of building sites in accordance with municipal policies shall be prepared and submitted to the Municipality by the developer, as a prerequisite to third reading of a Land Use Bylaw amendment or redesignation allowing the creation of any new residential lots.
- 4.2.11. The design of the residential development and housing type within the plan area shall take into account the existing development and the existing adjacent land uses.
- 4.2.12. Consideration and sensitivity shall be given to issues such as view shed, noise attenuation, visual aesthetics, and existing infrastructure.
- 4.2.13. Home Occupations are encouraged within the residence or outbuildings within the plan area;
- 4.2.14. Water conservation measures are encouraged in residential developments and shall comply with Section 9.1.7. of the Plan and be developed to the satisfaction of the Municipal Engineer;

#### 4.3. *Country Residential Land Use*

There are currently two country residential parcels located in the plan area just outside of the existing hamlet boundary. The parcels will continue to be zoned as country residential. Existing country residential areas are currently serviced through private services consisting of individual wells and standards septic tank and field systems. Future subdivision of lands creating country residential parcels may be permitted at the discretion of Council.



***Country Residential Policies***

- 4.3.1. All country residential development shall conform to provisions of the Municipal Development Plan and the Land Use Bylaw including the general and specific setback requirements from highways, property lines and municipal roads;
- 4.3.2. Proposals for country residential subdivision will be evaluated by Council on a site by site basis at the time of application for redesignation and/or land use amendment.
- 4.3.3. Country residential areas may further develop at the discretion of Council and shall be compatible with the adjoining uses. (i.e. restrictions on livestock).

**4.4. *Agricultural Land Use***

The majority of the lands outside of the existing hamlet boundary are agricultural zoned lands. Most of these lands are productive farmlands with annual crop, hay production and grazing lands. Agricultural land should be protected from premature and inappropriate development, which may negatively affect agricultural operations. Applications for further subdivision of these agricultural lands may be approved if deemed appropriate by Council.

***Agricultural Policies***

- 4.4.1. All agricultural development shall conform to provisions of the Municipal Development Plan and the Land Use Bylaw including the general and specific setback requirements from highways, property lines and municipal roads;
- 4.4.2. All agricultural subdivision and development shall be in conformity with the provisions of the Municipal Government Act, the Subdivision and Development regulations and all other applicable Provincial regulations;
- 4.4.3. Agricultural lands should be protected from premature conversion to other uses;
- 4.4.4. Agricultural lands shall continue with their current agricultural land uses until an application is approved for redesignation and/or land use amendment for other appropriate uses.
- 4.4.5. Appropriate agricultural uses shall be limited to non-intensive uses. Intensive agricultural uses on lands within the plan area will be discouraged due to proximity to the hamlet.
- 4.4.6. Subdivision, in accordance with the Municipal Development Plan, Land

Use Bylaw, and other applicable Provincial regulation such as Natural Resources Conservation Board requirements for Confined Feeding Operations, may continue to be permitted at the discretion of Council.

**4.5. Business**

The diversification of business within the Plan Area is encouraged. Commercial and Industrial uses should be facilitated at a scale and character that is sensitive to the existing community and surrounding lands. Where possible, commercial and industrial development should be integrated into the existing land use areas already provided. These types of uses may be encouraged to locate in appropriate area of the future growth area as described in Section 6.0 of the plan.

Historically, a central business area was provided for along the entire length of Hammond St. from the School west to Railway Avenue. When the Village dissolved and the municipality amalgamated the lands under the municipal development plan, lands were zoned as per the existing use of the lands as shown on Figure 3. As a result, there are currently several hamlet commercial zoned parcel located throughout the north half of the existing hamlet with the main concentration remaining at the west end of Hammond St. One hamlet commercial site exists on the west side of Cayley Road (104 St. E.). This is the site of an existing service station and trucking operation. Some commercial uses may be permitted within the future growth area. New commercial development is most predominantly encouraged on the lands located between Cayley Road (104 St. E.) and Railway Avenue subject to compliance with Section 6.0 of the plan.

The plan supports home based businesses as another method of diversification within the Plan area. Home-based businesses provide opportunity for live-work relationships and support community based economies.

Historically, industrial development was encouraged west of Railway Avenue on the East Side of Cayley Road (104 St. E.). With the dissolution of the Village, these lands have been rezoned to Residential.

Industrial uses will be encouraged within the future hamlet growth area in the corridor between Railway Avenue and Cayley Road (104 St. E.). Several residential lots have recently been approved in this area, so careful consideration must be given when looking at future applications for development to maintain the integrity of those existing developed areas.

