

MOUNTAIN VIEW COUNTY

BYLAW NO. 11/18

SOUTH CARSTAIRS AREA STRUCTURE PLAN

**Mountain View County
Province of Alberta**

Bylaw No. 11/18

A BYLAW OF MOUNTAIN VIEW COUNTY IN THE PROVINCE OF ALBERTA TO ADOPT THE SOUTH CARSTAIRS AREA STRUCTURE PLAN

SECTION 1 - AUTHORITY

- 1.01 This Bylaw may be cited as the "South Carstairs Area Structure Plan";
- 1.02 Section 633(1) of the Municipal Government Act, as amended from time to time, provides Council the authority to prepare and adopt an Area Structure Plan describing the land uses proposed, the population density, the major transportation routes and public utilities proposed and such other things Council considers necessary for the area;
- 1.03 The South Carstairs Area Structure Plan has been prepared in accordance with the requirements of Part 17 of the Municipal Government Act, as amended from time to time;
- 1.04 Mountain View County Council has authority pursuant to the provisions of the Municipal Government Act, as amended from time to time, to designate the areas of the Municipality that would, in the opinion of Council, be suitable for any area structure plan together with other such matters as Council considers necessary; and
- 1.05 It is deemed desirable and in the best interest of Mountain View County that an Area Structure Plan be adopted in order to guide future development and redevelopment.

SECTION 2 – ENACTMENT

- 2.01 The Council of Mountain View County does hereby adopt the South Carstairs Area Structure Plan which is attached hereto as Schedule "A" and forms part of this Bylaw.

SECTION 3 - TRANSITION

- 3.01 Complete applications for redesignation, subdivision and development received by the County located within the Schlumberger Industrial Park Area Structure Plan prior to approval of this Bylaw may be considered under Bylaw No. 43/00 being the Schlumberger Industrial Park Area Structure Plan.

SECTION 4 - REPEAL OF BYLAW

- 4.01 Bylaw No. 43/00 being the Schlumberger Industrial Park Area Structure Plan is hereby repealed.

SECTION 5 - EFFECTIVE DATE

5.01 This Bylaw shall come into effect at such time as it has received third (3rd) reading and has been signed in accordance with the *Municipal Government Act*.

Received first reading May 23, 2018.

Received second reading June 27, 2018

Received third reading June 27, 2018



Reeve



Chief Administrative Officer

June 27, 2018
Date of Signing



Mountain View
C O U N T Y

**SOUTH CARSTAIRS
AREA STRUCTURE PLAN**

Bylaw No. 11/18

Adopted June 27, 2018



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AREA STRUCTURE PLAN**

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1 INTRODUCTION

1.1 Background

Mountain View County (MVC) is largely rural in character, but with modern services and amenities. It contains a mix of land uses that include large and small-scale agriculture, oil and gas activities, mining, forestry, and recreation. Over 13,000 people live in the County and another 21,700 within the Towns of Sundre, Olds, Didsbury, Carstairs and the Village of Cremona. The County is easily accessed by residents of Calgary, Red Deer, Airdrie, Cochrane and from the Highway 2 corridor; one of North America's strongest growth areas. There are development pressures from existing landowners and new people wanting to come into the area. These pressures are in the form of existing landowners wanting to subdivide their land for family members, succession/estate planning and for economic reasons. In addition, the County has had many requests from existing landowners and potential new area residents to develop commercial and business park opportunities/properties. All of these pressures reflect the attractiveness and accessibility of the area.

Rural lands in the County are under pressure for development of residential, recreational and business uses, and it is anticipated that there could also be pressure for conversion from traditional large parcel agriculture to small parcel specialty agriculture and hobby farm uses. Mountain View County recognizes the need to develop a coordinated approach to the preservation and encouragement of agricultural uses and related businesses. A further challenge is to develop compatible local commercial or business park uses that respect existing settlements and rural residential neighbourhoods.

1.2 Purpose of Plan

The authority for municipal planning, subdivision and development control is established in Part 17 of the Municipal Government Act (MGA). Section 633 allows for municipalities to adopt Area Structure Plans to establish the general land use, transportation, and servicing framework for specific areas undergoing substantial new development.

The MGA also states that municipal statutory plans must be consistent with each other, requiring a review of all statutory plans for the area in the preparation of the Plan.

Mountain View County has a well-developed set of policies and documents to guide its evolution, including a forward-looking Municipal Development Plan. These documents provide a strong base, and they also shape the approach of this Plan.

An Area Structure Plan (ASP) is a statutory document prepared in accordance with the Municipal Government Act (MGA) which provides land use policies for a specific area within the municipality. It is adopted by Bylaw. The purpose of an ASP is to:

- provide information to a potential developer regarding the amount and type of development that may be considered appropriate within the Plan;
- provide landowners within the Plan Area with information on the amount and type of development that may be allowed within a Plan Area;

- provide guidance for Council when making decisions on development proposals for specific parcels of land.

1.3 Plan Area

The Plan Area is in the southern portion of the County and encompasses lands with direct access to Highway 2A, a secondary highway running parallel to the QEII Highway. Access to the QEII from Highway 2A is available at Olds, Didsbury and Carstairs, and from the Plan Area.

Canadian Pacific Railway's line runs through a large portion of the Plan Area with a spur line used for servicing a major grain terminal. The proposed Mountain View Regional Water Services Commission line will be located along Highway 2A with portions diverted through County MR lands located within E 23-29-1-5 Plan 0612508 Block 1 Lot 22 MR, E 23-29-1-5 Plan 0612508 Block 1 Lot 23 MR.

