

MOUNTAIN VIEW COUNTY
BYLAW NO. 02/15
BEARBERRY – RED DEER RIVER CORRIDOR
AREA STRUCTURE PLAN

Consolidated Version (Bylaw No. 11/21) April 14, 2021

Note:

All persons making use of the consolidation are reminded that it has no legislative sanction, that the amendments have been embodied for convenience of reference only, and that the original Acts should be consulted for all purposes of interpreting and applying the bylaw.

**Mountain View County
Province of Alberta
Bylaw No. 02/15**

**A BYLAW OF MOUNTAIN VIEW COUNTY IN THE PROVINCE OF ALBERTA TO ADOPT THE BEARBERRY –
RED DEER RIVER CORRIDOR AREA STRUCTURE PLAN**

SECTION 1 – SHORT TITLE AND PURPOSE

- 1.01 This Bylaw may be cited as the “Bearberry – Red Deer River Corridor 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 Bearberry – Red Deer River Corridor 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 Bearberry – Red Deer River Corridor 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 prior to approval of this Bylaw may be considered under Bylaw No. 07/08, Bearberry – Red Deer River Corridor Area Structure Plan.

SECTION 4 – REPEAL OF BYLAW

- 4.01 Bylaw No. 07/08, Bearberry – Red Deer River Corridor Area Structure Plan is hereby repealed at the effective date of this Bylaw.

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, as amended from time to time.


Received first reading May 27, 2015.

Received second reading June 24, 2015.

Received third reading June 24, 2015.



Reeve


Chief Administrative Officer

Date of Signing

SCHEDULE "A"
FORMING PART OF BYLAW No. 02/15

An Area Structure Plan known also as the Bearberry – Red Deer River Corridor Area Structure Plan,
attached to and forming part of this Bylaw.



**BEARBERRY-RED DEER RIVER CORRIDOR
AREA STRUCTURE PLAN
Bylaw No. 02/15**

Consolidated Version (Bylaw No. 11/21) April 14, 2021



Bearberry Area Structure Plan Bylaw No. 02/15 Amended by the following:

Bylaw No. 11/21 as of April 14, 2021

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BEARBERRY-RED DEER RIVER CORRIDOR AREA STRUCTURE PLAN

1.0 INTRODUCTION

1.1 Plan Area

The Plan area is located in the northwest corner of Mountain View County, as shown in Map 1, west of the Town of Sundre. The Plan area is bound by Clearwater County, the Red Deer River, and the northern extension of Range Road 63 from the intersection of Highway 584 to the County boundary. The Plan area encompasses approximately 194.8 square kilometres (76.8 square miles).

The lands to the north of the Plan area are within Clearwater County and a portion of lands to the east are covered by the South McDougal Flats Area Structure Plan.

The Plan area contains a diversity of landscapes and an abundance of natural resources that make it an attractive destination to both prospective residents seeking a rural environment.

1.2 Plan Impetus

Many of the natural features of the Plan area that make it such an attractive destination can often become endangered by poorly managed growth. Growth and development pressures are continually exerted on Mountain View County as Central Alberta grows at an unprecedented rate. Part of the County's long-term vision is to retain the local identities of each of its communities and provide a sustainable framework to manage growth in a fashion that helps enhance the community's quality of life.

Mountain View County has completed the review of its Municipal Development Plan and has chosen to review the Bearberry-Red Deer River Corridor Area Structure Plan. Given the area's location and natural beauty Mountain View County anticipates a steady increase in development in the Plan area and desires a proactive approach, in concert with the area residents, to create a long-term vision guiding future development.

1.3 Purposes of the Plan

An Area Structure Plan is a tool associated with the ongoing process of community planning. The process to prepare or to review the Plan identifies issues, evaluates alternative courses of action, and reaches decisions that will balance competing objectives and address the myriad concerns of area residents and other interests in the area.

The Area Structure Plan provides a long-term perspective for the development and use of land, and in doing so considers factors related to social equity, economic opportunity, and environmental protection. The Plan provides a locally specific policy framework that is coordinated with the overall goals, objectives, and policies of the County.

Key planning directions are derived from the visions and aspirations of area residents and communicating how they want to see their community evolve over the next thirty plus years. The community's vision and aspirations help to define its identity, which must be balanced with future growth and development to ensure a sustainable future.

The intent of the Bearberry-Red Deer River Corridor Area Structure Plan is to address the following

objectives:

- Orderly and timely development that complements existing land uses and the natural environment;
- A conservation strategy for sensitive areas;
- Effective use and protection of the road infrastructure;
- Monitor the long-term effectiveness of the plan's policies.

2.0 PRESENT SITUATION

2.1 Landscapes

The Plan area is located in the Foothills Region, which is a transitional zone between the upper Western Plains and the Rocky Mountains. Parts of the area are characterized by flat-topped hills rising between 300 and 600 metres above the surrounding lowlands.

The valleys and low-lands are intersected by waterways, draining into the Red Deer River Sub-Basin, that meander through valley-bottom meadows, which often contain Dwarf Birch, Willow and a variety of grasses.

The central uplands are characterized by a ridgeline running diagonal across the plan area and dividing the Bearberry Plain into the Bearberry Valley to the west and the Sunberry Valley to the east. The northern boundary of the plan area is adjacent to the James River and contains the James River Valley, which is largely wooded. The northeast uplands represent the edge of the Foothills Region and the transition from the Boreal Forest.

The southeast corner is bound by the Red Deer River Valley and represents an expanse of low-lying plains and grasslands. The area is largely utilized for agricultural purposes, specifically forage crop production and livestock pastures. The western ridgelines enclose the Bearberry Valley and represent progressive increases in elevation as the Foothills rise towards the Rocky Mountains.

The 2008 study of Environmentally Significant Areas (ESA) in Mountain View County, prepared by SUMMIT Environmental Consultants Ltd., identifies three (3) regionally significant environmental areas: the Red Deer River Corridor, identified as an ESA class 1; the James River Valley, identified as an ESA class 3; and the Bentz Lake Upland Wetland Complex, identified as an ESA class 3 and occupying a large portion of the central region of the plan area.

2.2 Land Ownership

Ownership is divided into 3 categories; County, Crown, and private. The majority of land is privately owned (approximately 54% of the plan area). Crown land constitutes another large portion (approximately 45% of the plan area). County lands represent a minimal proportion of the plan area (approximately 1%) and are currently leased out as pasture land. The southwest portion of the Plan area is a Forest Management Area utilized by the Spray Lakes Sawmills. The Northern Crown lands are not currently associated with a Forest Management Agreement.

2.3 Land Use

The majority of the Plan area is categorized as Agriculture/Woodlands, which also incorporates low lands within the Bearberry and Sunberry valleys. This also includes Crown owned land that in some cases are leases to be utilized for grazing cattle.

There are no major concentrations of residential development, with the exception being the Coalcamp community at the southern tip of the Plan area adjacent to the Red Deer River. This community contains approximately 29 dwelling units, located in the southern half of Section 6-32-6-W5. This development largely consists of recreation homes but does contain a small percentage of year-round residents.

The majority of crown-owned lands within the plan area are currently being used for grazing purposes. The number of grazing leases illustrates the predominance of livestock as the main source of agricultural income.

Some of the commercial uses within the Plan area include a saloon, a grocery store, a pottery studio and a green house.

The Bearberry Community does have a community hall that is used to host local functions, music concerts, and an artisan's market. The community also houses the Bearberry Heritage and Arts Centre, which opened in 2001. The Centre is the former James River Ranger Station and was refurbished as a local history museum as well as a gallery for local artists.

Within the Plan area, recreational uses include: The Diamond Buffalo Guest Ranch and Spa that provides a variety of accommodations and activities year-round and is located at Schott's Lake north of Highway 584. A Bed in Heaven bed and breakfast is open to guests year-round and is located approximately three (3) miles west of the Bearberry Community. Morgan's RV Park is a 12-acre parcel recreational facility located approximately one (1) mile south of the Bearberry Community. The Crystal Waters Wellness Retreat is a Direct Control District, for an environmentally sustainable holistic health and wellness retreat centre, located five (5) miles west of Sundre and two (2) miles south of Highway 584 along the Coal Camp Road.

The Plan area is rich in natural resources as witnessed by the network of pipelines and well sites. The gravel pit that used to be located in the northern portion of the Plan area ceased its operations and has been reclaimed. In 2005 the County purchased three quarter sections of land, approximately two (2) miles east from the Bearberry Community to service in future the west area of the County with gravel.

2.4 Soil Ratings

Soil classifications are defined and rated by the Canada Land Inventory (CLI), and represent a scale indicating the general capability of the soil for crop production. Class 1 lands have the highest capability to support agricultural land use activities and Class 7 lands have the lowest. The majority of land within the plan area is considered Class 5, which is defined as soils with severe limitations that restrict their capability in producing perennial forage crops and improvement practices are feasible. The area also has pockets of Class 6 soil, which is characterized as only capable of producing forage crops and improvement practices are not feasible. The plan area is largely void of agricultural land used for major crop production and the majority of agricultural activity consists of livestock grazing and forage cropping.

2.5 Roads, Utilities and Community Services

Highway 584 is a minor two lane a highway that connects the Plan area with the Town of Sundre and extends north through the Bearberry Community into Clearwater County.

The municipal grid road system (Township and Range Roads) is built to different standards than highways. Roads with higher vehicle miles traveled are built with a chip-sealed surface, while the remaining County grid roads are graveled. The following roads are included on the County Collector Network, which illustrates the County's planned long-term asphalt paved road network: Highway 584, Coalcamp Road, Township Road 334 (Bearberry Road), and Range Road 72. Refer to Map 2, illustrating the Plan area Road Network.

Most of the area is serviced with electrical power, natural gas and telephone and most developments and residences have private individual water and sewer systems. Health, emergency and protective services are provided out of nearby urban communities, the closest being the Town of Sundre.

