



Economic Growth Node (South Carstairs) Area Structure Plan

Open House

6:00 PM to 8:00 PM

Presentation: 6:30 PM





How Was This Area Structure Plan Process Started?

Nov. 24, 2015

- Council approved the 2016 Budget, which included the development of an Area Structure Plan for the Economic Growth Node in the south of the County.



Jan. 27, 2016

- Council approved the Terms of Reference for the Economic Growth Node Area Structure Plan



April 13, 2016

- Council appointed the Steering Committee Members for the Economic Growth Node Area Structure Plan

What The Steering Committee Has Done So Far..

May 30, 2016

Economic Growth Node Area Structure Plan Steering Committee Orientation Meeting

Appointed Chair & Vice Chair

Reviewed Consultant Request for Proposals for a servicing study within the Area Structure Plan Boundaries

June 27, 2016

Mapping Review & Revised Area Structure Plan Boundaries

Adopted “*Visions & Goals*” for the Area Structure Plan

Proposal from ISL Engineering & Land Services Ltd. accepted to conduct a servicing study

September 12, 2016

Strengths, Weaknesses, Opportunities & Threats Analysis

Risks & Opportunities Register

Preparation for Open House

October 28, 2016

Open house preparation and discussion

Update the Terms of Reference to include attendance expectation of Steering Committee members

Discussion on the completion of a servicing study for ASP area

Discussion on amending Vision Statement to include “*and industrial*”

What The Steering Committee Has Done So Far..

November 08, 2016

Open House

November 30, 2016

Review of information received during November's Open House and what improvements could be made for the next Open House

Discussion on most appropriate size of ASP area

Discussion on Future Land Use Potential and Locations

February 27, 2017

New Public Steering Committee member welcomed

New Vice Chair appointed

Review of landowner correspondence

Discussion on how to protect identified Environmentally Significant Areas within ASP boundaries

Discussion on types of suitable land uses within ASP boundaries

March 27, 2017

Draft ASP presented to Steering Committee for review and discussion

Discussions resulted in several adjustments to the draft ASP and action items to be completed by Administration to prepare for the next Steering Committee meeting

What The Steering Committee Has Done So Far..

May 08, 2017

Review and discussion of Draft ASP:

- Hazard Lands
- Phasing
- Dwelling Density
- Setback for Carstairs Creek
- Buffers between varying land uses
- Existing Gravel Extraction operations within plan area

June 27, 2017

Servicing Study update provided by Administration

Review and Discussion of Draft ASP:

- Parks and Recreational Areas
- Residential Development
- Compatibility of existing and future business park land uses
- Landscaping requirements
- Acceptable land uses and protection measures surrounding Carstairs Creek

August 24, 2017

Policies related to protection measures for Carstairs Creek

Discussion on possible low impact recreational development

Discussion on stormwater management

Discussion of survey questions for open house

November 07, 2017

Policies related to Water and Wastewater for the plan area

Discussion on appropriate recreational land uses

Review of ASP boundary options

Appointment of new Vice Chair

Discussion regarding next Open House

What The Steering Committee Has Done So Far..

November 28, 2017

Open House

December 14, 2017

Review Open House Survey Results:

- Map #3 was favored
 - Map #3 focuses on Business Park Development
- Discuss ASP Policies
- Removal of Carstairs Creek Corridor
 - Removal of Residential and Recreational Development
 - Provide opportunity for the first Business Park parcel within a quarter.
 - Schedule next Open Houe