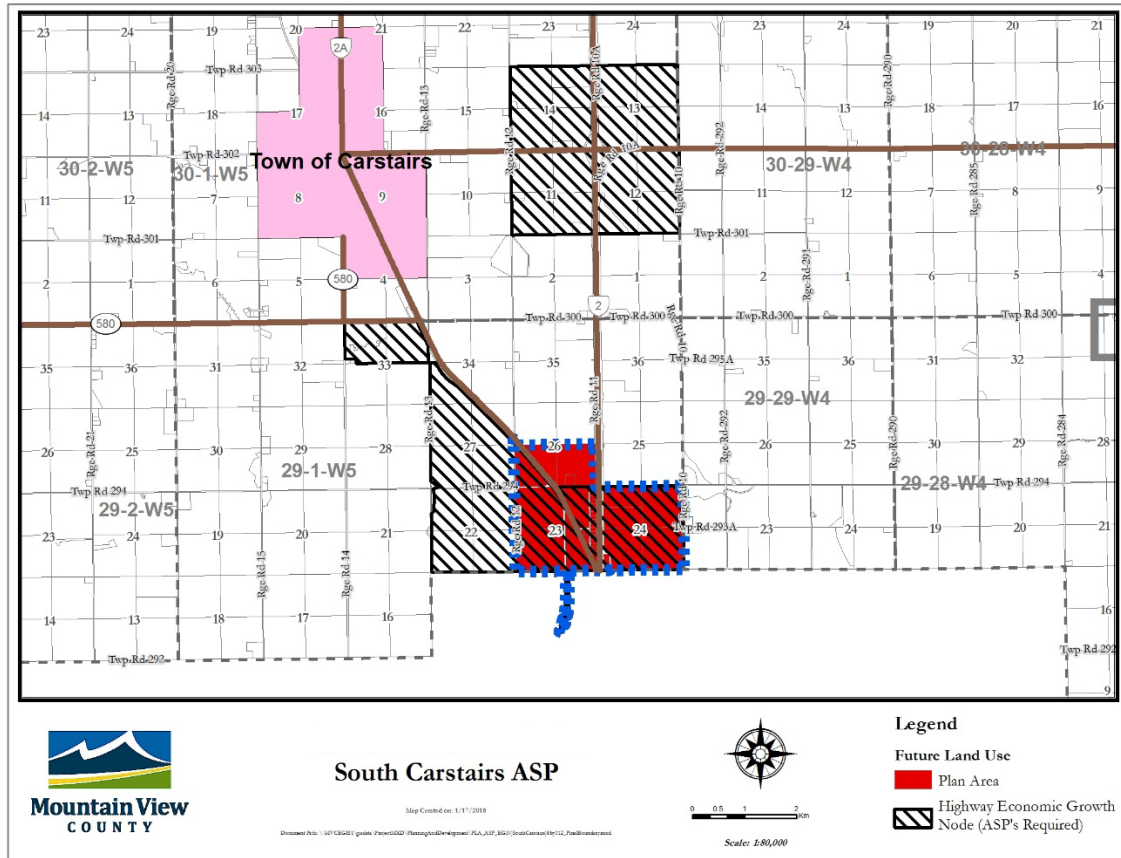
The area provides access to high end transportation and business infrastructure via the Calgary International Airport, downtown Calgary, the Canadian Pacific (CP) and Canadian National (CN) inter-modal facilities; which are all located within a one-hour drive.

Mountain View County also enjoys close proximity to many top educational institutions that provide training in several sought-after trades. Olds College is located in Olds, just 33 minutes to the north, SAIT Polytechnic is 50 minutes away in the heart of Calgary and Red Deer College is located one hour north along the QEII Highway.

In addition to the Calgary International Airport there are two regional airports in the immediate vicinity. The Olds-Didsbury Airport is located just off Highway 2A between Didsbury and Olds. Further north is the Red Deer Regional Airport, approximately 1 hours driving distance.

The Plan Area also includes an existing Industrial Park that was governed by the Schlumberger Area Structure Plan.

Figure 1.0 : Plan Area Including MDP Economic Growth Nodes



1.4 Community Consultation

The first public Open House was hosted November 8, 2016 at the Carstairs Community Hall. The Open House was intended to present to the public the Vision Statement and the Goals that the South Carstairs Steering Committee had developed. The Committee also shared maps outlining a proposed boundary for the Plan Area. The public was asked to complete a short survey and they were provided with a handout that included Land Use Descriptions from the Land Use Bylaw. The Steering Committee had conducted a Risks and Opportunities Analysis for this area and the results were presented to the public and formed part of the survey. This Open House was well attended and generated many discussions about the area.

The second public Open House was hosted November 28, 2017 at the Carstairs Community Hall. The Committee presented the public with a survey intended to understand the types of uses that would be acceptable within the Plan Area. The big question posed in the survey was the configuration of the Plan Area boundary. The Committee had been struggling with determining the appropriate area for this ASP considering comments that the original area chosen was too large. The results of the survey indicated a strong desire for a smaller area and many uses that are compatible with the uses described within the Industrial Business Park District, described in the Land Use Bylaw.

The third public Open House was hosted March 6, 2018 at the Carstairs Community Hall. The Committee presented the amended smaller plan boundary reflecting the results of the survey. The Committee shared maps that outlined the existing uses within the new area and the future land use of Business Park District. Display boards also explained that a landowner is not required to redesignate their property once this plan is adopted, but they can continue with their agricultural operations. There also was a display board that briefly outlined the servicing study that was conducted and indicated that regional servicing is not financially feasible at this time.

2 Policy Context

2.1 Provincial Legislation

The South Carstairs ASP has been prepared in accordance with Section 633 of the Municipal Government Act (MGA). The Plan is intended to provide guidance and policy direction for future land use, subdivision and development within the Plan Area. According to the MGA, an ASP must address the following:

633(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:

- the sequence of development for the proposed area,
- the land uses proposed for the area, either generally or with respect to specific parts of the area,
- the Density of the population proposed for the area either generally or with respect to specific parts of the area, and
- the general location of major transportation routes and public facilities;

and

(b) may contain any other matters the Council considers necessary.

2.2 Land Use Framework

The Land Use Framework is implemented and supported through the Alberta Land Stewardship Act. The purpose of the Land Use Framework is to manage growth through sustainable and smart growth principles. When the Red Deer Regional Plan for this area is completed, all statutory documents will be updated. Local decision making will still be left up to the municipalities; however, in the future their decisions and Plans will have to be consistent with this Regional Plan.

2.3 Municipal Development Plan

The County's Municipal Development Plan provides guidance for growth management and development into the future. The MDP established new directions to provide guidance and clarity for the facilitation of good, sound sustainable development. The MDP emphasizes the importance of designating Growth Centres. Future development will be concentrated and accommodated within these areas so that agricultural land is protected from development pressures and uncontrolled sprawl. The South Carstairs ASP is comprised of the lands adjacent to Highway 2A on the south side and the lands along the southern boundary of the County including Sections 22, 23 and 24.