***Business Policies***

- 4.5.1. All business development shall conform to provisions of the Municipal Development Plan and the Land Use Bylaw
- 4.5.2. All business subdivision and development shall be in conformance with the provisions of the Municipal Government Act, the Subdivision and Development regulations and all other applicable Provincial regulations;
- 4.5.3. Business development should be concentrated near Railway Avenue and adjacent to Cayley Road (104 St. E.).
- 4.5.4. Industrial development should be restricted to light industrial uses such as light manufacturing, warehousing and storage facilities, agricultural equipment sales, automotive dealerships and accessory shops (sales, service, and repair).
- 4.5.5. Redesignation, subdivision and development application for business uses shall address the following:
  - 1) *Analysis of potential impact on surrounding lands;*
  - 2) *Operational characteristic (i.e. hours of operation, number of employees, parking, screening measures, buffering, landscaping, servicing requirements, other special requirements, etc);*
  - 3) *Any other matter deemed necessary by the Municipality;*
- 4.5.6. The design of business development within the plan area shall take into account the existing development and the existing adjacent land uses.
- 4.5.7. Consideration and sensitivity shall be given to issues such as environmental impact, view shed, noise attenuation, visual aesthetics, and existing infrastructure.
- 4.5.8. Business uses which normally include significant amounts of outdoor activity or storage, or that may create visual, noise or air-quality concerns for area residents are discouraged.
- 4.5.9. Technical reports proving the suitability of sites for the proposed uses in accordance with municipal policies shall be prepared and submitted to the Municipality by the developer, as a prerequisite to third reading of a Land Use Bylaw amendment or redesignation allowing the creation of commercial lots or future development of existing sites;

**4.6. *Institutional Land Use***

It is difficult to predict future locations of Institutional land uses (i.e. libraries, cemeteries, churches, historic sites, long-term care facilities, public utility facilities, community centers, etc.) within the Plan area.

There are several sites within the plan area that currently contain institutional uses. These lands are presently zoned Commercial Hamlet and Commercial Rural under the municipal land use bylaw.

Lands within the plan area will need to go through the appropriate redesignation and/or land use amendment process to allow for future institutional uses in the plan area. Location of new institutional uses within the plan area will require the input of community organizations and residents. Future institutional uses should be compatible with the surrounding land uses, and designed in such a manner, which compliment the surrounding landscape.

***Institutional Policies***

- 4.6.1. Public consultation with the area landowners shall be completed as part of applications for redesignation, subdivision and/or development for institutional uses.
- 4.6.2. Redesignation, subdivision and development application for institutional uses shall address the following:
  - 1) *Analysis of potential impact on surrounding lands; Operational characteristic (i.e. hours of operation, number of employees, parking, screening measures, buffering, landscaping, servicing requirements, other special requirements, etc);*
  - 2) *Any other matter deemed necessary by the Municipality;*
- 4.6.3. The design of the development within the plan area shall take into account the existing development and the existing adjacent land uses.
- 4.6.4. Technical reports proving the suitability of sites for the proposed uses in accordance with municipal policies shall be prepared and submitted to the Municipality by the developer, as a prerequisite to third reading of a Land Use Bylaw amendment or redesignation allowing the creation of institutional sites or future development of existing sites;

**4.7. *Environmental Considerations***

The MD of Foothills Municipal Development Plan contains policies that encourage the preservation of unique or significant natural environments, water supplies, rivers and streams, and wildlife habitat and corridors.

In particular, the MDP indicates that rivers and streams are a major scenic and recreational resource as well as an important environmental corridor for deer and other wildlife species.

A natural intermittent drainage area runs north south through Section 19 within the Plan area. This area is shown on Figure 1 and should be given special consideration when allowing any subdivision or development within close proximity.

***Environmental Consideration Policies***

- 4.7.1. The natural drainage area running through Section 19 shall be given special consideration when looking at application for subdivision and/or development;
- 4.7.2. Additional lands or features within the plan area may be noted and given consideration upon application for redesignation, subdivision, and/or development;
- 4.7.3. The Municipality may require the proponent, in support of a proposal for redesignation, subdivision, or development, and at their sole expense, prepare, and submit additional studies or reports prepared by a qualified professional. These reports should address, but not be limited to:
  - 1) *Appointment of sites considered Environmentally Significant and the specific details of the significance;*
  - 2) *Environmental initiatives within the immediate and surrounding area;*
  - 3) *Management initiatives to ensure that human use of these sensitive areas are limited to a level compatible with the intended primary function of the area.*
  - 4) *A Geotechnical report pursuant to the provisions of the Municipal Development Plan if deemed necessary by Council.*
  - 5) *An Archaeological and/or Historical Resources Impact Assessment pursuant to the provisions of the Municipal Development Plan and to the satisfaction of Alberta Culture.*
  - 6) *Proposed Designation of the lands for protection if deemed necessary by Council. (I.e. Environmental Reserve, Environmental Protection District zoning, etc.)*
  - 7) *Any other information deemed necessary by Council;*

**5.0 OPEN SPACE, RECREATION, PUBLIC LAND**

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**5.1. *Public Land***

Public land consists largely of Municipal Reserve (MR) or Environmental Reserve (ER) land that has been dedicated to the Municipality. The Municipality can negotiate the land required and its potential public use through the planning process.

There is a public park area located on municipal land in N.E. 24, adjacent to the municipal water reservoir. This area has a ball diamond, playground area, and campground. The community is currently responsible for maintenance of this area.

There is also a small park space that is located in the center of the Hamlet area on municipal land adjacent to the Firehall. An agreement has been entered into with the community association for maintenance of the site.

Future recreational areas should be conceived, developed, and maintained by the community in collaboration with the municipality and development proponents.

Recreational spaces should be created to serve the residents within the Plan area.

## 5.2. *Municipal and Environmental Reserve*

Dedication of Municipal Reserve, either by physical dedication of land, cash in lieu of land or both shall be determined by the municipality in accordance with the municipal public reserve policy and Section 666 of the Municipal Government Act;

Physical land dedication of Municipal Reserve shall consist of lands that are equivalent to the developable lands (i.e. similar in kind to the land being developed).