March 06, 2018

Open House

March 27, 2018

Next Steering Committee Meeting

Review Open House Results

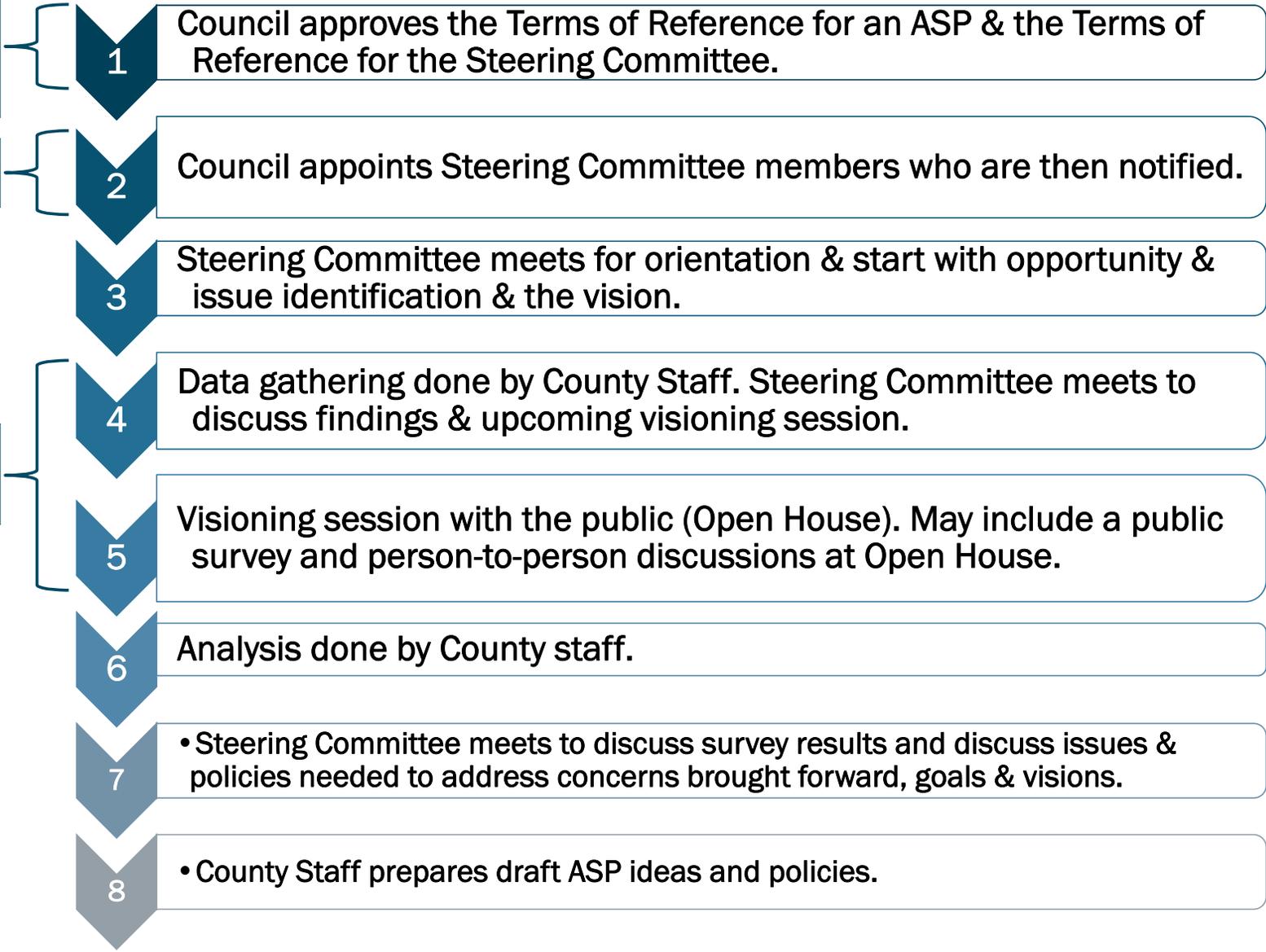
Are we ready to present to Council?