3.0 PLANNING FRAMEWORK

3.1 Enabling Legislation

The Bearberry-Red Deer River Corridor Area Structure Plan has been prepared in accordance with the Municipal Government Act (Revised Statutes of Alberta, 2000, Chapter M-26), which states:

“633(1) For the purposes 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 for the proposed 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.”*

3.2 Municipal Development Plan

The County’s Municipal Development Plan (MDP) provides guidance for growth management and development into the future. The directions of the Municipal Development Plan are:

- encouraging the conservation of agricultural land and the rural lifestyle;
- being open to innovation and new technology;
- concentrate and direct non-agricultural development to newly defined growth centres and Economic Growth Nodes (note: this ASP is not within an identified growth centre or Economic Growth Node
- being sensitive to rural and agricultural views and vistas when allowing development;
- planning for higher densities in defined growth centres to ensure that new development is making efficient use of land taken out of agricultural production;
- working towards safe and effective fresh water and waste water systems;
- ensuring there is strong policy direction for the protection of environmentally significant areas;
- ultimately preparing Area Structure Plans (ASPs) for the defined growth centres and Economic Growth Nodes to provide more detailed planning direction;
- making sure that the MDP encourages and allows for a diversity of land uses, lifestyles and housing types to meet the needs of all Mountain View County residents;
- directing future residential, commercial, and industrial development at higher densities, to identified growth centres and the Economic Growth Nodes to take

advantage of existing infrastructure, recognize historical patterns of growth and development and to minimize land taken out of agricultural production;

- working with adjacent municipalities and jurisdictions to conduct joint planning and infrastructure sharing for more effective and efficient use of resources; and
- developing and adopting plans for infrastructure as needed.

While these are the new planning directions for Mountain View County as a whole, they are not all applicable to the Bearberry-Red Deer River Corridor Plan area. Specifically, the directions for growth centres and higher densities are not applicable or desired within the Plan area.

3.3 Adjacent Area Structure Plans

South McDougal Flats Area Structure Plan

The South McDougal Flats Area Structure Plan covers lands west and southwest of the Town of Sundre, mostly south of Highway 584, and is contiguous with the Bearberry-Red Deer River Corridor Plan area for about two point two five (2.25) miles along the Coalcamp Road.

The Plan indicates that there is a significant development constraint due to potential for flooding along the Red Deer River. Because of this limitation, most of the lands adjacent to the north bank of the Red Deer River are allocated for agriculture, with the exception of areas previously subdivided for residential parcels and recreation development.

The Bearberry-Red Deer River Corridor Area Structure Plan complements the South McDougal Flats Area Structure Plan with policies to preserve agricultural uses along their shared boundary along Coalcamp Road.

3.4 Land Use Bylaw

The County's Land Use Bylaw provides regulations for all development in Mountain View County. While the Bearberry-Red Deer River Corridor Area Structure Plan contains policies specific to the Plan area, it is the Land Use Bylaw that controls the uses of land and the forms of those uses on lands within the Plan area based on the zoning designation of the land.

3.5 Adjacent Municipal Development Plans

The Municipal District of Bighorn No. 8 lies to the southwest of the plan area. The Municipal Development Plan has policies that seek to preserve the low density, agricultural nature of the area and limits subdivisions to first parcel-out only.

Clearwater County lies to the west and north of the plan area. The Municipal Development Plan contains policies that focus on the preservation of the sensitive environmental features located throughout the county and on the retention of productive agricultural lands. The County does provide for grouped country residential development to meet the increasing demand for rural housing but emphasizes that it should be developed in accordance with the needs of the agricultural and resource extraction industries.

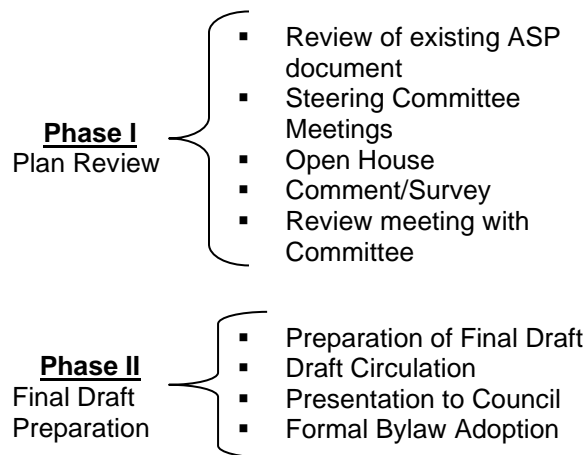
4.0 PLANNING PROCESS

4.1 Introduction

This Area Structure Plan was developed in 2007 and adopted by County Council in 2008 by Bylaw No. 07/08. In 2012 the County implemented a new Municipal Development Plan with the intent and direction to facilitate good, sound sustainable development. As the existing Area Structure Plan did not conform to the newly adopted Municipal Development Plan, a review of this Plan was needed. On January 8, 2014, Council approved the Terms of Reference to update the current Bearberry – Red Deer River Corridor Area Structure Plan with a Steering Committee to assist and oversee the process.

4.2 Review Process

The planning process to update the Bearberry – Red Deer River Corridor Area Structure Plan consisted of input through the Steering Committee and contained the following:



An Open House was held on October 15, 2014 at the Bearberry Community Hall to present the review draft of the Bearberry – Red Deer River Corridor Area Structure Plan to the area residents. In total 25 people attended the Open House.

The presentation at this meeting focused on the changes resulting from compliance with the Municipal Development Plan.

Council adopted the review of this Plan as a Bylaw and conducted a Public Hearing.

5.0 STRATEGIC PLAN DIRECTIONS

5.1 Planning Vision:

Since the adoption of this Plan in 2008, the Planning Vision for the Bearberry – Red Deer River Corridor area is:

“A community with a unique sense of identity stemming from an appreciation of its ecological resources and rural, agricultural heritage offering residents a rich quality of life. The area’s foundation consists of people striving to progress as a unique community through carefully managed growth that retains and enhances the characteristics that make the area an attractive and healthy living environment. These are:

- *A safe, peaceful, rural and agricultural environment*
- *A focus on conserving and protecting the quality and quantity of ecological resources*
- *A unified community of diverse individuals.”*

5.2 Planning Strategies

The following strategies provide key directions to help achieve the planning vision for the Bearberry – Red Deer River Corridor area.

5.2.1 The overriding planning strategy is:

Preserve the existing quality of life through growth management that seeks to preserve rural qualities, agricultural characteristics, environmental integrity, and community cohesiveness within all new development. Further, recognize historical patterns of growth and development; and to minimize land taken out of agricultural production.

5.2.2 The following strategies provide increased clarity and focus as a means to help achieve the overall planning strategy:

- (a) Conserve, protect, and enhance sensitive environments, open spaces, and visually aesthetic amenities.
- (b) Encourage the management of Public Lands for sustainable multiple uses.
- (c) Recognize agricultural operations as the defining character of the plan area.
- (d) Enhance Bearberry as a community focal point by providing opportunities for small-scale, locally appropriate and compatible expansion of businesses.
- (e) Encourage housing opportunities that minimize impacts on the natural environment and are locally appropriate in relation to the surrounding landscapes and existing land uses.
- (f) Provide for a diversity of recreation pursuits through a variety of land uses and accesses to amenity landscapes.
- (g) Afford opportunities for employment through diversification of farming and other forms of economic activity in keeping with the character of the plan area.

- (h) Promote the design and appearance of commercial and industrial buildings to complement the rural environment.
- (i) Support public safety through the provision and maintenance of quality roads and utilities.
- (j) Enhance community livability through the continued provision of access to education, health, recreation facilities and programs, and emergency and protective services.
- (k) Promote the implementation of this Area Structure Plan through the Land Use Bylaw, the day-to-day subdivision and development processes, and other land use and service-related programs of the County.

6.0 LAND USE POLICY AREAS

Lands within the Bearberry-Red Deer River Corridor area are allocated into five (5) Land Use Policy Areas in order to direct land uses to the most appropriate areas and to guide the development of land uses within the context of the planning vision.

6.1 Land Use Policy Areas

6.1.1 Map 3 shows that the Plan area is allocated among five Land Use Policy Areas, being:

- (a) Agricultural Preservation Area
- (b) Potential Multi-Lot Residential Area
- (c) Bearberry Community Centre
- (d) Highland/Crown Area
- (e) Red Deer River Corridor

6.1.2 The use and management of land within each of the Land Use Policy Areas shall be guided by the policies in the Municipal Development Plan and the policies in Sections 6, 7 and 8 of this Area Structure Plan.

6.1.3 Map 4 shows the features within the Plan area that are deemed to be sensitive such that any land use and land use change within and immediately adjacent to a sensitive feature needs to be undertaken in accordance with Section 7.1.

6.2 Boundaries

6.2.1 The boundaries between the Land Use Policy Areas generally follow property lines and natural features. Where the boundary does not follow a property line, the specific boundary location may be determined only by:

- (a) The Council of Mountain View County; or
- (b) The County subdivision authority; or
- (c) The County development authority; or
- (d) Other authority, person or persons by resolution of Council.

6.2.2 Amendments to the Land Use Policy Map shall not be required for:

- (a) Minor property boundary adjustments;
- (b) Boundary variations acceptable to the County based upon information supplied in specific studies, outline plans or other relevant source materials.

6.3 Agricultural Preservation Area

Pursuant to the planning vision, the majority of privately-owned land in the Plan area is designated as agriculture in order for the Plan area to remain a predominantly rural community dominated by agricultural operations.

6.3.1 The use of land within the Agricultural Preservation Area shall be primarily for agricultural operations and related activities.

6.3.2 To allow for the development of Confined Feeding Operations as defined by NRCB, and in compliance with the Municipal Development Plan.

6.3.3 Non-agricultural land uses may be allowed within the Agricultural Preservation Area in accordance with the provisions of Section 7 of this Plan and the Municipal Development

Plan.

- 6.3.4 When considering a proposed non-agricultural use one of the factors to be considered is the effects of the use on adjacent agricultural operations, being mindful of the community's desire that the area retain a predominantly rural, agricultural character.