The municipality may consider linear MR parcels dedicated adjacent to ER, in support of a linear park system.

The municipality in accordance with Section 664 of the Municipal Government Act shall determine dedication of Environmental Reserve in the Plan area. An environmental reserve easement is another option and should be determined on a site-specific basis by the Municipality for lands suitable for Environmental Reserve qualities under the Act.

Through the development process, the retention and enhancement of open space and recreational facilities in the Plan area is encouraged. Linkages between and continuity of these spaces are encouraged;

## 5.3. *Recreation*

The creation of public recreation spaces in developments where large amounts of MR are owing is encouraged. The municipality encourages pedestrian linkages from residential and business development areas to recreational sites and/or residential areas to school sites;

Trails should be established in new residential areas or areas undergoing in-filling that promote linkages between residential development and recreational areas.

*Open Space, Recreation, Public Land Policies*

- 5.3.1. Dedication of Municipal reserve shall be determined by Council at the time of redesignation and/or land use amendment in accordance with the municipal public reserve policy and Section 666 of the Municipal Government Act;
- 5.3.2. New developments are encourage to include additional lands for recreational development that is compatible with the existing recreational facilities in the Hamlet, the rural surroundings, and the natural features of the Plan area
- 5.3.3. Municipal Reserve lands shall be maintained by a Community association formed to undertake post-development operations of specific facilities where possible;
- 5.3.4. Dedication of Environmental Reserve shall be determined by Council at the time of redesignation and/or land use amendment in accordance with Section 664 of the Municipal Government Act;
- 5.3.5. The creation of public recreation spaces in developments where large amounts of MR are owing is encouraged.

**6.0 FUTURE GROWTH AREA**

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The plan contains areas that are identified for potential future growth. These areas are identified on Figure 2. These areas have been identified as future growth areas due to their proximity to the existing hamlet boundary, availability of access, and location with respect to existing and proposed servicing opportunities. These areas provide the best opportunities for growth within the plan area.

The future growth area is intended to allow the municipality the opportunity to evaluate the potential impact proposed land use and development applications may have on adjacent lands.

Determination of appropriate land uses for these areas require further investigation and must be given consideration to adjacent land uses and concerns brought forth through public consultation.

The area located at the North end of the Hamlet (Plan 7911219, Block 1, N.W. 19-17-28-W4) is considered an area where residential development is preferred as the predominant land use. Consideration may be given to commercial uses in this area subject to applicable policies as set forth in Section 4.5 and 4.6 of the Plan. Open Space, Recreation, and Public land such as Municipal Reserve lands will be negotiated upon development of these lands.

The area situated at the south end of the plan area on the north side of 674<sup>th</sup> Ave. is considered an area where predominantly residential and country residential development is preferred. Some consideration may be given to other uses such as light industrial and commercial subject to applicable policies as set forth in Section 4.5. Open Space, Recreation, and Public land such as Municipal Reserve lands will be negotiated upon development of these lands.

While lands located in the corridor between Railway Avenue and Cayley road (104 St. E.) provide excellent opportunity for a variety of businesses, additional constraints to residential development are realized. Development in this area will be encouraged to accommodate a mixture of uses such as commercial, industrial, institutional, public lands and open space. Residential development has been accommodated for and may be permitted in this area with special consideration being given to the adjacent uses and best use of the land.

***Future Growth Area Policies***

- 6.1.1. Development of future growth areas shall be subject to availability of servicing relative to population and usage as described in Appendix A - Existing and Projected Servicing Needs.
- 6.1.2. Appropriate timing for development of future growth areas shall be determined at the discretion of Council based on adjacent land uses, availability of land within the Hamlet boundaries, current application in process, and any other influences that Council deems necessary.
- 6.1.3. Phasing of development for these areas shall comply with Section 7.0 of the Plan.
- 6.1.4. Consideration should be given to all within the future growth areas regarding the natural progression and compatibility of land uses. The interface between uses should be investigated and detailed within a conceptual scheme and should give consideration for parcel sizes, site design, visual separation, sound attenuation, lighting, views and landscaping, etc;
- 6.1.5. Technical reports proving the suitability of sites for the proposed uses in accordance with municipal policies shall be prepared and submitted to the Municipality by the developer, as a prerequisite to third reading of a Land Use Bylaw amendment or redesignation allowing the creation of lots or future development of existing land;
- 6.1.6. Redesignation, subdivision and development applications in future growth area shall address the following:
  - 1) *Analysis of potential impact on surrounding lands;*



- 2) *Operational characteristic (i.e. hours of operation, number of employees, parking, screening measures, buffering, landscaping, servicing requirements, other special requirements, etc);*
  - 3) *Any other matter deemed necessary by the Municipality;*
- 6.1.7. The design of development within the plan area shall take into account the existing development and the existing adjacent land uses.
- 6.1.8. Applications for redesignation, subdivision, and/or development shall identify and conserve, where appropriate, as an amenity, or for educational or tourism purposes, historic/heritage features of the community;
- 6.1.9. Development should proceed in the most orderly, economical and beneficial manner possible.

## **7.0 PHASING OF DEVELOPMENT**

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Phasing of development shall take place in a logical and efficient manner based on the availability of services. Appendix A - "Existing and projected Servicing Needs" shall act as a guide with respect to the availability of servicing relative to population and usage.