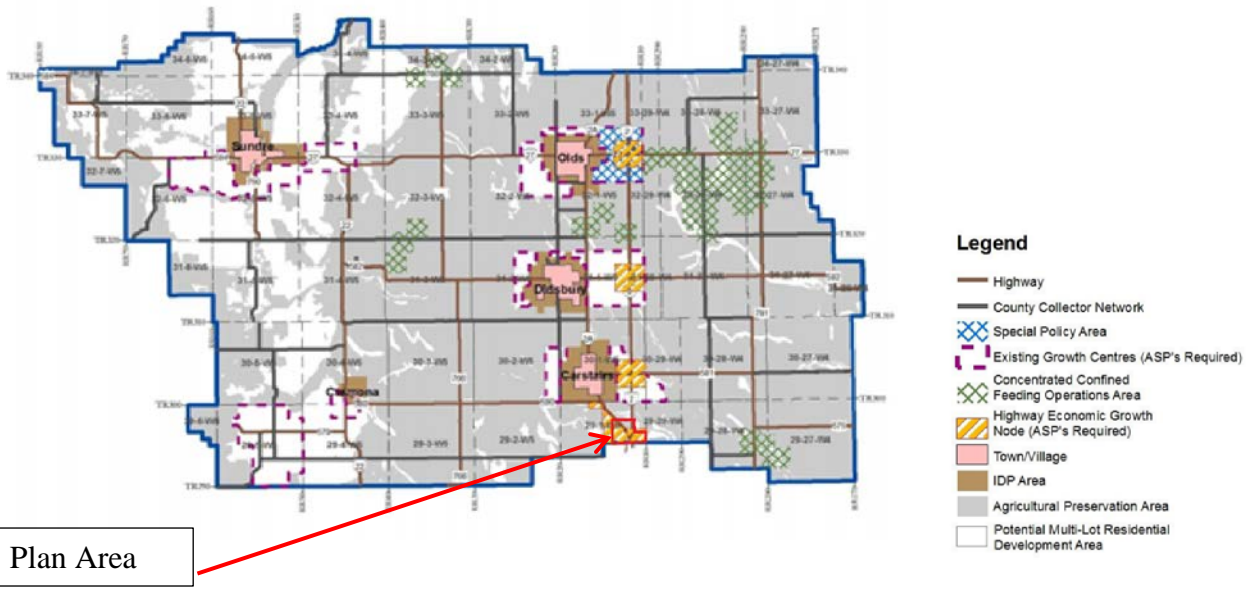
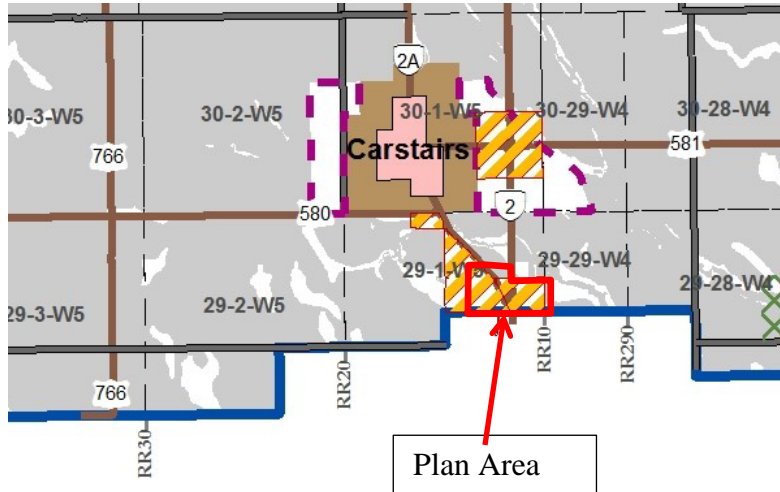


Figure 2.0 - Municipal Development Plan Growth Management Conceptual Strategy



In addition to the policies outlined in the MDP for the above sections, policies relating to agriculture, residential development, recreation and reserve lands, the environment, natural resources, and transportation, servicing and utilities may apply to any type of development application within the Plan Area.

2.4 Land Use Bylaw

While the MDP and this ASP provide the planning goals, objectives and policies for the area, it is the Land Use Bylaw (LUB) that is the tool by which the policies are directly implemented. The LUB establishes districts and the corresponding regulations for the use of land and buildings in Mountain View County.

2.5 Environmentally Significant Areas: Mountain View County

Conserving environmentally significant areas (ESA) within the County is essential to protect overall biodiversity, natural ecosystem functions (e.g. hydrological function), rare and unique features, wildlife movement, and public values. These environmental policies are guided by the Environmentally Significant Areas Report prepared by Summit Environmental Consultants Ltd. (2008).

This Report is considered to be the baseline for deciding when additional studies may be required on a specific site to determine the site suitability of a proposal. Other areas not identified within the Summit Report may require further studies subject to the discretion of a technical employee of the County or by an Approving Authority. Additional studies that may be required can include but are not limited to Biophysical Assessment and Environmental Site Assessments.

There are identified ESAs that are adjacent to the North-East boundary of this Plan; however, there may be some areas that have some environmental significance within the Plan area. All applications must have regard for ESAs and other County policy which addresses environmental protection.