6.4 Potential Multi-Lot Residential Area

The Plan supports a strategy to facilitate rural residential living while maintaining the rural characteristics that are desirable in creating a high quality of life. Large acreages of undeveloped land remain factors in maintaining environmental quality and the plan seeks to create small, compact, residential developments that meet the demand for rural living while minimizing the impacts on the Plan area's ecological resources and rural characteristics.

- 6.4.1 Multi-Lot residential uses may be allowed in accordance with the provisions of Section 7 of this Plan.
- 6.4.2 Proposals for multi-lot residential development are subject to consultation with local residents and subject to the number of dwelling units that are allowable per quarter section.
- 6.4.3 Applications for multi-lot residential development are encouraged to be located on areas of the quarter that will have less of an impact into the surrounding agricultural community.

6.5 Bearberry Community Centre

Creating a well-defined community centre will help Bearberry retain and enhance its local sense of identity while developing a strong focal point for community services, amenities, and commercial activities. It is envisioned that a small land base, expanding around the existing community hall, could provide for a limited variety of residential, commercial and related land uses, together with public facilities that would increase the accessibility to the community centre. The amount and form (e.g. theme, architectural controls) of development would be consistent with a small rural community service area.

- 6.5.1 Non-intensive mixed farming operations and related uses will continue to be appropriate within the Bearberry Community Centre.
- 6.5.2 Subject to the provisions of Section 7.4, Bearberry may include residential, commercial and related uses appropriate to maintaining Bearberry as a small, attractive, rural community centre.

6.6 Highland/Crown Area

A large portion of the Plan area has been designated Highland/Crown Area, which largely corresponds to the location of Crown land, also known as Public Land. Public Lands are managed by the provincial department responsible for overseeing the environment and administering the Public Lands Act, the Forest Act, and several other policy documents.

Within this Plan the designated areas encompass a series of highland ridges and wooded areas, including the James River valley. This scenic area contains a variety of natural amenities, including treed slopes and highlands interspersed with cleared grazing lands, waterways,

wetlands, woodlands within the river valley, and wildlife habitat. Many locations offer views of the Bearberry and Sunberry valleys or the foothills and mountains.

Agricultural operations and related uses should continue to dominate within the Highland/Crown Area. Forestry activity is also likely to occur within these areas. The preservation of these areas will contribute to retaining the natural qualities and characteristics of the plan area that have been identified as a priority through the public consultation when this Plan was first adopted in 2008. Therefore, the County will continue to work with the Province in an attempt to ensure consistency between the use and management of these Public Lands and the County's environmental protection guidelines.

- 6.6.1 The use of land within the Highland/Crown Area primarily will be for agricultural operations and related uses.
- 6.6.2 Recreational access to Public Lands held under grazing dispositions is managed under the Recreational Access Regulation. This legislation balances the needs of leaseholders to protect the land and livestock from harm with the rights of the recreational users for reasonable access. The County will continue to engage Provincial departments to ensure continued recreational access on Public Lands
- 6.6.3 Crown lands should be managed primarily for grazing, while any timber harvesting should be limited in scope.

6.7 Red Deer River Corridor Area

The Red Deer River is a provincially significant watercourse in that it is a major water source for numerous municipalities, industries and agricultural operations (including irrigation) throughout, and even beyond, the Red Deer River watershed.

The shoreline and banks of the river, which form the southwestern boundary of the Plan area, are subject to erosion, slumping and flooding. As such, it is important to maintain the integrity of these sensitive lands to help preserve the quality of the water in the river, to conserve sensitive shore lands and to limit land uses that may be endangered by the changing nature of the stream course and many of its banks.

The designated Red Deer River Corridor extends beyond the immediate river valley and encompasses all or portions of 19 quarter sections. The area contains dispersed residential development, cleared grazing lands, and the Coalcamp community, which contains recreational homes. The intent of the area is to protect and enhance the river while providing for locally appropriate, low-intensity tourism and recreation-oriented land uses compatible with the river environment.

- 6.7.1 Lands immediately adjacent to the Red Deer River including its immediate shorelines, banks, escarpments and terraces, shall remain in its natural vegetative state to help maintain the integrity and stability of these sensitive features.
- 6.7.2 Appropriate agricultural operations and activities should be limited to local sites that are not subject to bank erosion or slumping due to distance from the river or the presence of slopes of less than ten percent (10%), and should be undertaken consistent with the sensitivities of these sites and adjacent lands.
- 6.7.3 Low intensity recreation uses, such as canoeing (or other similar boating activity), fishing, hiking, and other compatible day uses are appropriate within the area but any necessary

facilities shall only be provided on sites or along corridors suitable to accommodate these uses.

- 6.7.4 Recreational development as well as tourism-oriented development (such as retreats, camps, lodges, or cabins) may be supported by the County subject to a redesignation and subdivision application, only if the proposed development is supported by community consultation process as well as studies indicating that the site is suitable for development and there is no potential for adverse impacts on the surrounding sensitive lands due to flooding, erosion, subsidence, or other hazardous occurrence.

7.0 POLICIES

7.1 Sensitive Features and Environmental Protection

Introduction

Within the Plan area, Mountain View County desires to conserve lands that are environmentally sensitive and contribute significantly to the amenity values of the Plan area. These include rivers, streams, lakes, wetlands and the Bentz Lake Natural Area. Lands that pose hazards for development and public safety are considered environmentally significant, and for the purposes of this Plan are deemed to be lands with sensitive features.

Policies that promote conservation measures to protect environmentally sensitive features will not only assist the retention of the rural ambience of the Plan area, but also will enhance the quality of life of the area's residents, as well as promote public safety.

Goals

The conservation goals are:

- (1) To protect sensitive features from inappropriate use.
- (2) To promote appropriate environmentally responsible development within and adjacent to sensitive features.
- (3) To provide for development in a manner consistent with the sustainability of surface and groundwater resources.

Policies

- 7.1.1 The lands and features identified on Map 4 as Sensitive Features are generalized and may not be a complete representation of sensitive lands and features in the Plan area. Mountain View County may determine from time to time that additional lands and features may be classed as sensitive feature lands if this Plan is amended.
- 7.1.2 The exact boundaries of a sensitive feature may be determined by the County as part of the process to consider a subdivision application or a development application, or by land purchase to establish a public park, natural area or other form of conservation area or by a special study authorized or recognized by the County.
- 7.1.3 The provisions of Section 7.1 apply to all lands identified on Map 4 and other lands identified in accordance with Section 7.1.1. A proponent of a proposed subdivision or development, by the provision of a study, expert opinion or other information acceptable to the County, may demonstrate that the lands within and adjacent to the proposal are not sensitive, but the County shall be the final authority.
- 7.1.4 The use of land, including agricultural, within the area of a sensitive feature must:
 - (a) Have a strong conservation emphasis, and
 - (b) Must be appropriate to the capability and capacity of the sensitive feature.
- 7.1.5 Notwithstanding any other policy in this ASP, Municipal Development Plan policies shall guide and determine the suitability of redesignation and subdivision applications; or redesignation only applications where any part of the subject land is identified in the Flood Hazard Area (Floodway or Flood Fringe) of an approved provincial study; or where no provincial study exist and risk is determined through environmental scan, aerial photographs and historic information, the applicant shall be required to determine the

Flood Hazard Area.

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- 7.1.6 The applicant shall establish to the satisfaction of Mountain View County, the suitability of the proposed site by providing a Flood Risk Assessment and an Erosion Control Plan and comply with the regulations of the Land Use Bylaw.
- 7.1.7 The Red Deer River shall be protected from any development immediately adjacent to the River. A proposed development within 100 m of the boundary of the Red Deer River shall be referred to the provincial department responsible for overseeing the environment. The Department's comments should be reflected in the County's decision on the proposed development.
- 7.1.8 For lands prone to flooding, as shown on Map 5, the retention of tree cover should be strongly promoted to help maintain the banks of the river. Any public access should be limited to small viewing areas accessed by footpaths. Agricultural operation uses such as crop and pasture are appropriate.
- 7.1.9 Notwithstanding any other policy in this ASP, the Land Use Bylaw shall set out regulations to guide development where any part of the subject land is identified in the Flood Hazard Area (Floodway or Flood Fringe) of an approved provincial study; or where no provincial study exist and risk is determined through environmental scan, aerial photographs and historic information, the applicant shall be required to determine the Flood Hazard Area.

Bylaw No. 11/21

- 7.1.10 The Bentz Lake Natural Area shall remain a natural preserve. Any development that may be approved on lands adjacent to the Natural Area shall be set back a sufficient distance from the boundaries in order to help maintain the character and integrity of the Natural Area.
- 7.1.11 The County shall require the dedication of an environmental reserve or an environmental reserve easement for the following:
- a) A swamp (i.e. wetland), gully, ravine and natural drainage course;
 - b) Land that is subject to flooding;
 - c) Land that is considered unstable; and
 - d) Land abutting the bed and shore of a lake, river, stream or other body of water.
- 7.1.12 The County shall require, in accordance with the Municipal Government Act, environmental reserve where public access is planned or potentially will be required in the future.
- 7.1.13 The width of an environmental reserve or environmental reserve easement along the Red Deer River shall be no less than 20 m from the top of the bank, and no less than 10 m from the top of the bank for other streams and lakes within the Plan area. Larger dedications may be required by the County depending upon the nature and sensitivities of the shoreline area and banks and the scope and density of proposed uses.
- 7.1.14 An environmental reserve or environmental reserve easement adjacent to a wetland shall be wide enough to preserve ecological functions but shall be no less than 6 m in width.
- 7.1.15 Where subdivision or development within the area of a sensitive feature is to be

permitted, the subdivision and development shall:

- a) Integrate sensitive features into the design to promote their conservation while enhancing the subdivision or development;
- b) Promote continuity among adjacent sites through the conservation or provision, wherever possible, of habitat and/or open space corridors;
- c) Protect other site amenities, such as views, steep slopes and drainage courses, to enhance the subdivision or development.