New development shall proceed on the lands within the existing Hamlet boundary previously land banked (Plan 7911219, Block 1, N.W. 19-17-28-W4) prior to other lands within the future growth area. This land is located at the north end of the plan area and is shown on Figure 2 of the plan.

Development of the future growth area between Cayley Road (104 St. E.) and Railway Avenue may be developed and phased at the discretion of Council. Due to the opportunities and constraints of these lands, special consideration must be given by Council respecting development of these lands. All lands within the plan area will be developed on a phased basis as approved by Council.

Future growth areas located outside of the existing Hamlet boundary shall be considered as a secondary phase of development once the lands within the Hamlet have been developed. The future growth lands located at the south end of the plan area on the north side of 674<sup>th</sup> Ave. are currently located outside of the existing hamlet boundary. These lands may be considered for redesignation or land use amendment to allow for future development if servicing is available.

### ***Phasing Policies***

- 7.1.1. Phasing of the residential development shall be based on the availability of servicing relative to population and usage as described in Appendix A

- Existing and Projected Servicing Needs. Appendix A may be amended from time to time as the servicing upgrades are completed or amended.

- 7.1.2. Future growth areas shall not proceed with new subdivision or land uses applications until such time as the land on the north side of the plan area within the current Hamlet boundaries (Plan 7911219, Block 1, N.W. 19-17-28-W4) is fully developed to its potential under this ASP and the current land use bylaw.

## **8.0 TRANSPORTATION**

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### **External Roads**

The primary access to the plan is off Cayley Road (104 St. E.). This road extends north to the Town of High River and south to Highway and the Town of Nanton. 658 Ave (a municipal gravel road) on the north side of the area extends east to Highway #2 and west to Highway 22. 674<sup>th</sup> Ave. (a municipal gravel road) on the south side of the plan area extends east to Highway 2. Figure 1 shows the existing access system within the plan area.

### **Internal Roads**

The existing internal road system within the Hamlet boundaries can be identified on Figure 1. The main internal roads running north-south throughout the village are Ross Avenue on the East Side of the Hamlet and Railway Avenue on the West Side of the Hamlet. Access can be obtained within the Hamlet boundaries on the east-west internal streets.

Additional internal roads will be required to service new development in some areas. Where possible, access should be obtained off existing internal access roads. Access to individual lots should be maintained off internal subdivision roads rather than primary collector roads accessing the community.

### ***Transportation Policies***

- 8.1.1. All roadways required to give access to the development shall be designed and built to M.D. of Foothills standards and to the satisfaction of Council.
- 8.1.2. Access directly off Cayley Road (104 St. E.) shall be discouraged. Access to all residential lots shall front onto residential subdivision roads;
- 8.1.3. The developer will enter into a Developers Agreement with the M.D. of Foothills for construction of road required to give access to the development;

- 8.1.4. The need for additional highway noise and/or visual buffering for residential lots shall be assessed at the land use redesignation and subdivision phase.
- 8.1.5. The M.D. of Foothills may require the preparation of an infrastructure assessment by a qualified professional when considering a redesignation, subdivision, or development application. Where local roadways are to be dedicated as public roads, the Municipality will assume long-term maintenance of the roadway upon issuance of a Final Acceptance Certificate to the developer.
- 8.1.6. The developer will be required to make a contribution toward maintenance and upkeep of external roads through payment of an infrastructure levy fee at the time of land use bylaw redesignation for each new lot. Infrastructure levy fees shall be paid in accordance with the standard fee schedule in effect at the time of redesignation.

## **9.0 UTILITY SERVICING**

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The existing Hamlet of Cayley is currently serviced by way of a municipality owned water reservoir, treatment plant and distribution system. Water is initially diverted from Women’s Coulee for treatment.

A municipally owned wastewater collection system and lagoon currently service the Hamlet of Cayley. Figure 2 shows the location of these facilities within the plan area. Appendix A “Existing and Projected Servicing Needs” references the availability of water and wastewater servicing relative to population. This appendix gives details with respect to proposed servicing upgrades and limitations based on usage and population.

The areas within the plan area, outside of the existing Hamlet boundaries, are all currently serviced by way of individual wells and individual septic systems.

New developments within the plan area will be required to use the municipal servicing system. Single parcels and smaller developments may be serviced by individual water and sewage disposal if deemed appropriate by Council.

### ***Servicing And Utilities Policies***

- 9.1.1. Servicing shall be in accordance with Appendix A, “Existing and Project Servicing Needs” and any amendments thereto, unless approved by Council;
- 9.1.2. All utilities necessary to service each lot will be provided to Provincial and Municipal standards at the expense of the developer or builder;

- 9.1.3. The developer shall enter into a Developers Agreement with the M.D. of Foothills for installation or construction of public utilities required to service the development;
- 9.1.4. The developer will be required to submit an off-site levy contribution toward new or expanded water system, sewage disposal system, and or stormwater system, at the time of land use bylaw amendment or redesignation;
- 9.1.5. Applications for new parcels and/or development will require proof of suitable utility services to the satisfaction of MD of Foothills Council.
- 9.1.6. The MD of Foothills may request a Storm Water Management Plan (SMP) or comprehensive site drainage plan be prepared at the time of development, redesignation or subdivision. The SMP shall be prepared by a qualified engineer, at the sole expense of the applicant and approved by the Municipal Engineer;
- 9.1.7. Developers are encouraged to register a Restrictive Covenant, administered by the developer or homeowners against all new lots and developments requiring services, to provide for the water conservation methods within their development such as low flow toilets;
- 9.1.8. Installation of underground power, gas, telephone and cable service shall be completed at the developer's expense to all lots in accordance with the utility companies designs and standards

## **10.0 PROTECTIVE SERVICES**

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A 911 Emergency Service covers development within the Plan Area. Fire fighting response is provided from the Cayley Station. The Royal Canadian Mounted Police, High River detachment, and the M.D. of Foothills Special Constables will provide police services to the Plan Area.