Area Structure Plan Process

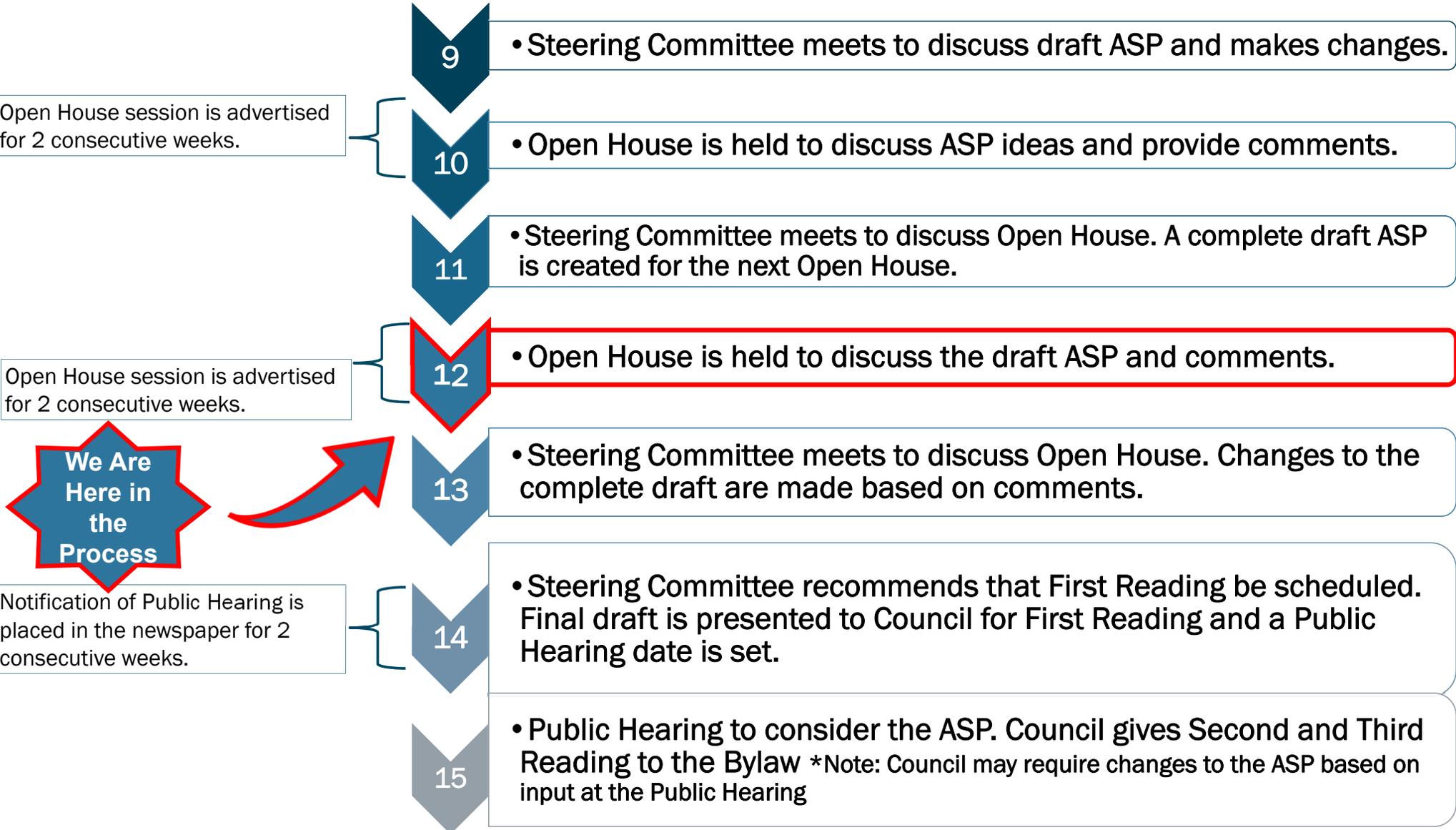
Ad in the paper for 4 consecutive weeks requesting applications for volunteers to sit on the ASP Steering Committee

Occurs within 2 weeks after closing date

An Open House for a visioning session is advertised for 2 consecutive weeks



Area Structure Plan Process





Vision Statement:

To provide a focused area for intensive commercial and industrial development along established highway and rail corridors while protecting the natural environmental features and allowing for preservation of agricultural land throughout the remainder of the County.