7.1.16 Development shall be directed away from hazard lands, being:

- a) Lands that are susceptible to erosion, subsidence or slumping;
- b) Flood prone lands; and
- c) Lands in proximity to sour gas facilities, if any should be located in the Plan area.

7.1.17 For a proposed subdivision or development within or adjacent to a sensitive feature the County may require a wildlife and/or a fishery study to determine what conditions may need to be placed on the subdivision or development to conserve habitat and species.

7.2 Crown Lands

Introduction

Forty-five percent (45%) of land within the Plan area is Crown Land. These lands are very important for the amenity values they provide, including scenic treed highlands and slopes, streambank protection, habitat for wildlife and watershed conservation. However, the lands also are important to the agricultural industry for grazing. The use of these lands should be mostly limited to grazing and tree harvesting in accordance with provincially approved timber harvesting plans.

Goals

The Crown Land goal is:

- (1) To liaise with Provincial Departments regarding the effective management and use of Crown land.

Policies

7.2.10 It is encouraged that grazing leases on Crown lands limit grazing to suitable lands such that steeper slopes along the Red Deer and James rives, and the highly visible slopes of the foothills remain wooded. Timber removal on grazing lease lands should be limited, particularly along ridgelines.

7.2.11 Where Crown land forms part of or is adjacent to a sensitive feature it is encouraged that any use on that Crown land should be undertaken in a manner that:

- a) Minimizes impacts on the lands;
- b) Promotes continuity of woodland habitat;
- c) Protects site amenities, such as views, steep slopes and drainage courses.

7.2.12 It is encouraged that any public recreation use on Crown land should be undertaken in accordance with the provincial rules and guidelines for public access onto Crown lands, including leased Crown land.

7.3 Agricultural Preservation Area

Introduction

On private lands within the Bearberry – Red Deer River Corridor area, agricultural operations and related uses dominate the landscape. As well, grazing leases on Crown lands add to the agricultural nature of the plan area. While residents recognize change will occur, they strive for change to be gradual and carefully managed to help retain a safe, peaceful, rural agricultural community.

Goals

The agricultural preservation area goals are:

- (1) To sustain the agricultural land base;
- (2) To accommodate appropriate forms of agricultural operations and related uses.

Policies

7.3.1 All lands in the Plan area are deemed to be agricultural unless otherwise designated for other uses.

7.3.2 Mountain View County recognizes the right to farm and therefore supports existing agricultural operations where they utilize commonly accepted and beneficial agricultural practices.

7.3.3 Non-agricultural uses shall respect existing agricultural operations, including their hours of operation, their odors and noises and the traffic they create.

7.3.4 Other than a parcel created under Section 7.3.7, a new parcel to be created from an Agricultural Preservation Area shall be considered non-agricultural and shall require redesignation to the applicable land use district.

7.3.5 The base density of the Agricultural Preservation Area is two (2) titled lots per quarter section.

7.3.6 The first parcel out of a previously unsubdivided quarter section may only be supported by the County for the creation of one additional parcel, subject to redesignation and subdivision application and the provisions of the Land Use Bylaw and the Municipal Development Plan.

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7.3.7 The first parcel out from a previously unsubdivided quarter may be:

- a) An agricultural parcel should be no smaller than 16.18 hectares (40 acres);

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- b) A farmstead separation considered a non-agricultural use, where the farmstead has been in existence for a minimum of 10 years or more at the time of the application.
- c) The maximum parcel size for farmstead separation separations should be 4.05 hectares (10 acres) with a minimum parcel size of 0.8 hectares (2.0 acres). Larger lot sizes may be permitted when required for shelter belts and such other land as required to provide physical access to the site.

- d) A country residential parcel no larger than 1.21 hectares (3.0 acres) or smaller than 0.8 hectares (2.0 acres), although a larger parcel (up to 2.02 hectares – 5.0 acres) may be permitted where setbacks, topography and easements prevent the creation of a reasonable building envelope.

7.3.8 New or expanded confined operation of a size or intensity that activates an approval under the provisions of the Alberta Agricultural Operations Protections Act may be allowed when in compliance with the Municipal Development Plan.

7.3.9 Where a non-agricultural use is to be approved, where possible it should be directed to a site, which has soil capabilities of lower quality than other soils within the parcel.

7.3.10 Notwithstanding other policies in this Plan, a subdivision of land that is fragmented by way of natural or man-made features, such as but not limited to rivers, rail lines, and highways, may be considered by Council. A fragmented parcel may be considered for subdivision from an unsubdivided quarter subject to redesignation and subdivision in lieu of an agricultural parcel or farmstead separation or country residential parcel.

Bylaw No. 11/21

7.4 Bearberry Community Centre

Introduction

The Bearberry Community Centre designation provides the opportunity to accommodate locally serving retail and service land uses, community facilities, and public gathering places in a compact, well-defined community centre that is compatible with surrounding land uses and the rural characteristics of the Plan area. Residential development is appropriate and will serve to support local businesses locating within the community centre.

Goal

The goal for the Bearberry Community Centre is:

- (1) To accommodate a variety of locally appropriate land uses, which in combination form a compact, rural focused community centre.

Policies

Commercial development shall be limited to small-scale service and retail uses that contribute to the rural nature of the plan area.

7.4.1 In the absence of established architectural controls for the area, building design shall complement existing or proposed adjacent development and the rural character of the community.

7.4.2 Commercial development shall be located along, or within close proximity to Highway 584.

7.4.3 Access to commercial developments shall be from internal or service roads to minimize direct access points to Highway 584.

7.4.4 Suitable setbacks and buffers shall be required to ensure compatibility with existing or proposed adjacent land uses.

- 7.4.5 Development within the Bearberry Community Centre policy area should include an internal, linked trail network facilitating pedestrian transportation.
- 7.4.6 Commercial development shall not exceed a height maximum of 8.5 metres (27.9 feet), measured from the building grade of the front elevation to the peak of the roof.
- 7.4.7 All commercial development shall be required to provide sufficient parking for associated traffic in accordance with the requirements stated in the County's Land Use Bylaw and the Commercial and Industrial Guidelines. Parking shall be shared among adjacent properties where opportunities exist.
- 7.4.8 Any future community amenities or facilities should be located within the Bearberry Community Centre area.
- 7.4.9 Low density residential subdivision of up to three (3) titled lots, retaining the balance of the quarter as the fourth (4) title, may be supported within the Bearberry Community Centre.

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- 7.4.10 The maximum lot size for residential development is 1.21 hectares (3.0 acres) and the minimum lot size is 0.80 hectares (2.0 acres)
- 7.4.11 Consultation with adjacent landowners should precede any application to the County. Written confirmation from the neighbours should be provided to the County.
- 7.4.12 A Stormwater Management Plan, a Traffic Impact Assessment and other servicing reports (water and sewer) may be required to be prepared and be submitted at the redesignation for new parcels. Existing parcels with the appropriate land use designation will require any reports deemed necessary by the Approving Authority as part of the subdivision or the development permit process.

7.5 Red Deer River Corridor

Introduction

The protection and management of environmental resources is an important aspect to maintaining the plan area's quality of life. The Red Deer River corridor represents not only one of the plan area's most significant environmentally sensitive areas but also one of its most significant natural amenities. Natural areas, such as the Red Deer River corridor, and their inherent recreation opportunities are important lifestyle components for rural residents and visitors alike and the policies in this plan support the conservation of the river corridor to preserve the long-term environmental and recreational benefits.

Goals

The goals for the Red Deer River Corridor are:

- (1) Preserve and enhance the natural characteristics of the river corridor and its riparian buffers;
- (2) Accommodate environmentally responsible development focused on recreation and tourism-oriented uses that preserves the integrity of existing land uses;
- (3) Provide public recreation areas offering residents and visitors opportunities to enjoy

and study the natural features of the corridor.

Policies

- 7.5.1 All proposed development within the Red Deer River Corridor area shall conform to the policies outlined under Sensitive Features and Environmental Protection in Section 7.1.
- 7.5.2 When considering a proposal for redesignation, subdivision or development the County may, at its discretion, determine that the proposal may have environmental consequences and require the developer to submit an environmental impact assessment prepared by a qualified professional that is satisfactory to the County in form and content.
- 7.5.3 When considering a proposal for redesignation, subdivision or development the County may, at its discretion, require the developer to prepare and submit a geotechnical report prepared by a qualified professional that is satisfactory to the County in form and content and in accordance with current Alberta Environmental Protection Guidelines.
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- 7.5.4 Where the preparation of an environmental assessment and/or geotechnical report has been required the County may, at its discretion:
- a) Require further evaluation of the subject land and/or affected lands;
 - b) Require the preparation of a Concept Plan;
 - c) Impose conditions of approval, where applicable;
 - d) Require the dedication of environmental reserve, where appropriate;
 - e) Require the design of the subdivision to provide community and public access to the river;
 - f) Require any other mitigative measures deemed appropriate by the County.
- 7.5.5 New public access sites shall be low-impact parks and environmental reserves, without improvements, appropriate for picnics, water access where suitable, and boat access for non-motorized boats such as kayaks and canoes.
- 7.5.6 New recreational development may be considered if the following criteria are met:
- a) The proposed development has acceptable servicing systems that meet County and Provincial standards;
 - b) Supportive plans and studies have been prepared in accordance with Policies 7.5.2, 7.5.3, 7.5.4 and 7.5.5.
- 7.5.7 The appropriate density for recreational development shall be determined in accordance with the suitability of the site and the maximum allowable density parameters outlined under Bearberry Community Centre in Section 7.4.

7.6 Potential Multi-Lot Residential Area

Introduction

The demand for country residential development has been increasing in rural areas as segments of the urban population have sought the quality of life characteristics associated with rural living. However, traditional multi-lot residential subdivisions are becoming unsustainable in terms of land consumption, water supply, and groundwater contamination resulting from inadequate private sewage systems. Additionally, these developments are destroying the very rural qualities

that attracted new residents.