### ***Protective Services Policies***

- 10.1.1. Applications for redesignation, subdivision, and development shall demonstrate that proper emergency vehicle access is provided to MD of Foothills standards and the satisfaction of Council.
- 10.1.2. New subdivisions shall meet MD of Foothills standards for on-site fire fighting measures.

## 11.0 PLAN IMPLEMENTATION

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### 11.1. *Approval Process*

Adoption of the Hamlet of Cayley Area Structure Plan by bylaw is the first step toward implementation of a development plan for the Plan Area. The Area Structure Plan provides a framework of land use policies that must be met prior to approval of subsequent land use redesignation (zoning) bylaws and subdivision plans for specific lots within the area. The Hamlet of Cayley Area Structure Plan is adopted only after a statutory public hearing of MD of Foothills Council and appropriate consultation with key stakeholders including residents of the Hamlet of Cayley, area landowners and municipal staff. All development within the plan area must be consistent with the policies of the approved Area Structure Plan.

At the time of land use redesignation, additional technical information may be required in order to confirm the technical feasibility and design of the proposed land uses. Details of infrastructure, water supply and sewage disposal for specific subdivisions would be provided in accordance with MD policies and requirements, including the policies and requirements of this Area Structure Plan.

A legal subdivision application will be submitted to the MD of Foothills Council after appropriate land use bylaw amendments are in place to accommodate the planned land uses. Subdivision approval may be phased over time to correspond with a logical and efficient sequencing of infrastructure and development.

#### *Approval Process Policies*

- 11.1.1. The policies contained within this Area Structure Plan shall be reviewed and implemented by the Municipal District of Foothills Council at its discretion.

**APPENDIX A**

***HAMLET OF CAYLEY AREA STRUCTURE PLAN***

Existing and Projected Servicing Needs

## **EXISTING SERVICING PROVISIONS**

Current Population in Cayley Approximately 352 as per last Census

### **WATER**

#### Diversion

- License to Divert 86,300 cubic meters water from Old Women Coulee per year;
- Raw water pumped by underground line to reservoir from seasonal pump station – May to October (5 months);
- Raw Water Pumping capacity 414 cubic meters per day or 62,100 cubic meters per year;

#### Reservoir

- Water Reservoir – 36,360 cubic meter holding capacity;
- Capacity enough for 430 people at 10% evaporation loss and 70 IGPCD;

#### Treatment Plant

- Water Treatment Plant – Capacity 415 cubic meters per day;
- Does not meet Alberta Environment design standards for treatment capacity
- Capacity for 550 people at present
- Upgraded in 2003 to provide emergency back-up power, installation of new fire pump addition of 406 cubic meters of treated water storage, and continuous chlorine and turbidity monitoring.

#### Treated Distribution

- Treated water distribution capacity is 985 cubic meters per day;
- Enough for 668 people but does not meet Alberta Environment Guidelines for 20 yr horizon;

#### Fire Protection

- Fire pump upgraded to match Cayley fire pumper capacity of 4000 litres per minute with a 2 hour supply of water from plant.





## **SEWAGE DISPOSAL**

### Sewage Collection

- Existing collection system capable of servicing 1,180 people. Collection system in need of repairs.

### Sewage Pumping

- Main lift station sized to service 1,120 people and Westmount lift station sized to service 547 people;

### Sewage Lagoon

- Enough to service 880 people with a capacity of 95,625 cubic meters assuming no evaporative losses;

### Sewage Disposal

- Approved to drain sewage lagoon once per year into creek.



## PROJECTED FUTURE SERVICING NEEDS

### Water

#### 2004

- Raw water reservoir expansion to 62,600 cubic meters holding capacity;
- Grant applied for \$120,000 in March 2001;
- Grant approval not received to date. Project will be started once grant received;

The following upgrades to the water system are projected at particular population milestones:

#### Current Population Figures – 352

Table 1: Future Servicing Requirements

Population Milestone	Project
430	Raw water reservoir expansion to add 26,240 cubic meters of Capacity to a total of 62,600 cubic meters
550	Replacement of water treatment plant to meet increased capacity Current plant capable of servicing 550 people only. Distribution system pumping upgrades will be done at the same time.
650	Increase raw water diversion license to 130,000 cubic meters/year
750	Raw water pump and/or pipeline to enable increased delivery of raw water to reservoirs
850	Raw water reservoir expansion to add 37,400 cubic meters of Capacity to a total of 100,000 cubic meters



The timing of the above water projects are dependent upon population growth within Cayley. The following table shows the timing based on population growth projections.