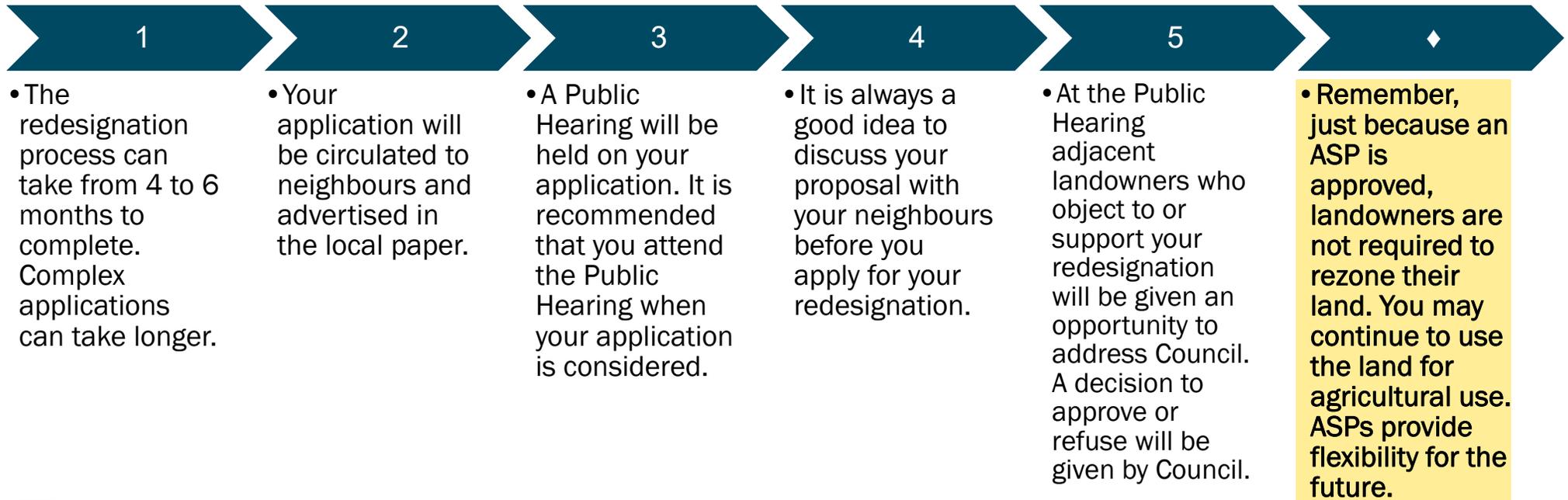


Mountain View
C O U N T Y

The Redesignation Process

What Happens and Do You Have to Change Your Zoning?

For each district, the Bylaw outlines regulations and what uses may be allowed. Depending on what you want to do on your property, it may be necessary to change the designation (zoning) of your property to another district. If you are planning to subdivide, redesignation will be necessary.



Proposed Agricultural Land Use Policies

- Agricultural land uses will continue to be promoted within the plan area. All lands shall remain zoned agricultural until redesignated for its intended use.
- Those adjacent to agriculture operations shall respect existing operations. New agricultural uses shall also respect adjacent land uses.
- The County is supportive of agricultural value added businesses and diversification of agricultural operations.
- Agriculture will continue to be the primary use within the County, while allowing opportunities for new businesses to develop along the Highway 2 and 2a corridor.
- In accordance with the Municipal Development Plan, agricultural subdivisions shall be a minimum of 40 acres in size.

Proposed Agricultural Land Use Policies

What can I do on my Agricultural land?:

- Continue to farm it as you do now
- First Parcel out subdivision in the following two formats:
 - ❖ Farmstead Separation as described in the Municipal Development Plan.
 - ❖ Incorporate only the farmstead and related improvements
 - ❖ The farmstead has been in existence for at least 10 years
 - ❖ The maximum parcel should be up to ten (10) acres
 - ❖ New Agricultural (2) parcel that is a minimum 40 acre parcel.

Proposed Business Park Land Use Policies

Purpose: The County supports diversification and business retention by providing opportunities for economic growth. These policies offer a specific area for future development of a range of business/commercial uses. The location for these future uses have been strategically located near the QEII/2A Highway corridor for maximum exposure to the travelling public and existing transportation routes.

- Commercial and industrial development shall be located within the boundary identified as the Business Park District.
- All lands shall remain with an agricultural land use until rezoned for it's intended future land use.
- South Carstairs serves as an entranceway to the County. Architecture and design should be inviting and enhance the area's appearance.
- Business Park development shall conform to the County's Business, Commercial and Industrial Design Guidelines
- The protection of existing water supplies, wildlife habitat and agricultural land is supported by the County.
- A condition of subdivision shall be to create a landowners association to ensure maintenance, repair and replacement of amenities on Municipal Reserve Land, as required.
- All future points of access shall be consistent with the Alberta Transportation policy

Proposed Business Park Land Use Policies

- Internal subdivision roads shall be paved and provided at the developer's expense and shall meet County road and infrastructure standards.
- Piped communal or municipal water and sewer may not be required if County and Provincial standards are met.
- All infrastructure costs are the responsibility of the developer.
- Development requiring multiple phases shall prepare a concept plan in conjunction with the redesignation application and should address items including but not limited to:
 - Lot configuration, internal road systems, municipal reserve and open space lands, infrastructure requirements, water consumption and availability, impacts on adjacent land uses, multi-use pathway development plan, parcel sizes, landscape design, screening and buffering, public consultation plan, and phasing.
 - The Concept Plan shall cover at least a quarter section.
 - The Concept Plan shall be comprehensive in scope and cover all lands within the title.