2.6 Neighboring Area Structure Plan

2.6.1 Wessex Area Structure Plan

The Wessex ASP is located north of the boundary for the South Carstairs ASP and is bounded on the south by Township Road 300. The Wessex ASP surrounds the Town of Carstairs and includes land along Highway 2. The Wessex ASP contemplates a mix of land uses including various residential densities, Local Commercial, Business Park Development and includes Agricultural policies

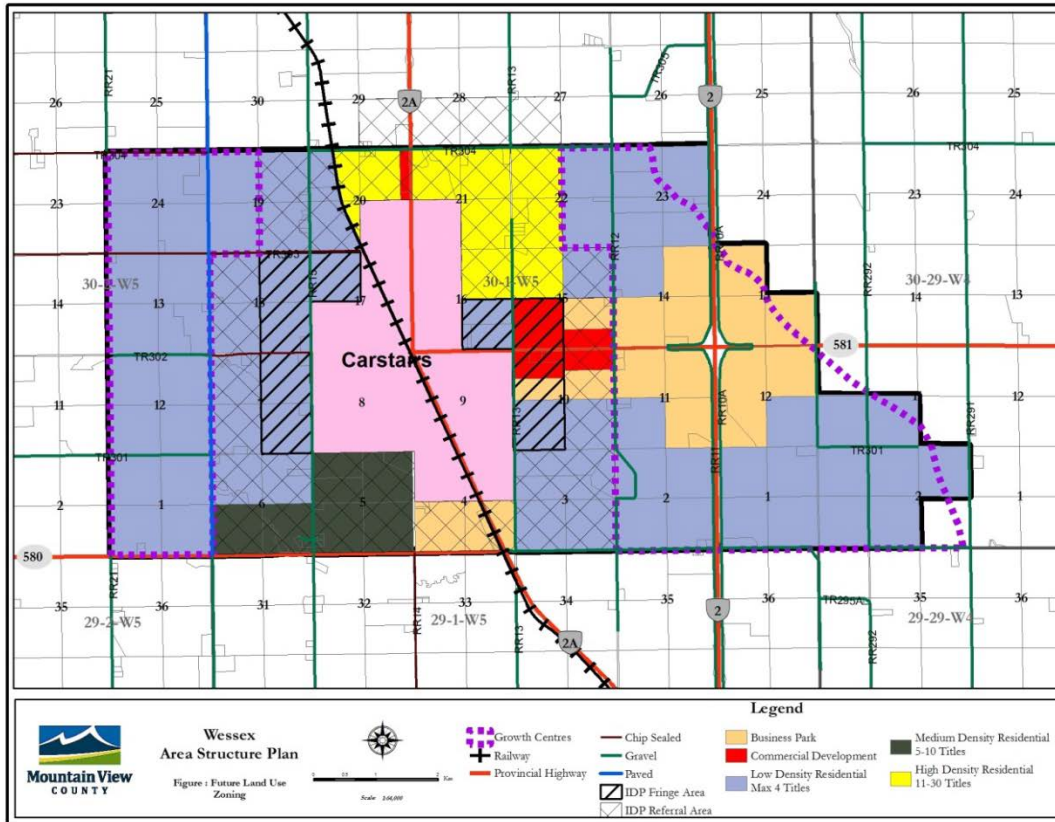


Figure 3.0 – Wessex Area Structure Plan Future Land Use Zoning

3 Key Principles

3.1 Plan Vision

To provide a focused area for intensive commercial and business park 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.

3.2 ASP Goals (in addition to Council Strategic Goals)

- a. Encourage diversification and business retention
- b. Concentration of Commercial/Business park Development
- c. Preservation of Natural Environmental Features
- d. Fostering collaboration with adjacent municipalities
- e. Development of a long-term infrastructure strategy
- f. County-wide Agricultural Preservation by providing space for future economic development

4 Phasing

4.1 Development Phasing

Future development within the Plan Area is subject to the submission of a Concept Plan and a portion of that Plan is the discussion of phasing for that development.

Phasing should occur in a manner which addresses the logical extension of infrastructure. No set phasing plan has been established as development is within the private sector and phasing will generally be influenced by existing parcel boundaries, market demand and the ability to service the area efficiently and effectively. Phasing of specific developments shall be covered within the Concept Plan submitted to Mountain View County

5 Land Use Policy Areas

5.1 Agriculture

5.1.1 Purpose

The County supports agricultural use and agricultural value-added businesses as a priority for the area. The MDP stipulates that the protection of agricultural land is not only important for the economic growth of the community, but that farming is a way of life for most of the residents and is important for their livelihood. All lands shall remain zoned agricultural until redesignated for the use intended by the Future Land Use concept as identified in Figure 6. Upon adoption of the ASP landowners are not obligated to redesignate their property.

5.1.2 Goals

- a. To recognize the presence of existing agricultural operations within the Plan Area.
- b. To allow the continuation and diversification of agricultural operations.
- c. To ensure that agricultural uses are protected and allowed to continue in the Plan Area.
- d. To encourage specialized farming and other operations which contribute to economic development of the area and the County.

5.1.3 Policies

- a. Agricultural redesignation/subdivision shall occur in conformity with the agricultural land use policies of the Municipal Development Plan and the agricultural regulations of the Land Use Bylaw. This will apply to the areas indicated as Agricultural as shown in Figure 4.
- b. Agricultural land uses should be promoted and encouraged to continue within the Plan Area.
- c. The rights of existing agricultural developments to continue operating shall be supported through implementation of the Provincial Agricultural Operations Practices Act.
- d. Adjacent uses shall respect existing agricultural operations, including their hours of operation, their odours and noises and the traffic they create. New agricultural uses shall similarly respect the presence of adjacent uses.
- e. If required, Municipal Reserve may be taken as cash in lieu in compliance with the Municipal Government Act.

- f. The maximum parcel size for farmstead separations should be ten (10) acres (4.05 hectares) with a minimum parcel size of two (2) acres (0.8 hectares). Larger lot sizes may be permitted when required for shelter belts, ancillary buildings, physical characteristics and land required to provide physical access.

5.2 Business Park

5.2.1 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.

5.2.2 Goals

- a. To provide areas for Commercial and Business Park uses in order to serve area residents and businesses.
- b. To encourage Business Park business that do not generate nuisances such as excessive noise, dust, smoke or odor, and that maintain the character and identity of the area.
- c. To provide adequate buffers between Business Park uses and adjacent land uses in order to limit the negative impacts on the surrounding community.
- d. To apply the County's Commercial/Industrial Guidelines and require appropriate landscaping and screening for developments.
- e. To ensure screening requirements are in place for outdoor storage.