Year	Population 0.5% growth	Population 1% growth	Population 2% growth	Population 4% growth	Population 6% growth
2002	352	352	352	352	352
2003	354	356	359	366	373
2004	356	359	366	381	396
2005	357	363	374	396	410
2006	359	366	381	412	444
2007	361	370	389	428	471
2008	363	374	396	445	499
2009	365	377	404	463	529
2010	366	381	412	482	561
2011	368	385	421	501	595
2012	370	389	429	521	630
2013	372	393	438	542	668
2014	374	397	446	564	708
2015	376	401	455	586	751
2016	377	405	464	610	796
2017	379	409	474	634	
2018	381	413	483	659	894
2019	383	417	493	686	948
2020	385	421	503	713	1005
2021	387	425	513	742	1065
2022	389	430	523	771	1129

**Notes:**

Grey denotes raw water reservoir expansion

Red denotes water treatment plant and distribution pumping upgrades

Blue denotes raw water license increases

Green denotes raw water pipeline upgrade



Other projects that are required in the future which will be dependent upon budget and grant availability. They are:

<b>Project Descriptions- Water Supply and Distribution</b>
--

Loop existing 150 mm Osler at Ross with Hammond St and Ross with 150 mm, add hydrant At Ross and Hammond, replace existing sewer main.
--

Loop existing 150 mm Ross at Nanton with Ross and Niblock with 150 mm, Add hydrants at Ross and Jamieson and Ross and Nanton, replace existing sewer main
---

Water meter accuracy study to determine a replacement schedule.
---

### **Sewage Disposal**

The sewage disposal system is in good condition from a capacity standpoint. Future improvements will focus on maintenance such as replacement of old and/or damaged lines and to improve the reliability of the system during power outages.

2003

- Sewer line inspection program
- Repair of problematic manholes
- Installation of power surge/phase loss protection at main lift station

Other projects that are required in the future which will be dependent upon budget and grant availability. They are:

<b>Project Description- Wastewater Collection and Treatment</b>
---

Evaluation of sewer collection system piping and development of replacement schedule.
---

Installation of remote alarm (pager) for high level at Westmount lift station.
--

Installation of back-up power for the main lift station pumps during electrical outages.
--