The Plan supports a strategy to facilitate rural residential living while maintaining the rural characteristics that are desirable in creating a high quality of life. Large acreages of undeveloped land remain factors in maintaining environmental quality and the plan seeks to create small, compact, residential developments that meet the demand for rural living while minimizing the impacts on the Plan area's ecological resources and rural characteristics.

Goals

The Potential Multi-Lot Residential Area goals are:

- (1) To provide for farm and associated farm residences;
- (2) To accommodate small and compact residential development in a manner that is locally appropriate, environmentally sensitive, and minimizes the intrusions within productive agricultural areas.

Policies

7.6.1 Dwellings associated with farming operations shall be permitted in accordance with the provisions of the Municipal Development Plan and the Agricultural District in the Land Use Bylaw.

7.6.2 Land use redesignation shall be required for new residential subdivisions. Only single-family detached dwellings shall be allowed within the plan area to retain the rural characteristics of the community.

7.6.3 Low-Density Residential Subdivision of up to three (3) lots retaining the balance of the quarter as the fourth lot (4) may be supported if the following criteria are met:

- a) Low-density residential subdivision should only be considered if the location of new lots is to be directed to the least productive site on the quarter section.
- b) Low-density residential subdivision (up to 3 lots with the balance of the quarter as the fourth lot) should generally occur within the areas identified as potential multi-lot residential development areas in Map 3.
- c) The subdivision shall not result in more than four (4) titles per quarter section.
- d) The maximum total area taken from a quarter section for residential subdivision shall not exceed nine (9) acres (3.64 ha) including agricultural subdivisions smaller than (9) acres (3.64 ha). Larger areas may be considered where setbacks, topography and easements prevent the creation of reasonable building envelopes.

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- e) The minimum lot size is 0.81 hectares (2.0 acres). Parcel size should be 0.81-1.21 hectares (2.0-3.0 acres), however larger lots may be considered (up to a maximum of 2.02 hectares – 5.0 acres) where setbacks, topography and easements prevent the creation of reasonable building envelopes.
- f) New undeveloped lots should be sited on the quarter section in a manner that allows for the most amount of agricultural land to be preserved.
- g) Lands in the Potential Multi-Lot Area as identified in Map 3 that are considered high quality forage lands shall not be subdivided for low-density residential development. A site assessment will be done on the proposed area of subdivision looking at the permanent limitations to productivity on the property. The evaluation will include consultation with the Canadian Land Inventory (CLI), and Agricultural Regions of

Alberta Soil Inventory Database (AGRASID) Land Suitability Rating System (LSRS) Class 2 and 3 soils as the 1st Dominant, or Co Dominant, the farmland assessment records, and historical and current on-site management practices to guide the evaluation of land which will not be based on short term limitations.

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- h) The development should be located on the periphery of the quarter section to minimize access roads, to discourage panhandle roads, and to minimize the use of agricultural land for roads.
- i) Panhandle lots are not to be considered an appropriate subdivision design except for a farmstead separation or where existing utilities, topographic or farming practices preclude other design solutions.
- j) Development of residential lots along coulees or other natural features may be considered, when other provisions of the Municipal Development Plan and this Area Structure Plan are satisfied.
- k) Residential development should be designed in accordance with the County's Access Management Policy.
- l) Consultation with adjacent landowners should precede any application to the County. Written confirmation from the neighbours and/or affected community should be provided to the County.
- m) The subdivision shall not result in more than the maximum allowable dwelling units per quarter section as set out in the Land Use Bylaw.

7.6.4 Notwithstanding the above policies, a subdivision of land that is fragmented by way of natural or man-made features, such as but not limited to rivers, rail lines, and highways, may be considered by Council. The application should not result in more than four (4) titles per quarter section, including first parcel out and farmstead separations, and shall not be permitted if the maximum number of dwelling units as set out in the LUB will be exceeded.

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7.6.5 A Traffic Impact Assessment may be required by Alberta Transportation for subdivision or development that requires a new proposed access from Highway 584 or an increase in use of an existing highway access.

7.7 Plan Area Economy

Introduction

Traditional agricultural activities are an important aspect of the Plan area's economy and a desired way of life for many of the Plan area's residents. This Plan envisions agricultural operations and related uses as a priority land use, where appropriate, within all districts but also supports the diversification of the economy through the development of non-agricultural commercial uses that are of a scale and character that integrates into the existing land use pattern and are compatible with the rural character of the area.

Additionally, the plan must consider the economic impact of the extraction and harvesting of the abundant natural resources within the plan area. The majority of this activity is governed by provincial legislation, but it is important to consider the potential impacts of proposed development on resource activity.

Goals

The Plan Area Economy goals are:

- (1) To preserve traditional agricultural practice as the principle land use and promote the diversification of the agricultural industry through non-intensive farming activities.
- (2) To provide for the extraction of sand, gravel, and timber resources in an environmentally responsible manner.
- (3) To provide for a variety of small-scale, locally compatible commercial, tourism, and recreation land uses.

Policies

- 7.7.1 A variety of agricultural uses are encouraged within the plan area with a focus on the sustainable use of the land in a manner that is compatible with the natural environment.
- 7.7.2 The County should refer any proposal for subdivision or development to the appropriate referral and Provincial agencies to identify any potential natural resource implications and/or any required setbacks.
- 7.7.3 The County should consider the potential impact of any proposed subdivision or development on the future ability to recover known natural resource deposits.
- 7.7.4 If a resource extraction operation is approved in the plan area, the approval:
 - a) Shall be with conditions that minimize any effects on a sensitive feature, whether on-site, nearby or downstream, and the enjoyment of the use of adjacent land;
 - b) Shall require the reclamation of the site in accordance with provincial regulations; and
 - c) May apply conditions (e.g. hours of operation, truck haul routes) to minimize or mitigate impacts on the enjoyment of adjacent lands.
- 7.7.5 Applications for new or expansion of existing aggregate extraction/processing shall be subject to redesignation and the provisions of the Land Use Bylaw.
- 7.7.6 The County supports aggregate extraction/processing to locate within the identified Gravel Deposits with Aggregate Potential Areas Setbacks – Map 6.

- 7.7.7 No new country residential redesignation and subdivisions shall be permitted within the identified Gravel Deposits marked as Aggregate Areas and the Aggregate Impact Area, as identified on Map 6.
- 7.7.8 Notwithstanding the above policy, an application for new country residential redesignation and subdivision within the identified Gravel Deposits marked as Aggregate Areas and the Aggregate Impact Area may be considered if all of the following criteria is met:
- a) The applicant can demonstrate through a Prospect Report that the gravel deposits within 300 m of the proposed site are of a quality not feasible to extract and should not be protected as a future source;
 - b) The burden of the proof lies with the applicant, even if the land is identified in the Gravel Deposits marked as Aggregate Areas or the Aggregate Impact Area, and are not within the applicant's ownership; and
 - c) The subdivision shall not require an ASP amendment.
- 7.7.9 Subdivisions and development within the identified Aggregate Advisory Area, may require a Noise Easement Agreement when an aggregate resource extraction is in operation within a one (1) mile radius from the proposal. The Noise Easement Agreement covering a one (1) mile radius will be registered on the affected lands.
- 7.7.10 If a new pipeline or transmission line is proposed to be located in the Plan area, the County shall encourage the line to locate within or immediately adjacent to an existing pipeline and transmission corridor. If a new corridor is required, the County shall encourage the corridor to avoid, wherever possible, areas of incompatible land uses and sensitive features.
- 7.7.11 Existing and future energy and communication corridors shall be protected from encroachment by following the setback requirements established by the Alberta Utilities Commission or Energy Resources Conservation Board.
- 7.7.12 The County should encourage forest operations within the Plan area to be undertaken as part of a sustainable timber-harvesting plan, so the timber harvest does not exceed the ability of the forest to regenerate commercially viable timber.
- 7.7.13 Home based businesses are considered appropriate as an accessory use to the primary use of the property and when they are developed in accordance with the policies of this Plan, the Municipal Development Plan, and the provisions of the Land Use Bylaw.
- 7.7.14 Commercial recreational uses may include campgrounds, resorts, farm vacation and guest ranches with fixed roof accommodation, spas, golf courses (including clubhouse) and other forms of recreation operation operated for commercial gain approved by the County.
- 7.7.15 Commercial recreational uses in compliance with the Sensitive Features and Environmental Protection policies in Section 7.1 may be permitted in the plan area based on the following considerations:
- a) The compatibility of the form, scale, and intensity of the proposed development with adjacent land uses;
 - b) The compatibility of the proposed development with the rural character of the plan area;
 - c) The impacts of the proposed development on the natural environment ensuring

- the minimal disturbance of trees, vegetation, and the natural landscape;
- d) The adequacy of existing and proposed vehicular access points and on-site parking facilities;
- e) The adequacy of existing or proposed roads, water supply, sewer collection, and other services required to accommodate the proposed development;
- f) The adequacy of proposed screening and buffering of noise, light, and other undesirable visual effects that may be associated with the proposed development.

7.7.16 Locations for commercial recreational uses shall require that a natural feature or an element of a natural feature is included in the development. Natural features include but are not limited to streams, wetlands, woodlands and hillsides with views.

7.8 Roads and Utilities

Introduction

The main road network in the Plan area, as shown on Map 2, consists of Highway 584, a Minor Collector, Bearberry Road heading east from the Bearberry Community, and two Industrial roads, one heading north from the Bearberry Community to Clearwater County and the other being Coalcamp Road. The remainder of the Plan area is served by a network of local roads. For the road network to continue to provide effective and safe access and egress, and thus contribute significantly to the life of the community, it is important that the road network is protected from undesirable encroachment and a multiplicity of accesses.

It is important for individual, family and community health that each development is adequately serviced by water and sewer systems. To protect waterways, it is also important that stormwater management meets Provincial standards.

Goals

The roads and utilities goals are:

- (1) To promote an effective and safe roadway network.
- (2) To require appropriate setbacks from roadways.
- (3) To require all development to provide water, sewer and stormwater management systems that meet County and Provincial standards.
- (4) To provide for development in a manner consistent with the sustainability of groundwater resources.