5.2.3 Policies

- a. Business Park development shall occur only on lands identified in Figure 6 and may include a range of Commercial and Business Park.
- b. All lands shall remain zoned agricultural until redesignated for the use intended by the Future Land Use Concept as identified in Figure 6.
- c. Architectural and design controls are very important in this district, as it, too, will provide an Entranceway to the County. Business Parks shall provide architectural, design and landscape plans to conform to the County's Business, Commercial and Industrial Design Guidelines
- d. All developers shall be encouraged to utilize the Land Stewardship Centre's Green Communities Guide whenever possible, particularly for water conservation, collection and storage of supplemental fire suppressant water and individual pressurized sprinkler systems.
- e. Lot sizes shall conform to the Land Use Bylaw.

- f. In the case of large buildings such as two or three-story office structures, architectural features should provide relief from large facades of the buildings. All future points of access shall be consistent with the Alberta Transportation policy.
- g. Concept Plans shall be prepared as part of redesignation applications that may include multiple phases. Concept Plans should address items including but not limited to:
 - i. Lot configurations
 - ii. Internal Road Systems
 - iii. Municipal Reserve and Open Space lands
 - iv. Infrastructure requirements (i.e. stormwater, water and waste water servicing, road surfaces)
 - v. Water consumption/availability and impacts on adjacent users
 - vi. Multi-use pathway development
 - vii. Parcel sizes
 - viii. Landscape design, screening and buffering
 - ix. Transitional area(s) between adjacent uses
 - x. Public consultation plan/approach
 - xi. Phasing
 - xii. Being comprehensive in scope and cover all lands within the title
 - xiii. The Concept Plan shall cover at least a quarter section
- h. A first parcel out subdivision, from a previously unsubdivided quarter section, 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.
- i. 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 re-routed through site access provided from internal subdivision roads.
- j. Further subdivision of the first parcel out shall not be supported unless accompanied by a Concept Plan.
- k. Internal subdivision roads shall be paved and provided at the developer's expense. All internal roads shall meet County road and infrastructure standards.
- l. All infrastructure costs are the responsibility of the developer.
- m. Municipal Reserve shall be provided through cash in lieu or a combination of land and cash in lieu in compliance with the Municipal Government Act.
- n. A landowner's association may be required as a condition of subdivision to ensure maintenance, repair, and replacement of amenities, excluding public utilities, on Municipal Reserve land.

5.3 Natural Resource Extraction

5.3.1 Purpose

Currently there is natural resource extraction within the northern portion of the Northeast Quarter of Section 24 located approximately a half (½) mile east of the QEII Highway. The County supports sand and gravel as a value-added resource and extraction will continue within the Plan Area in the foreseeable future. The County recognizes the importance of aggregate resources and will endeavour to provide for their extraction in accordance with sound environmental principles. It is recognized that aggregate resource extraction is an interim land use. Measures will be taken to mitigate any negative impacts on adjacent properties.

5.3.2 Goals

- a. To extract resources in an environmentally responsible manner.
- b. To minimize the potential conflict of aggregate resource extraction and other land uses.
- c. To recognize the importance of aggregate resource extraction to the County and Provincial economies.
- d. To recognize extraction as an interim land use, requiring appropriately phased and timely reclamation.
- e. To ensure reclamation plans for new pits provide a use that will benefit the community.
- f. To encourage reclamation plans for existing pits.
- g. To ensure that sand and gravel pit owners/operators work with the County and the community in designing reclamation plans.

5.3.3 Policies

- a. Any future sand and gravel extraction in and around the Plan Area will require appropriate approvals from government and non-government agencies and proper development setbacks. Aggregate Resource Extraction Operations may require Provincial approvals.
- b. Reclamation will consider the long-term land use strategy for the Plan Area.
- c. All-natural resource extraction shall occur in accordance with standards acceptable to the Provincial department responsible for overseeing the environment, and the phased extraction area shall be reclaimed when extraction is finished. A Reclamation Certificate from the Province may be required.
- d. Aggregate resource extraction activities are considered an interim use rather than an ultimate or final land use within the Plan Area. Development Permit applications for sand and gravel pits shall be accompanied by an End Use Plan.
- e. The County will place conditions upon development approvals in order to minimize the impacts on adjacent developments, the community and the environment; which may include, but are not limited to:
 - i. parameters of operation – depth, total area available to develop, standard hours of operation;
 - ii. setbacks from roads, residential and other developments, including reciprocal setbacks limiting development encroaching on existing sand and gravel operations;
 - iii. buffering and noise attenuation;

- iv. road use agreements including haul routes and/or development service agreements;
 - v. reclamation schedules;
 - vi. environmental protection measures in accordance with an approved County policy; and any other matters deemed necessary by the County Approving Authority
- f. Applications for new or expansion of existing aggregate extraction/processing shall be subject to redesignation and the provisions of the Land Use Bylaw.

6 Infrastructure

6.1 Roads and Utilities

The Plan Area is serviced by QE II and 2A and some Municipally controlled roads.

6.1.1 Purpose

To ensure the safety of the traveling public and the efficient movement of goods and services through careful planning and advocacy with the appropriate Provincial departments. Maintain a viable transportation network throughout the Plan Area.

6.1.2 Goals

- a. To promote an efficient and sustainable transportation network
- b. To require appropriate setbacks from roadways and railways
- c. To maintain a consistent standard for internal subdivision roads

6.1.3 Policies

- a. Any new access from QE II Highway or 2A Highway needed to serve the subdivision or development of land along the highway, shall need to be approved by the Provincial department responsible for overseeing transportation.
- b. Any proposal requiring access/use of the railway infrastructure shall require approvals from the appropriate railway operator.
- c. Each proposed subdivision or development must demonstrate that the subdivision or development complies with the County's road network and policies.
- d. In approving a subdivision application or a development application, the conditions of approval shall include:
 - i. The local roads to be created meet County standards;
 - ii. All accesses, including existing accesses, to meet County standards;
 - iii. If required, turning lanes be provided;
 - iv. Any required road widening be provided;
 - v. The cost of construction and improvements to the County road network or the provincial highways be borne by the developer;
 - vi. The cost of the design and construction of local subdivision or development roads be borne by the developer; and
 - vii. Demonstrate connectivity to adjacent parcels.

6.2 Water and Wastewater

Water and Wastewater services within the Plan Area will be provided by private systems and when required a communal system provided by the developer. Development may connect to a regional system at the cost of the developer.