Business Park Uses

Land Use Bylaw

Survey Results

14.1. I-BP Business Park District

I-BP

Section 14 INDUSTRIAL DISTRICTS

EXEMPT	DISCRETIONARY
Agriculture, Extensive - see Other Development Regulations	Accessory Building and Use
PERMITTED	Abattoir
Accessory Building and Use	Agricultural Processing
Animal Health Care Services	Agricultural Support Services
Automotive, Equipment and Vehicle Services	Alternative/Renewable Energy Development, Commercial Bylaw No. 16/17
Commercial Retail Services, Major	Amusement and Entertainment Services
Commercial Retail Services, Minor	Auctioneering Services, Livestock
Cultural Facilities	Auctioneering Services, No Livestock
Day Care Services	Berming
Eating Establishment, Indoor	Bulk Fuel Depot
Eating Establishment, Outdoor	Cardlock Fuel Dispensing Facility
Educational Services	Crematorium
Government Services	Communication Tower
Hotel	Dwelling, Security Suite
Liquor Sales / Distribution Services	Funeral Home
Medical Treatment Services	Horticultural Use
Motel	Horticultural Use, Medicinal
Office	Industrial Manufacturing / Processing, General
Park	Industrial Storage and Warehousing
Personal and Health Care Services	Kennel
Professional, Business, Financial & Office Support Services	Recreation Services, Indoor Participant
Protective and Emergency Services	Recreation Vehicle Storage Indoor
Recycling Depot	Recreation Vehicle Storage Outdoor
Service Station	Riding Arena, Public
Signs, On-Site Commercial	Semi-Public Use
Utility Building	Signs, Third-Party Commercial
Utility Services, Minor Infrastructure	Spectator Sports Establishments
	Utility Services, Major Infrastructure
	Waste Management Facility, Minor
	Work Camp, Long Term

TOP SELECTED SUITABLE DEVELOPMENTS:

- ✓ Greenhouse / Plant Nursery / Tree Farm
- ✓ Campground
- ✓ Pet / Animal Clinic
- ✓ Industrial Storage / Warehousing
- ✓ Kennel
- ✓ Bed & Breakfast
- ✓ Business / Trade / Craft Contractor al Resort

TOP SELECTED UNSUITABLE DEVELOPMENTS:

- X Cannabis Production Facility
- X Rodeo / Animal Racing Track
- X Mineral / Aggregate Extraction / Processing
- X Recreational Resort
- X Group Home

Proposed Business Park Land Use Policies

In an effort to encourage new development a new set of policies have been included:

- A first parcel out subdivision for business park use shall not require a concept plan when the proposed parcel size is a minimum 20 acres. Supporting technical studies may be required by the County in support of a redesignation application. Should further subdivision be considered the submission of all technical studies shall be required.
- Development within a first parcel out subdivision should have consideration for future layout of the quarter section, ensuring that internal site traffic with access provided from provincial highways may be eliminated and rerouted through site access provided from internal subdivision roads.
- Further subdivision of the first parcel out shall not be supported unless accompanied by a Concept Plan.

Proposed Business Park Land Use Policies

Services you may ask:

- All services for any Business Park Development will be the responsibility of the Developer.
- Business Park Development will have on-site private servicing for water and wastewater.
- Stormwater Management will be the responsibility of the Developer.

Services Study Summary

Mountain View County hired a consultant to review the feasibility of regional services for this area.

- Regional water and waste water options were explored.
- Regional Storm Water Management was also explored.
- The consultants reviewed a number of scenarios.
- The result of the study is that a regional system of services is not financially feasible at this time.