Policies

- 7.8.1 Any new access from Highway 584 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.
- 7.8.2 Access to individual lots within a multi-lot subdivision shall be from the internal local road.
- 7.8.3 Each proposed subdivision or development must demonstrate that the subdivision or development complies with the County's road network and policies.
- 7.8.4 In approving a subdivision application or a development application, the conditions of approval shall include:
 - a) The local roads to be created meet County standards;
 - b) All accesses, including existing accesses, to meet County standards;
 - c) If required, turning lanes be provided;
 - d) Any required road widening be provided;
 - e) The cost of construction and improvements to the County road be borne by the developer; and
 - f) The cost of the design and construction of local subdivision or development roads be borne by the developer.
- 7.8.5 The County may require a traffic impact assessment for any proposed subdivision or development within 800 m of Highway 584, a major collector or a minor collector road network road.

- 7.8.6 In order to reduce the number of accesses from Highway 584 and county roads, the County may require that a proposed subdivision provide for internal local road links among adjoining developments, including possible future developments.
- 7.8.7 Unless otherwise required in Sections 7.4 or the Municipal Development Plan, a development must be individually served with private water and sewer systems in accordance with provincial standards and regulations of the Municipal Development Plan.
- 7.8.8 Individual water well and sewage systems that meet provincial and municipal standards are permissible for development totaling four (4) or fewer lots within a quarter section.
- 7.8.9 The County shall not approve multi-lot 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, without having an impact on the surrounding users.
- 7.8.10 All multi-lot subdivisions and major developments, as determined by the County, may require a site development plan which addresses 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 stormwater management plan should be prepared by a qualified professional.
- 7.8.11 The County may introduce recycling services within the Plan area, likely within the Bearberry Community Centre area.
- 7.8.12 A Dark Sky policy shall be applied to all development in the Bearberry Plan area, such that high mast streetlights shall not be permitted. Lighting for security and safety shall be provided by low mast, lower wattage standards. It is preferred that lighting should be powered by solar energy.

7.9 Community and Protective Services

Introduction

Although there is a sizeable rural population residing in the Plan area, community services, including schools, health, protective and emergency services are located in and delivered out of nearby urban locations. As the population in the Plan area changes and grows, it will be important that the County monitors the impact of growth on education, health, police, fire and ambulance services and facilities.

The presence of public open space adds to the diversity of the settled landscape, enhances the quality of life of people who have the opportunity, both real and perceived, of enjoying the open space and can help to maintain the quality of the environment. Enjoyment may be both active – playing or picnicking, and passive – such as simply taking a casual stroll to enjoy the scenery or view wildlife. Two kinds of community open space are provided for in the Plan area. The first of these are local level lands, usually provided through the dedication of municipal reserves and environmental reserves, to provide open space nodes and/or corridors within country residential subdivisions. While these mostly serve residents in the immediate vicinity, they are public and can form parts of linked open space systems. The second is county level open space, intended

to provide for recreational enjoyment by people from throughout the Plan area, or wider County areas. Within the Plan area, these include the Bentz Lake Natural Area and the existing site and facilities at the Bearberry Community Centre.

Goals

The community services and protective goals are to:

- (1) To provide for a variety of recreation opportunities and activities in the Plan area.
- (2) To monitor the impacts of population growth on education, health and recreation services and programs.
- (3) To cooperate with service providers and adjoining municipalities to promote the availability of community and protective services.

Policies

- 7.9.1 In approving a subdivision, ten percent (10%) of the area being subdivided into new parcels shall be required as dedicated Municipal Reserve lands. However, if site characteristics do not warrant the dedication of municipal reserve or there is an opportunity in the future to dedicate more suitable lands as municipal reserve from the balance of the parcel, then the County may defer reserve dedication in whole or in part. If the County determines that the dedication of municipal reserve is not warranted, the County will require money-in-lieu of municipal reserve.
- 7.9.2 When municipal reserve lands are required as part of a subdivision, the design of a subdivision shall provide reserve lands that merit use as open space. Wherever possible these should be located and aligned to provide continuity with existing or potential future municipal and environmental reserve lands or other forms of public open space in adjoining land.
- 7.9.3 Within the Plan area, public recreation places should provide only for day use activities, which may include, but are not limited to, sports fields, playground equipment, picnic sites, trails and interpretative signs.
- 7.9.4 A study and plan should be undertaken of the Bentz Lake Natural Area to provide for public day use in the form of walking/biking trails, viewpoints and interpretative signs.
- 7.9.5 The County shall liaise with the residents of the Bearberry-Red Deer River Corridor Plan area to monitor the ability of the Bearberry Community Hall and site to meet the needs of the area and, should improvements and/or expansion be required the County shall assist the community to help facilitate proposed changes.
- 7.9.6 The County, in consultation with the school authorities, shall monitor the availability of classroom space to accommodate school age children residing in the Plan area.
- 7.9.7 The County shall continue to dialogue with the regional health authorities regarding the availability of health services and facilities for the people of the Plan area.
- 7.9.8 The County shall continue to monitor growth in the plan area with respect to additional needs for police services.
- 7.9.9 As subdivision and development continue in the Plan area, the County shall continue to monitor the ability of fire and ambulance services to meet generally accepted response times.

7.9.10 For subdivision and development applications in locations that have a substantial portion of woodlands, the County shall require that FireSmart principles and fire prevention details are included as part of the application. In these areas, any approval of an application shall include conditions that require the implementation of FireSmart principles and fire prevention details.

7.9.11 The County shall continue to seek opportunities to share protective and emergency services with adjoining municipalities.

7.10 Specific Land Uses and General Policies

Introduction

The Plan area has the potential to provide for a variety of uses, in addition to those addressed elsewhere in this Plan that can be compatible with the resources and character of the area. There are also a number of development considerations that generally apply to development throughout the Plan area.

Goals

The specific land uses, and general policies goal is:

- (1) To provide direction for the potential approval of a variety of developments.

Policies

7.10.1 The sequence of development within the Plan area is generally undefined in that development is left to the initiative of private interests. For proposed multi-lot subdivisions and developments within the Bearberry Community Centre policy area, the County shall require community consultation.

7.10.2 Secondary suites that do not negatively impact adjacent land uses shall be considered appropriate in the Plan area and in accordance with the Land Use Bylaw.

7.10.3 Commercial recreation uses may include but not limited to farm vacation and guest ranches with fixed roof accommodation, spas, and other forms of recreation operation operated for commercial gain approved by the County.

7.10.4 Applications for new Commercial Recreational Vehicle Campgrounds and Campgrounds are not supported in the ASP.

7.10.5 Commercial recreation uses may be permitted in the plan area if the County is satisfied the proposed development would meet the following:

- (a) compatible with the rural character of the plan area;
- (b) the form, scale, and intensity of the proposed development is compatible with adjacent land uses;
- (c) the provisions of adequate proposed screening and buffering of noise, light, and other undesirable effects that may be associated with the proposed development;
- (d) minimal effects on the natural environment, whereby actions to mitigate effects on the environment may be required;
- (e) adequate existing and proposed vehicular access roads leading to the proposed development, access points, internal roads and on-site parking facilities; and
- (f) adequate water supply, sewer collection, stormwater management and other

services required to accommodate the proposed development.

- 7.10.6 Multi-lot and other development, which in the opinion of the County is considered a major development, shall be required to prepare engineered elevation plans for all structures and roads.
- 7.10.7 The County may require new development to include green development components within the site preparation and construction processes.
- 7.10.8 Regarding commercial uses, the County:
- a) Shall encourage the building appearance to complement, or blend with, the surrounding rural environment and buildings, if any;
 - b) May require buffering and screening from adjacent uses;
 - c) May require greater setbacks and building techniques that serve to abate sounds.

7.11 Plan Implementation

Introduction

As a day-to-day tool to put into effect the land use and community development policies of the County, including those contained within the Municipal Development Plan and the Bearberry – Red Deer River Corridor Area Structure Plan, the administration of the Land Use Bylaw is vital to the achievement of the strategies, goals and policies of this Area Structure Plan. In order to make informed decisions on proposed applications to redesignate, subdivide or develop land, the County may need to require special studies.

Goals

The plan implementation goals are:

- (1) To apply the Plan to direct the use, subdivision and development of land.
- (2) To monitor land use change to effect gradual, focused and measured growth.

Policies

- 7.11.1 The Land Use Bylaw shall be used to implement the policies of this Plan. A bylaw to redesignate land in the plan area may be adopted by the County where the redesignation is consistent with the policies of this Plan.
- 7.11.2 Decisions on subdivision and development applications shall implement the policies of this Plan.
- 7.11.3 The County may require the proponent of a proposed development, re-designation, or subdivision to prepare an Environmental Review to the satisfaction of the County. An Environmental Review shall address any or all of the following as required by the County:
- a) A description of the proposed undertaking, including its purpose, alternatives and staging requirements; a description of the features and resources of the site, adjacent properties and nearby lands that may be affected;
 - b) A description of the environmental sensitivity of these features and resources;
 - c) A description of the predicted effects on the features and resources, including the nature of the impacts on land, vegetation, water and wildlife, during construction;
 - d) The nature of the impacts of land use activities on land, water and wildlife upon completion of the development, including phases thereof;

- e) An indication of the limitations of the review, criteria used in predicting effects, and interests consulted;
- f) Mitigation actions to alleviate any adverse impacts and monitor the performance of the mitigation measures;
- g) A presentation of the results in a framework that can assist decision makers in determining the final course of action; and
- h) Any other matters required by the County.

7.11.4 Where a site or portion of a site proposed for subdivision or development contains slopes of over ten percent (10%), the County shall require the proponent of a subdivision or development to provide a geotechnical report, prepared and stamped by a professional geotechnical engineer, to demonstrate the stability and suitability of the slopes for development and standards for the development of the site, including actions to ensure the stability of the slopes.