6.2.1 Purpose

Ensure a sustainable and safe servicing strategy for the Plan Area. The Plan provides for diversity of business park uses which will then be determined through Concept Plans and the servicing strategy for the development.

6.2.2 Goals

- a. To require all development to provide water and sewage systems that meet County and Provincial standards.
- b. To provide for development consistent with the sustainability of groundwater resources.

6.2.3 Policies

- a. All future developments shall provide evidence of sufficient water supply to support the development, in accordance with provincial regulations.
- b. All future servicing systems shall accommodate adequate water supply for fire suppression.
- c. The County shall not approve multi-lot Business Park subdivisions or development if the intended supply of water is Groundwater and Studies pursuant to the Water Act indicate the Groundwater resources are insufficient or the use of Groundwater may unduly impact Groundwater users already in the area. However, the County may approve the subdivision or development if other methods can be proven to be efficient and effective, without having an impact on the surrounding users.

6.3 Stormwater

6.3.1 Purpose

The standard processes of development tend to increase the number of hard surfaces (driveways, parking area, and roofs) reducing the grounds capability to absorb water. Permeable surfaces, such as grass allow greater absorption of water which recharges ground water aquifers. Where possible, landscaping should be used to slow water runoff from hard surfaces, to allow for greater absorption of water. Treatment of stormwater on site is also important to reduce the total amount of pollutants carried into natural water sources. In addition, it is important to control water flowing off the property so that it does not negatively impact neighbours.

6.3.2 Goals

- a. To minimize stormwater generation through conservation by design.
- b. To maximize stormwater treatment by, and absorption into, the development site.

- c. To ensure stormwater does not negatively impact neighbouring properties or the environment.
- d. To utilize innovative stormwater management strategies and low impact development.
- e. To investigate options for the reuse of stormwater.

6.3.3 Policies

- a. A Stormwater Management Plan shall be required for all future multi-lot Business Park subdivisions and may be required for development applications. The Plan shall demonstrate that surface drainage is controlled and does not impact any existing development on site and adjacent lands. The Plan shall address provisions for the management of stormwater to ensure that run-off does not exceed pre-development rates and detrimentally affect County road infrastructure and adjacent lands. The Study shall be prepared by a qualified Professional Engineer.
- b. Where possible storm drainage should be handled through natural means such as swales and landscaped areas. Infrastructure such as curbs, gutters, and subsurface storm drainage systems should be avoided.
- c. Stormwater facilities should be designed to integrate natural and mechanical treatment systems such as constructed wetlands, swales, vegetated filters, and open channels to treat stormwater runoff. On-site infiltration shall be encouraged as much as possible on each site, rather than diverting water to a storm drainage system or to an adjacent site.
- d. Development within the Plan Area shall control surface runoff using best management practices, both during construction as well as in the long term.

7 Administration

7.1 Phasing

The Municipal Government Act (MGA) requires that an ASP must describe the sequence of development. Development phasing will be considered based on the existing and proposed infrastructure within a particular land use policy area. If new roads are required, or if existing roads require upgrading, the developer will take full responsibility for this and will fulfill the standards and requirements of Mountain View County and/or the provincial department responsible for overseeing transportation.

7.2 Area Structure Plan Monitoring

As factors affecting land use, development, settlement, farming and resource use are dynamic, the effectiveness and continued relevance of this Plan will be reviewed from time to time. The County shall monitor the effectiveness of this Plan:

1. As the Plan's policies are applied in processing proposed applications to redesignate, subdivide and develop land; and
2. In communications with other authorities and community groups in dealing with matters of common interest that affect the Plan Area.

The County should review this Plan in its entirety at least every eight years.

Between major reviews, the County shall monitor the rate and form of land use change in the Plan Area. In the opinion of Council, if the rate and form of growth seems to exceed that of the planning vision for the South Carstairs Plan Area, Council may initiate an amendment to the Area Structure Plan that would have the effect of amending the number or form, or both, of possible land use changes within the Plan Area.

7.3 Plan Amendment(s)

Any amendments to this South Carstairs ASP shall be prepared in accordance with the Municipal Government Act providing the intent of this Plan is adhered to.

Where an amendment to the ASP is requested, the applicant will be required to submit the supporting information necessary to evaluate the amendments, to the satisfaction of the County. The County shall continue to ensure that the appropriate agencies and the general public are provided the opportunity to provide input into any proposed amendments to the Plan.

7.4 Plan Interpretation

When interpreting the policies of this Plan, use of the words, “shall”, “should”, and “may” will have the following meaning

“shall”	is an operative word which means the action is mandatory;
“should”	is an operative word which means that in order to achieve the Plan’s objectives, it is strongly advised that the action be taken; and
“may”	is an operative word which means that there is a choice, with no particular direction or guidance intended.

Glossary of Terms

The definitions of these terms are intended to provide a better understanding of the context in which the term is used within this Area Structure Plan. Not all terms used within this Area Structure Plan are defined below. This glossary should be read in conjunction with the glossary of the Municipal Development Plan.

Approving Authority

As established pursuant to the *Municipal Government Act*, that person(s) defined by the *Development Authority Bylaw of Mountain View County* and shall include one or more of the following;

a Designated Officer;

a Development Officer;

the Municipal Planning Commission

the Administrative Subdivision and Development Approving Authority;

an Inter-Municipal Planning Commission; or

any other person or organization whose specific roles are determined in separate Bylaws.

Biophysical Assessment

Prepared by a qualified professional biologist, identifying rare plant and wildlife species/ communities, as listed on the current Alberta Natural Heritage Information Center (ANHIC) and Committee on the Status of Endangered Wildlife in Canada (COSEWIC) as well as other environmentally significant attributes or features such as wildlife movement areas, denning areas etc. The findings of this Report shall assist in the preparation of the Environmental Management Plan and/or Concept Plan.

Buffering

An area within a property or site, generally adjacent to and parallel with the property line, either consisting of existing natural vegetation or created by the use of trees, shrubs, and/or fences which is designed to limit views and sound from affecting the development tract adjacent to property and vice versa.