Area Structure Plan Boundary Constraints



Economic Growth Node
South Carstairs ASP

Map Created on: 2/8/2018



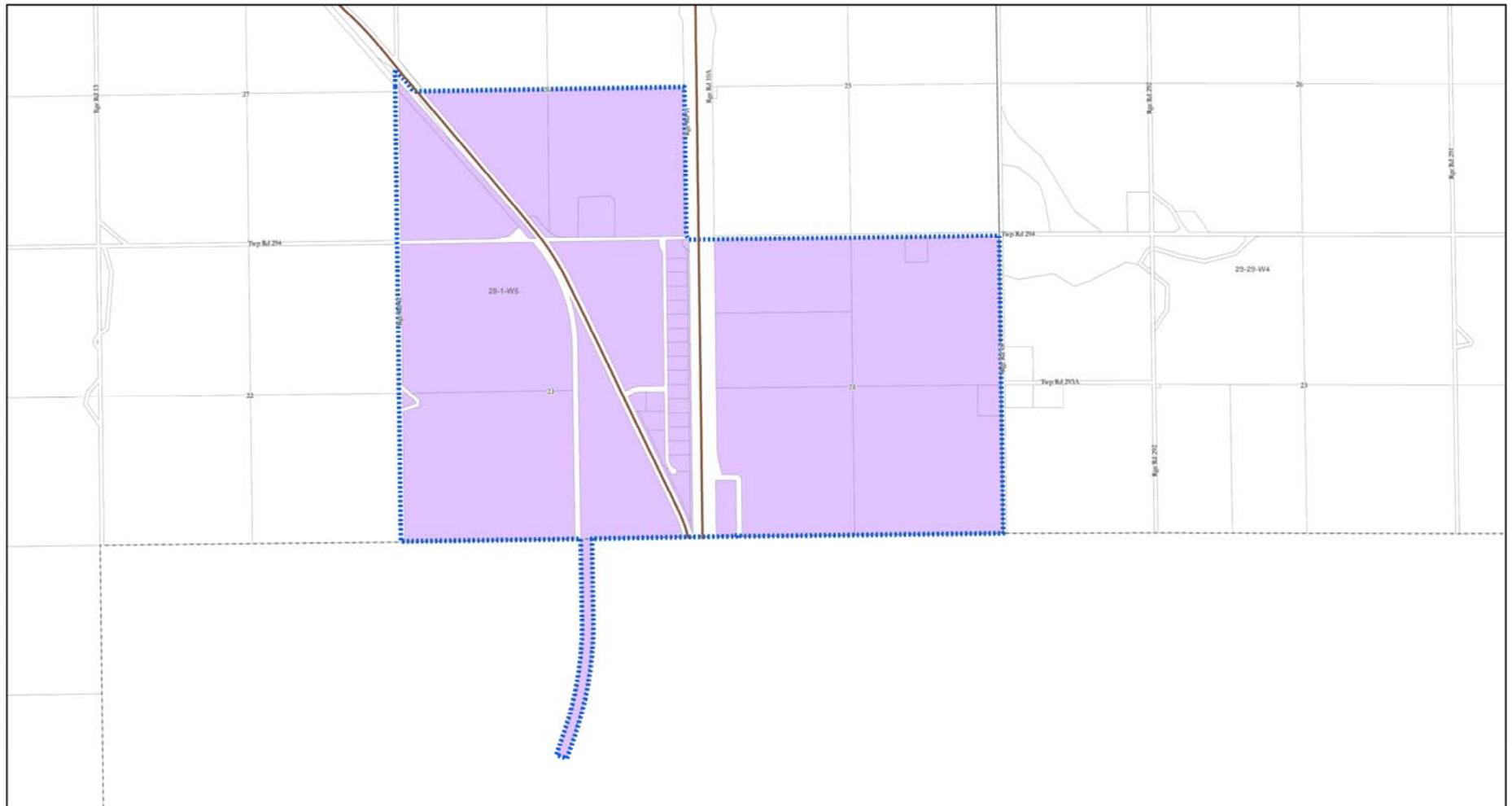
0 125 250 500 Meters

Scale: 1:27,000

Legend

- | | | |
|--------------|---------------------------|--|
| Highways | Pipelines | Environmentally Significant Areas |
| Parcels | Pipeline Substance | ESA_number |
| ASP Boundary | Fuel Gas | 4 (Low) |
| Wells | Natural Gas | |
| | Sour Natural Gas | |

Area Structure Plan Boundary



Economic Growth Node
South Carstairs ASP

Map Created on: 2/8/2018



0 125 250 500
Meters

Scale: 1:9,000

Legend

Highway

Parcels (PGIS)

Future Land Use

Business Park District (I-BP)