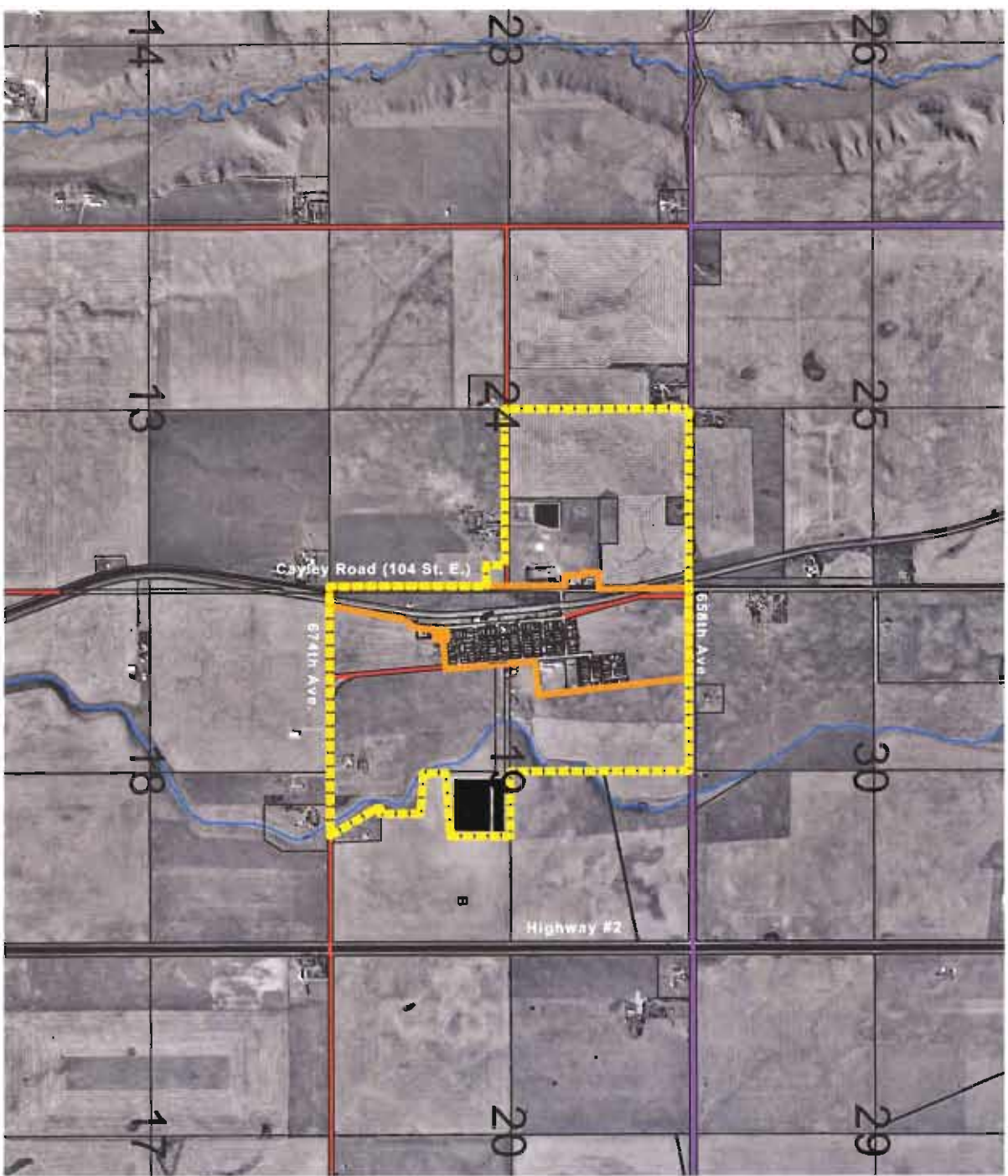


### Financing-Cayley Off-site Levy

Due to development, funding will be required to provide the increased level of water and sewer infrastructure. Council passed an off-site levy bylaw in 2002 outlining the cost to subdivide lots within Cayley. This off-site levy bylaw will ensure that funding for infrastructure upgrades are available. ***In addition, the cost to expand infrastructure is borne by the developers not the existing Cayley residents.*** **This levy is based upon the following:**

- Expanding the Cayley population to 800 people,
- An average of 2.6 people per household or an additional 170 lots to reach 800 people,
- Estimated future costs to meet increased water and sewer capacities of \$617,000,
- Off-site levy is the estimated cost for infrastructure divided by the total number of lots or  $\$612,000/170 \text{ lots} = \$3,600 \text{ per lot levy}$ .







Hamlet of Cayley  
Area Structure Plan

Figure 1  
Geographic Context

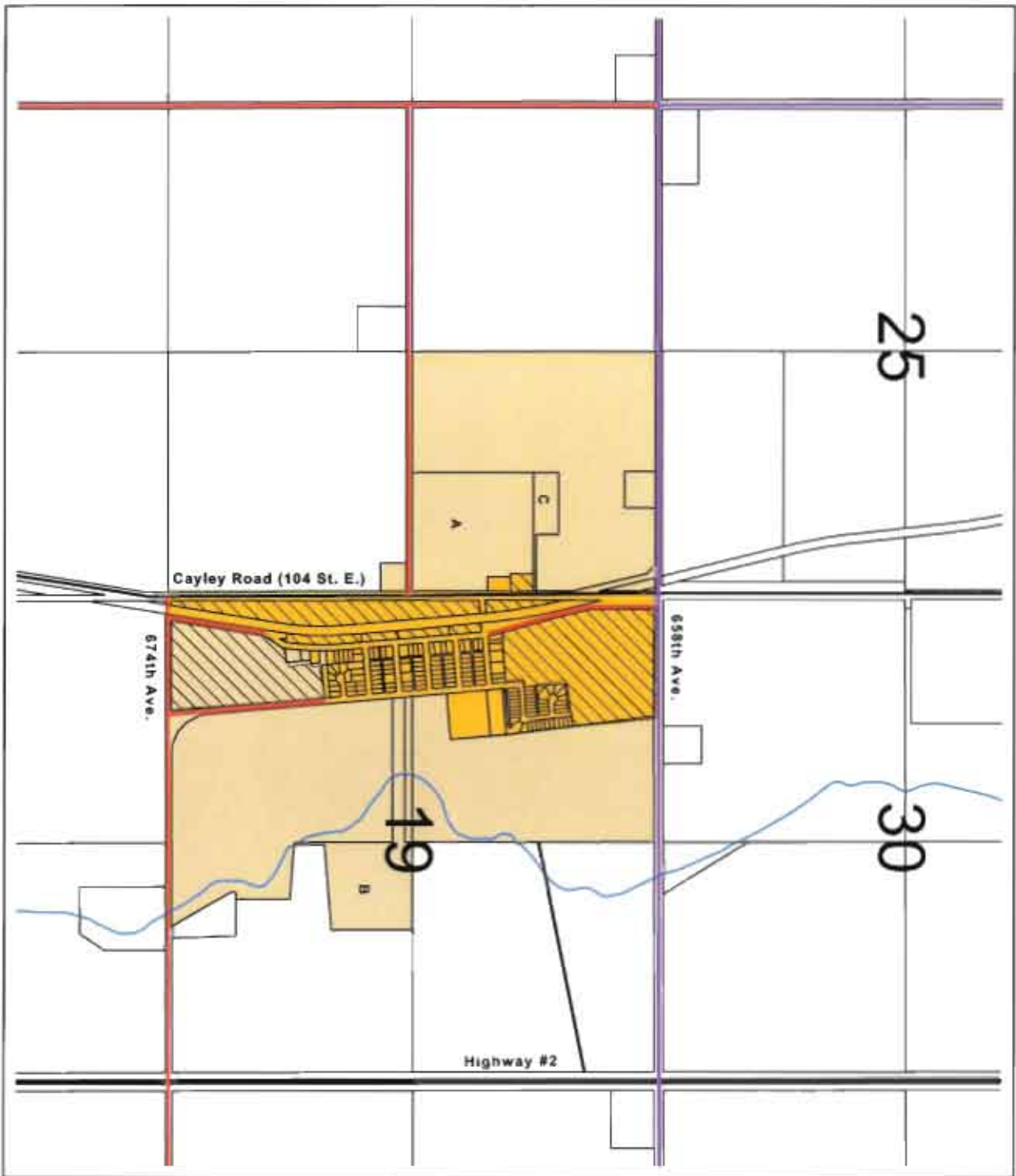
**Legend**

-  Hamlet of Cayley
-  Plan Area

MDC GIS/Mapping Department  
Map Number: Cay/MAA0001  
Date: July 9, 2003

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**Hamlet of Cayley  
Area Structure Plan**