Cash-in-Lieu

This term refers to the contribution of money to the Municipal Reserve (MR) fund equivalent to the market value of the land required to meet the 10% Municipal Reserve dedication requirements under the *Municipal Government Act*; the acceptance of the contribution of cash-in-lieu of land dedication is at the discretion of Council.

Business, Commercial and Industrial Guidelines

As adopted through County Policy 6018 and Procedure 6018-01. These guidelines are to assist applicants, staff and Council in the preparation, evaluation and review of commercial and industrial development applications.

Concept Plan

Interchangeable with the term outline plan which refers to a Plan, may be adopted by resolution that relates to a proposed development and its relationship to existing and/or future development of adjacent lands. All Concept Plans may include the following information:

1. Existing Situation – A baseline description of the following matters and an evaluation of the potential impacts on the proposed development:
 - a. existing land use, ownership and development;

- b. topography, geotechnical, hydrological, hazard and/or environmental conditions that characterize the area;
 - c. existing servicing arrangements, utilities, and transportation routes;
 - d. any other matters the Municipality requires to be investigated.
2. Local Development Matters – A description and evaluation of the following matters describing the proposed development within the Plan Area:
- a. the proposed uses of lands within the Concept Plan Area;
 - b. proposed parcel size and density for the Concept Plan Area;
 - c. the proposed internal road hierarchy and its impacts on the Provincial and Municipal road networks;
 - d. Reserve dedication strategy and environmental protection measures;
 - e. Proposed servicing arrangements;
 - f. Any other matters the Municipality requires to be investigated.

Based on the scope and intensity of development proposed, Concept Plans may require the provision of supportive Reports and/or Studies completed by a qualified professional including but not limited to: Servicing Study, Geotechnical Assessment, Traffic Impact Assessment, Stormwater Management Plan, Biophysical Assessment and preliminary Engineering Plans and specifications. Concept Plans shall be prepared in accordance with approved County policy.

Density

A measure of the number of units (lots, dwellings, people, etc.) within a specified area. This ASP often refers to density expressed as lots or parcels per quarter section.

Discretionary Use

Means the one (1) or more uses of land or buildings that may be permitted in a given district at the discretion of the Approving Authority, with or without conditions.

Environmental Site Assessment

Is a report prepared to the satisfaction of Mountain View County which identifies potential or existing environmental contamination liabilities? The analysis typically addresses both the underlying land as well as physical improvements to the property.

Farmstead

An established residential site that previously contained or currently contains a dwelling and other improvements used in connection with the raising or production of crops, livestock or poultry, situated on the same land used in connection with the farming operations. Fragmented parcels may have been removed from the quarter section prior to consideration for a farmstead separation.

Groundwater

Water found beneath the surface of the earth. The depth at which soil pore spaces and fractures or voids in rock become saturated is known as the water table. Groundwater is naturally recharged through precipitation and infiltrated (and is therefore affected by the permeability of surface materials), and can be withdrawn for agricultural, industrial or municipal uses (and is therefore affected by settlement density and wells).

Growth Centre

An area designated around previously identified growth nodes, economic development nodes, and/or existing urban areas where future developments will be directed, including residential and business uses.

Municipal Reserve

With the approval of a subdivision application, the County is entitled up to 10% of the land being subdivided for municipal purpose (parks, schools, etc.). If for some reason reserve land is not required, the County may take cash-in-lieu of the land, or combination of land and cash in lieu.

Open Space

Areas of land not covered by structures, driveways, or parking lots. Open space may include common areas, parks, lakes, streams and ponds, etc.

Permitted Use

Land use or buildings that are not provided for in the Land Use Bylaw and that shall be approved subject to meeting all relevant requirements of the Land Use Bylaw.

Plan

Shall refer to the South Carstairs Area Structure Plan.

Plan Area

Shall refer to the boundary area in the South Carstairs Area Structure Plan.

Surface Water

Water collecting on the ground in the form of watercourses (stream, rivers, etc.) water bodies (lakes, ponds, etc.) or wetlands (land whose soil is permanently or seasonally saturated with moisture, and which may be partially or completely covered by water, including swamps, marshes, bogs, sloughs, etc.). These features are important as a source of freshwater and as ecosystems containing often diverse plant and animal life.

List of Acronyms

AEP:	Alberta Environment and Parks
AER:	Alberta Energy Regulator
ASP:	Area Structure Plan
AT:	Alberta Transportation
ESA:	Environmentally Significant Area
IDP:	Intermunicipal Development Plan
LUB:	Land Use Bylaw
MDP:	Municipal Development Plan
MGA:	Municipal Government Act
MR:	Municipal Reserve
MOA:	Memorandum of Agreement
MVC:	Mountain View County