7.11.5 The County may require, as part of an application for subdivision or development approval, a report which addresses:

- a) The potential impact of the development on school enrollment and bussing;
- b) The availability of police and ambulance services, and potential impacts thereon;
- c) The travel distances for fire-fighting services, wildfire protection provisions and proposed alternate means of fire protection;
- d) An emergency response plan, emergency evacuation plan and emergency access routes; and
- e) The proposed means to address and/or mitigate any problems identified by the County or service provider of any of the above.

7.11.6 As part of the subdivision and development approval processes, the provincial department responsible for overseeing recreation, culture and history, must be consulted regarding the presence of significant historical sites. If a historic resource assessment is requested by the Province, the County shall require that such an assessment be undertaken by a person qualified to do so. If a significant historic resource is identified in the assessment, the site plan shall identify the measures that will be used to protect, conserve and/or study the resource as required by the Historical Resources Act.

8.0 ADMINISTRATION

8.1 Authority of the Plan

The authority for the Bearberry-Red Deer River Corridor Area Structure Plan is through Section 633 of the Municipal Government Act. Section 633(1) of the Municipal Government Act provides for a municipality to adopt, by bylaw, an area structure plan for the purpose of providing a framework for the subsequent subdivision and development of an area of land.

8.1.1 The County shall administer the Area Structure Plan to guide the use, development and subdivision of land while retaining the predominantly rural agricultural character of the area, thereby assisting the administration of the Municipal Development Plan.

8.2 Monitoring and Review

Because 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.

8.2.1 The County shall monitor the effectiveness of this Plan:

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

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

8.2.3 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 Bearberry-Red Deer River Corridor Plan area, Council may initiate an amendment to the Area Structure Plan that would have the effect of restricting the number or form, or both, of possible land use changes within the Plan area.

8.3 Plan Amendment

Because of the dynamics of social and economic change, it may be necessary from time to time to consider changes to the Bearberry-Red Deer River Corridor Area Structure Plan.

8.3.1 The Council of Mountain View County or a person or persons having an interest in land in the Plan area may initiate an amendment to the Bearberry-Red Deer River Corridor Area Structure Plan.

8.3.2 If an amendment is initiated by a person or persons having an interest in land in the Plan area, prior to commencement of the bylaw amendment process the County may require the initiator to support the proposed amendment with a report or reports and other background information.

8.3.3 The process to consider a proposed amendment to the Plan shall be in accordance with the process required in the Municipal Government Act and County procedure policies. When considering a proposed amendment, the County shall:

- a) Consult affected adjoining municipalities in a manner in keeping with Section 12 of

- the Municipal Development Plan; and
- b) Refer the amendment to any adjoining municipality, school authority, provincial department and agency, and any other person, group or agency the County feels the amendment may affect.

APPENDIX A
GLOSSARY OF TERMS

GLOSSARY OF TERMS

Agricultural Operation

As defined by the Agricultural Operation Practices Act (AOPA), agricultural operation means expectation of gain or reward, and includes

- (i) the cultivation of land,
- (ii) the raising of livestock, including domestic cervids within the meaning of Livestock Industry Diversification Act and poultry
- (iii) the raising of fur-bearing animals, pheasants or fish,
- (iv) the production of agricultural field crops,
- (v) the production of fruit, vegetables, sod, trees, shrubs and other specialty horticultural crops,
- (vi) the production of eggs and milk,
- (vii) the production of honey,
- (viii) the production of agricultural machinery and equipment, including irrigation pumps,
- (ix) the application of fertilizers, insecticides, pesticides, fungicides and herbicides, including application by ground and aerial spraying, for agricultural purposes,
- (x) the collection, transportation, storage, application, use, transfer and disposal of manure, composting materials and compost, and
- (xi) the abandonment and reclamation of confined feeding operations and manure storage facilities.

Agricultural Regions of Alberta Soil Inventory Database

A spatial database of soils for Alberta's Agricultural area that have been derived from the Canada – Alberta Environmentally Sustainable Agriculture Soil Inventory Project (1993 to 1998). The land suitability rating system is based on the soil-climate-landscape potential of land for agricultural spring seeded small grains and hardy oilseeds.

Bylaw No. 11/21

Aggregate Extraction/Processing

A development for the removal, extraction, processing and transmission of the following for commercial purposes: sand, gravel, clay, peat, earth, shale, stone, marl, limestone, sandstone, marble, granite or other non-metallic ores.

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 the property and vice versa.

Canada Land Inventory (CLI)

Is a multi-disciplinary land inventory of rural Canada. CLI provides classification of land capability and use for regional resource and land-use planning through a comprehensive federal-provincial survey established under the Agricultural Rehabilitation and Development Act in 1961.

Compact

A development approach that concentrates residential buildings or lots within a portion of a site, with the intention of retaining a significant area of the land to be utilized for appropriate agricultural uses, open space, recreation, and conservation of environmentally sensitive features.

Commercial Recreational

Recreational facilities that charges a fee for use or entry and has no relationship to the amount of profit earned.

Concept Plan

It refers to a plan that may be adopted by resolution that relates to a proposed development and its relationship to existing and/or future development of adjacent lands.

A Concept Plan shall 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

Confined Feeding Operation

As defined by the Agricultural Operation Practices Act (AOPA), confined feeding operation means fenced or enclosed land or buildings where livestock are confined for the purpose of growing, sustaining, finishing or breeding by means other than grazing and any other building or structure directly related to that purpose but does not include residences, livestock seasonal feeding and bedding sites, equestrian stables, auction markets, race tracks or exhibition grounds.

Contiguous

The development of areas immediately adjacent to one another, without intervening vacant land or undevelopable lands.

Coulees

A coulee is usually a deep steep-sided ravine often formed by erosion.

Country Residential

Low density lots in rural areas for residential development; the lots generally serve people seeking sparsely settled places away from the influence of cities and towns.

County Collector Network

The County's officially recognized long-term asphalt road network.

Density

The number of dwelling units per acre or hectare (residential) or per quarter section; also, the ratio of floor space or building area to the site area (commercial).

Environmental Reserve

A subdivision authority may require the owner of a parcel of land that is the subject of a proposed subdivision to provide part of that parcel as environmental reserve if it consists of the following:

- A swamp, gully, ravine, coulee, or natural drainage course;
- Land that is subject to flooding or is, in the opinion of the subdivision authority, unstable; or
- A strip of land, not less than six (6) metres in width, abutting the bed and shore of any lake, river, stream, or other body of water for the purpose of:
 - Preventing pollution; or
 - Providing public access to and beside the bed and shore.

Environmental Review

An assessment of the likely influence a project may have on the environment. The process of identifying, predicting, evaluating and mitigating the biophysical, social, and other relevant effects of development proposals prior to major decisions being taken and commitments made. The purpose of the assessment is to ensure that decision-makers consider environmental impacts before deciding whether to proceed with new projects.

Environmentally Significant Areas

Natural areas, which because of its features or characteristics are significant to the County and to the region from an environmental perspective, and which have the potential to remain viable.

Erosion Control Plan

A report required to be prepared by a qualified professional and it should contain measures to prevent future erosion events due to potential flooding.

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.

Bylaw No. 11/21

First Parcel Out

A single lot/parcel created from a previously unsubdivided quarter section and includes quarter sections where fragmented parcels may have been removed prior to consideration for a first parcel out subdivision. Municipal Reserve dedication shall be required in accordance with the Municipal Government Act, including when the first parcel has been subdivided from a quarter section and the MDP identifies the remaining parcel as an unsubdivided quarter section.

Bylaw No. 11/21

Floodway

The portion of the flood hazard area where flows are deepest, fastest and most destructive. The floodway typically includes the main channel of a stream and a portion of the adjacent overland bank area. The floodway is required to convey the design flood.

Flood, Design

The current design standard in Alberta that is the one percent flood, defined as a flood whose magnitude has a one percent chance of being equaled or exceeded in any year. Although it can be referenced to as a 100-year flood, this does not mean that it will occur once every hundred years.

Flood Fringe

The portion of the flood hazard area outside of the floodway. Water in the flood fringe is generally shallower and flows more slowly than in the floodway.

Flood Hazard Area

The area of land bordering a water course or water body that would be affected by the 1 in 100 year

design flood (a flood that has a 1 % chance of occurring every year) under encroachment conditions. The Flood Hazard Area includes the floodway and flood fringe and may include areas of overland flow.

Schedule “A”

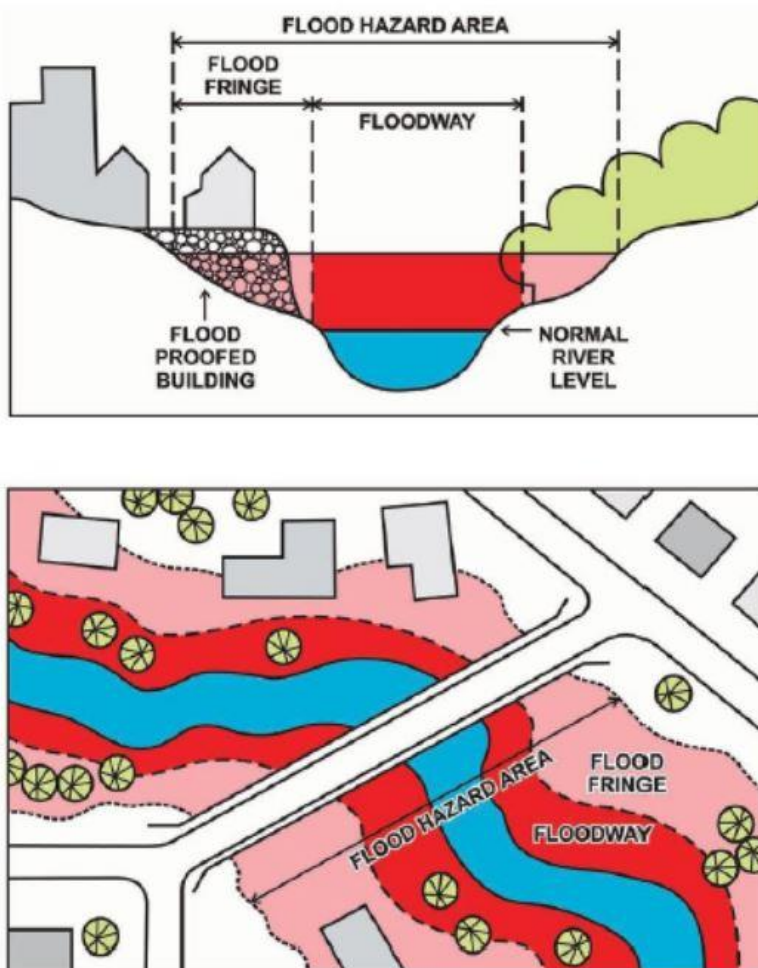


Illustration – Flood hazard area, Floodway, and Flood Fringe

Note: The above illustration is for clarification and convenience only and does not form part of this Bylaw. All provisions of this Bylaw must be referenced.

