

1. INTRODUCTION

The Eagle Valley Area Structure Plan (ASP) Bylaw No. 47/97 was adopted by Council on November 12th, 1997. In accordance with Mountain View County's policies regarding monitoring and review of plans, this ASP is now being reviewed as more than five years have passed since the plan was passed. This plan is being reviewed in its entirety to ensure consistency with other County documents and to address continued growth pressures relating to land use, development and servicing availability.

2. PROJECT OBJECTIVES

- Update the Eagle Valley ASP to align policies with the current Municipal Development Plan and Land Use Bylaw regulations.
- Deliver the Area Structure Plan on budget and on schedule.
- Confirm and validate information collected during the planning process.
- Create an actionable, measurable and achievable plan.

3. LEGAL OBJECTIVES

- Meet the requirements of the Municipal Government Act as a statutory plan.
- Align with relevant County statutory plans and policies.
- Align with relevant Federal and Provincial requirements.
- Draft the amendment package for the existing Land Use Bylaw that supports proposed development in the study area.

4. LAND USE AND DEVELOPMENT OBJECTIVES

- Maintain existing agricultural development.
- Provide a complementary approach to land use planning within this ASP that allows growth in appropriate areas while mitigating environmental impacts.
- This Plan review should explore options which could reduce land use conflicts between land owners.
- Determine if identified regional recreation opportunities have been addressed and if new opportunities are present.
- Establish clear direction for allocating anticipated future growth.
- Ensure the rural way of life and long term interests of area residents are supported and respected.
- Accommodate the various needs of the population from the surrounding area.
- Determine a clear policy framework that will guide appropriate development within the plan area.

5. INFRASTRUCTURE PLANNING OBJECTIVES

- Establish a coordinated and comprehensive approach to infrastructure planning and transportation network development.
- Identify major transportation corridors and alternative road networks.
- Identify utility corridors and multi-use corridors where appropriate.
- Examine development phasing as it relates to infrastructure requirements.
- Examine Emergency Services provisions that are required for any projected growth.

6. SUSTAINABILITY OBJECTIVES

- Develop clear policy land use direction and guidelines for existing and future development within the identified Eagle Valley plan area.
- Review environmental protection and preservation measures.
- Protect and conserve water, the natural setting, wildlife habitat and corridors, such as the Red Deer River Corridor and some sections of Eagle Creek.
- Promote appropriate environmentally responsible development within and adjacent to sensitive features.
- Be cognizant of the sustainability and quality of groundwater and surface water resources when assessing development.

- Consider a multi-use trail system focused on natural features within the Red Deer River Corridor for active transportation, passive recreational activities and tourism related pursuits.
- Encourage the creation of an environmental stewardship program based on the preservation of the Red Deer River Corridor.

7. OUTCOME

Successful completion of this project will result in:

- Clear directions and land use regulations for development activities in the plan area.
- Measures to reduce and minimize the impact of development on the natural environment and the rural way of life.
- Sustainable infrastructure options and emergency services provisions.
- Implementation mechanisms, such as Land Use Bylaw amendments are initiated to coordinate future growth in the area.

Time Table – Eagle Valley Area Structure Plan Review

EVENT	TIME FRAME
Background / Data Collection	Month 1 - 2
Steering Committee Meeting	Month 1 - 2
Consultation with Government Departments and Agencies	Month 1 - 2
Preparation of Policy Framework	Month 3
Open House to Present Policy Framework to the Public	Month 4
Preparation of Draft Plan	Month 5
Circulation to Government Departments and Agencies	Month 6-7
Revisions to Draft Plan	Month 8
Open House	Month 9
Finalised Draft Plan	Month 10
Formal Bylaw Adoption by Council	Month 11