Figure 4: Existing Land Use

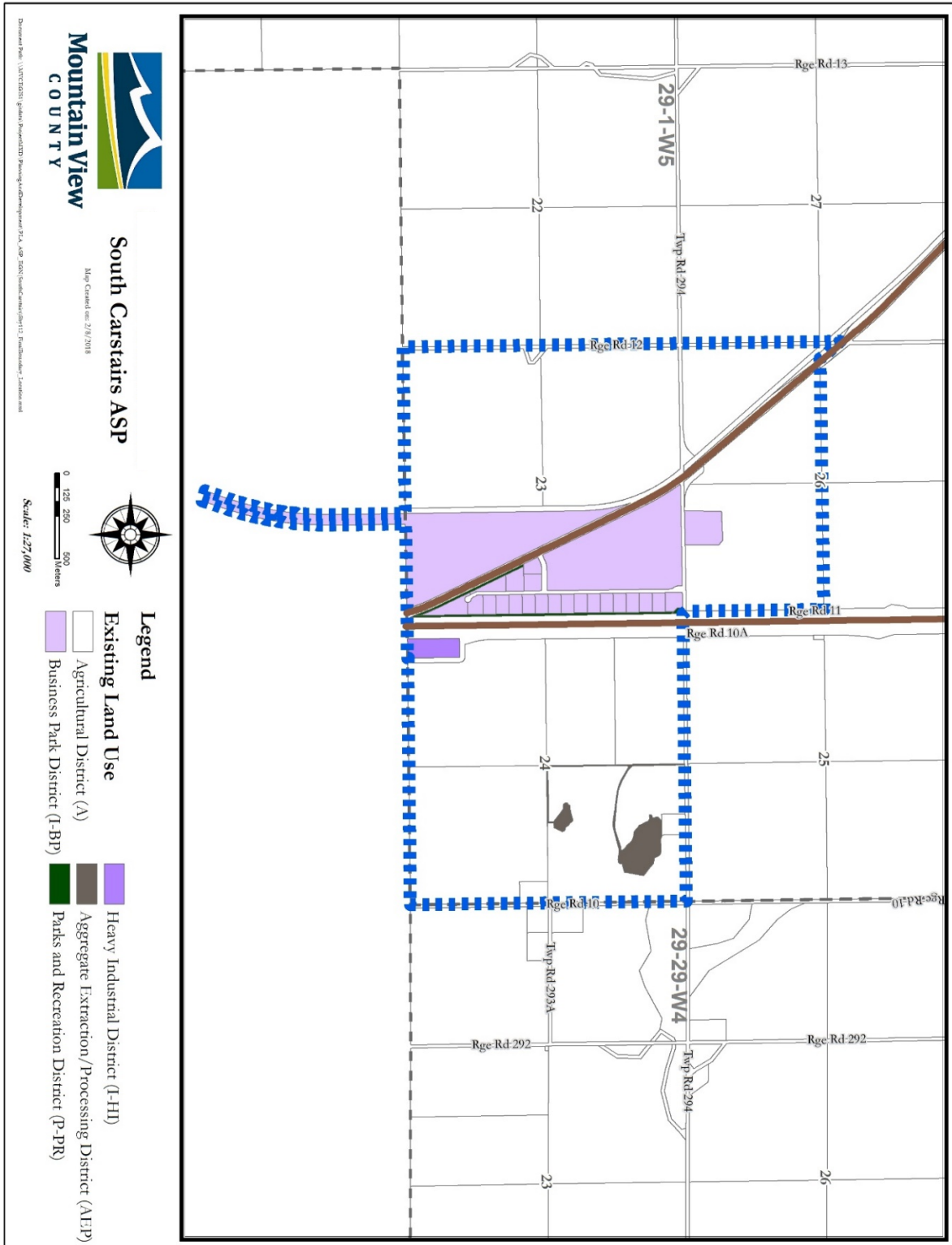


Figure 5: Constraints

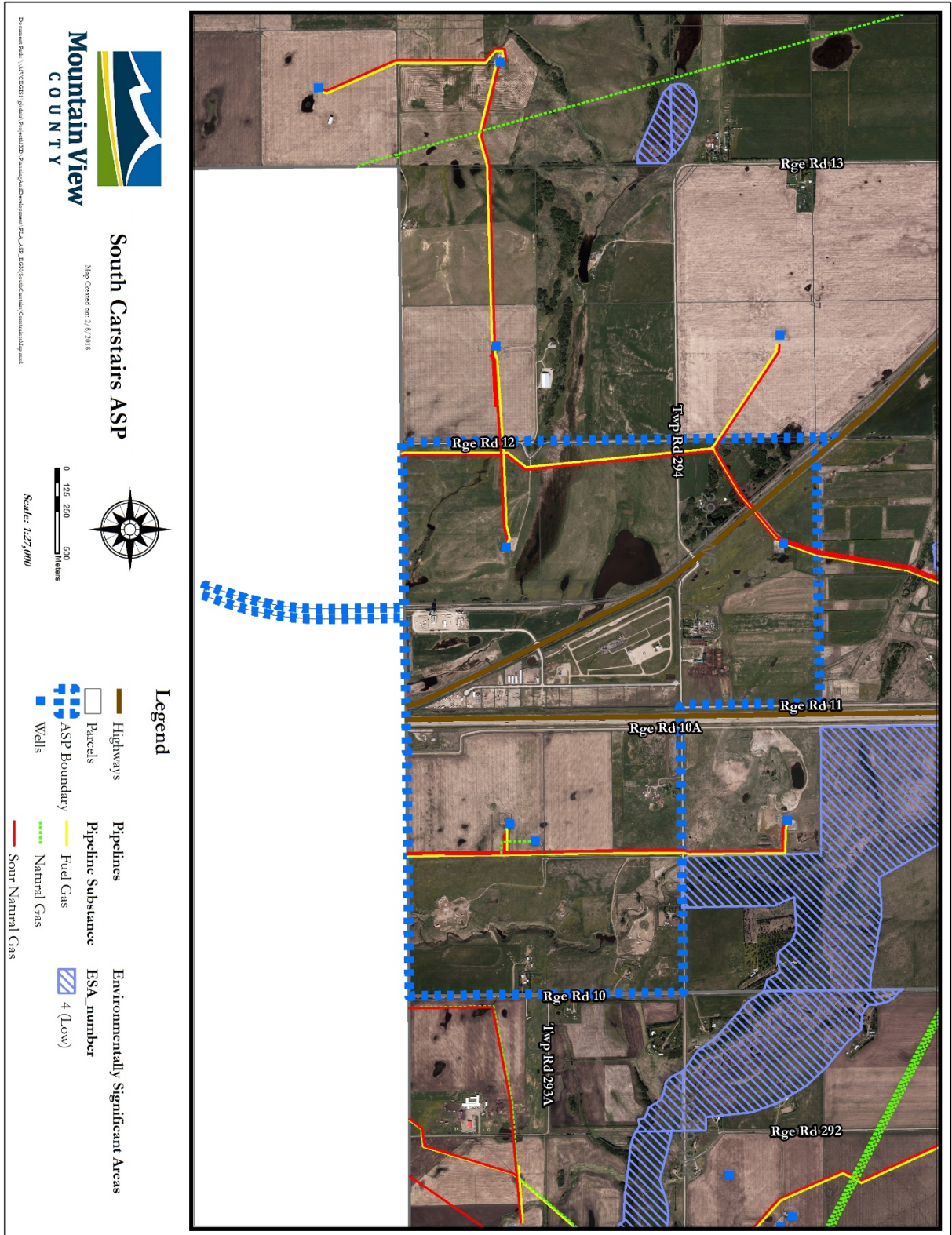


Figure 6: Future Land Use