**Figure 2  
Plan Area**

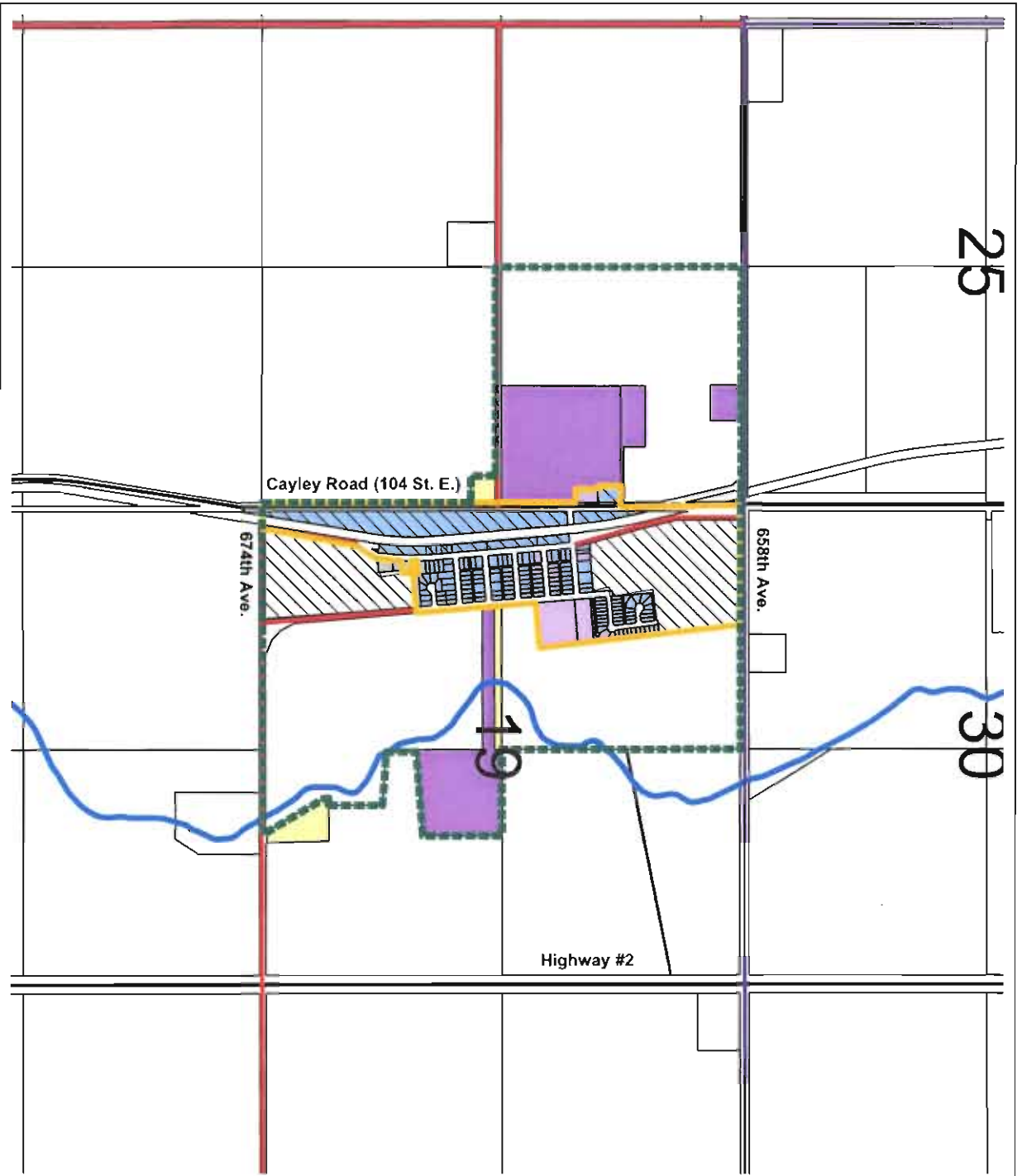
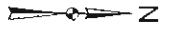
**Legend**

-  Hamlet of Cayley
-  Plan Area
-  Future Growth Area
- A ▲ Water Reservoir**
- B ▲ Wastewater Treatment Lagoon**
- C ▲ Landfill Site**

MOO: 035/Planning Department  
Map Number: Cayley/AM/1001  
Date: August 25, 2003









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Municipal District of Foothills No. 31  
Intermunicipal Plan

Figure 3  
Land Use Concept

- Legend**
-  Plan Area
  -  Residential
  -  Country Residential
  -  Industrial Hamlet
  -  Commercial Rural
  -  Commercial Hamlet
  -  Agricultural
  -  Mixed Uses

MDG GIS/Mapping Department  
Map Number: Cayley/ASP3001  
Date: August 28, 2003

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**Hamlet of Cayley  
Area Structure Plan**

**Figure 4  
Development Constraints**

**Legend**

-  Plan Area
-  Setbacks to Development

MDC GIS Mapping Department  
Map Number: Cayley/MS001  
Date: August 25, 2003

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