Flood Risk Assessment (FRA)

This study, completed by a qualified professional accredited by APEGGA, shall ascertain whether the development area is suitable for the proposed uses by (a) determining the risk of flooding at the site (a minimum 100-year design flood); (b) identifying the floodway and flood fringe area and (c) considering the consequences of the site being flooded and provide recommended mitigation measures and design standards to guide the construction of improvement in the flood fringe area within the subject lands. Setback requirements shall also form part of the recommendations and shall be outlined both in writing and graphically through supportive mapping drawn to scale and related to local elevations. Where required, the findings of this report should be incorporated within the servicing study and/or engineering plans and specifications requested in support of the proposed development.

Fragmented Parcel

This is in reference to quarter sections that have had parcels physically separated due to permanent waterbodies or natural features that create a complete physical separation within the parcel or manmade features such as roads, railway lines, in accordance with Mountain View County Policy 6008 as approved and amended by Council from time to time. Municipal Reserve dedication shall be required in accordance with the Municipal Government Act, including when the first parcel has been subdivided from a quarter section and the MDP identifies the remaining parcel as an unsubdivided quarter section.

Bylaw No. 11/21

Geotechnical Report

A report prepared by a professional geotechnical engineer, setting out the geotechnical limitations of a site in terms of stability, and may include recommendations to overcome any limitations.

Green Development

Guidelines advocating a development approach that integrates environmental responsiveness (benefiting the surrounding environment and/or reducing environmental impact on land, energy, waste, and natural resources), resource efficiency (using resources in the construction, development, and operations of buildings and/or communities in ways that are not wasteful), and sensitivity to existing culture and community (fostering community in design, construction, and operations).

Hazard Land

Lands which may be prone to flooding, shoreline erosion or slope instability hazards or any hazard that may result in life loss or injury, property damage, social and economic disruption or environmental degradation and lands in proximity to water bodies and water courses with slopes greater than 10%.

Home Based Business

As per the Land Use Bylaw, is a business operated within the residential dwelling and/or accessory building for a person who occupies the dwelling or its accessory buildings and does not create any impacts outside the dwelling or its accessory building where the occupation is conducted. It does not include any outside storage. The use is entirely contained within the dwelling or its accessory buildings and has no external impact on the neighbourhood. Typical uses, but no limited to: dressmaking, hairdressing, home crafts and handicrafts, picture framing, delivery services, mobile food vendors or caterers, individual instruction for training courses, off-site mobile repairs and installation, janitorial services, mobile entertainment services (does not include autobody painting or repair).

Impervious Surface

Impervious surfaces are mainly constructed surfaces - rooftops, sidewalks, roads, and parking lots - covered by impenetrable materials such as asphalt, concrete, brick, and stone. These materials seal surfaces, repel water and prevent precipitation and meltwater from infiltrating soils. Soils compacted by urban development are also highly impervious.

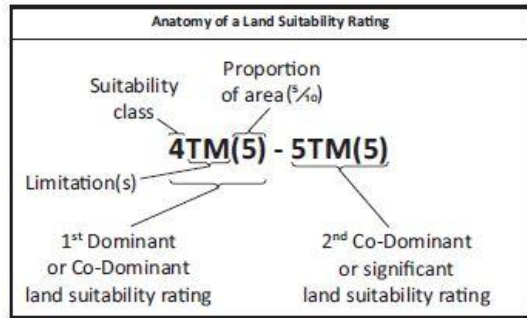
Infrastructure

The foundation and facilities that are needed to service communities (e.g. roads, utilities).

Land Suitability Rating System (LSRS)

Land Suitability Rating System (LSRS) The land suitability rating system (LSRS) is a procedure for rating the suitability of land for agricultural spring-seeded small grains (and hardy oilseeds). The system is based on the soil-climate-landscape potential.

Bylaw No. 11/21



Examples of Land Suitability Ratings	
Rating	Explanation
2MT(10)	100% of the area is Class 2 land indicating slight limitations to growth. The limitations are caused by water-holding capacity of soils and slope conditions.
4TM(5) - 5TM(5)	50% of the area is Class 4 and 50% of the area is Class 5 indicating severe and very severe limitations to growth. The limitations are caused by slope conditions and water-holding capacity of soils.
4M(8) - 7NW(2)	80% of the area is Class 4 indicating a severe limitation to growth caused by water-holding capacity of soils. 20% of the area is unsuitable with limitations due to soil salinity and drainage.

Low Density Residential Subdivision

Multi-lot residential development consisting of an application for two (2) to three (3) residential parcels, including single lot applications beyond the first parcel out, with the remaining balance of the quarter as the fourth titled lot.

Bylaw No. 11/21

May

Within policy statements, “may” is a discretionary term, providing notification that the policy in question can be enforced if the County chooses to do so, and is usually dependent on the particular circumstances of the specific site and application. Other policy terms are Shall and Should.

Mineral and Resource Extraction/Processing

A development for the removal, extraction, processing and transmission of raw material from the subject property for ongoing commercial purposes. Typical resources and raw materials would include gypsum, other materials precious or semi-precious, timber and coal. Typical facilities or uses would include sawmills and related timber/wood processing and surface mine installations.

Multi-Lot Residential Development

A subdivision of land containing up to three (3) lots per quarter section and the balance as the fourth (4) lot.

Municipal Development Plan

A Municipal Development Plan is a statutory document that guides future development in the municipality. Provincial legislation requires all municipalities with a population of 3,500 or more to adopt a Municipal Development Plan.

Municipal Government Act

This Act forms the legal basis for the way local governments in cities, towns, villages and rural areas operate in Alberta.

Municipal Reserve

A subdivision authority may require the owner of a parcel of land that is the subject of a proposed subdivision to provide part of that parcel for park or school purposes; at the discretion of the municipality, municipal reserves may alternately be provided by cash- in-lieu or a combination of the two (2). When subdividing an area larger than two acres up to a ten percent (10%) reserve dedication is required.

Municipal Services

Services and/or utilities owned and/or provided by the municipality to the public, the most common of which are:

- Water supply;
- Sewage collection and disposal;
- Refuse removal;
- Municipal health services;
- Municipal roads and storm water drainage;
- Street lighting; and
- Municipal parks and recreation.

Open Space

Lands suitable for or allocated for public use, conservation areas or for wildlife areas.

Prospect Report

Is a report that includes field survey of existing site conditions, test hole excavations and logs. It also documents the quantity and quality of the resource and is signed and sealed by a Geotechnical Engineer.

Public/Community Consultation

It refers to the process of informing and/or consulting with the public or the community in order to ascertain the opinions of surrounding landowners with regards to the proposed development concept. In support of an application and at the discretion of the County, the consultation should follow and Open House format shall be fully documented in writing and shall include the following information: (a) the names and contact information of all attendees; (b) a synopsis of matters discussed; (c) a summary of concerns raised; (d) a formal response to all concerns raised. Please note that the time and place of the public meeting must be advertised in Mountain View Gazette for two consecutive weeks prior to the meeting and that written notification shall be given to Planning and Development Services Department.

Further, a mail out must be prepared in support of the open house and shall be distributed by Mountain View County on the developer's behalf in support of the public consultation. This shall be at the developer's cost and the extent to which the public is consulted will be determined upon characteristics and scale of the development application and the required process set forth in the Municipal Government Act.

Quarter Section

A quarter section represents a division in the Alberta Township System, a land survey system. The system divides Alberta into a series of Townships, running south to north (from 49 to 60 latitude) and Range, running east to west (from the Alberta- Saskatchewan at 110 W longitude onwards). Each township is designated by their township and range numbers, and is also divided into thirty-six (36) sections. Each section can be further divided into quarter sections, which are designated by their quadrant location (NW, NE, SW, SE).

Redesignation

A change of land use designation, approved by County Council.

Right to Farm

A term usually applied to regulations that prohibit local governments from passing ordinances that prohibit the existence of an agricultural operation in an area. Right-to-Farm legislation exist in some municipalities to protect agricultural operations from nuisance suits (give immunity from nuisance suits) where claims of nuisance arise from neighbouring property owners or residents that are, or claim to be, injured by activities of those operations or conditions resulting from those activities.

Secondary Suite

This self-contained suite includes bathroom and kitchen facilities and is usually developed as an additional dwelling unit incorporated, either within the principal residence or within a separate accessory building. It is smaller square footage to the principle residence. Sometimes referred to as “granny suites”, “nanny suites” or “auxiliary suites”.

Shall

Within policy statements, “shall” is a directive term that indicates that the actions outlines are mandatory, therefore must be complied with without discretion. Other policy terms are May and Should.

Should

Within policy statements, “should” is a directive term, that provides direction to strive to achieve the outlined action, but is not mandatory. When used within a policy, the onus is on the applicant to justify why the desired action/result is not proposed and/or will not be achieved. Other policy terms are May and Shall.

Statutory Plan

An Intermunicipal Development Plan, Municipal Development Plan, Area Structure Plan, and Area Redevelopment Plan adopted by bylaw.

Subdivision

The division of a parcel of land by an instrument that creates separate titles.

Traffic Impact Assessment

Traffic Impact Assessments enable road authorities and developers to assess whether any road improvements are likely to be required as a result of new or modified developments, and, if so, the nature of those improvements.

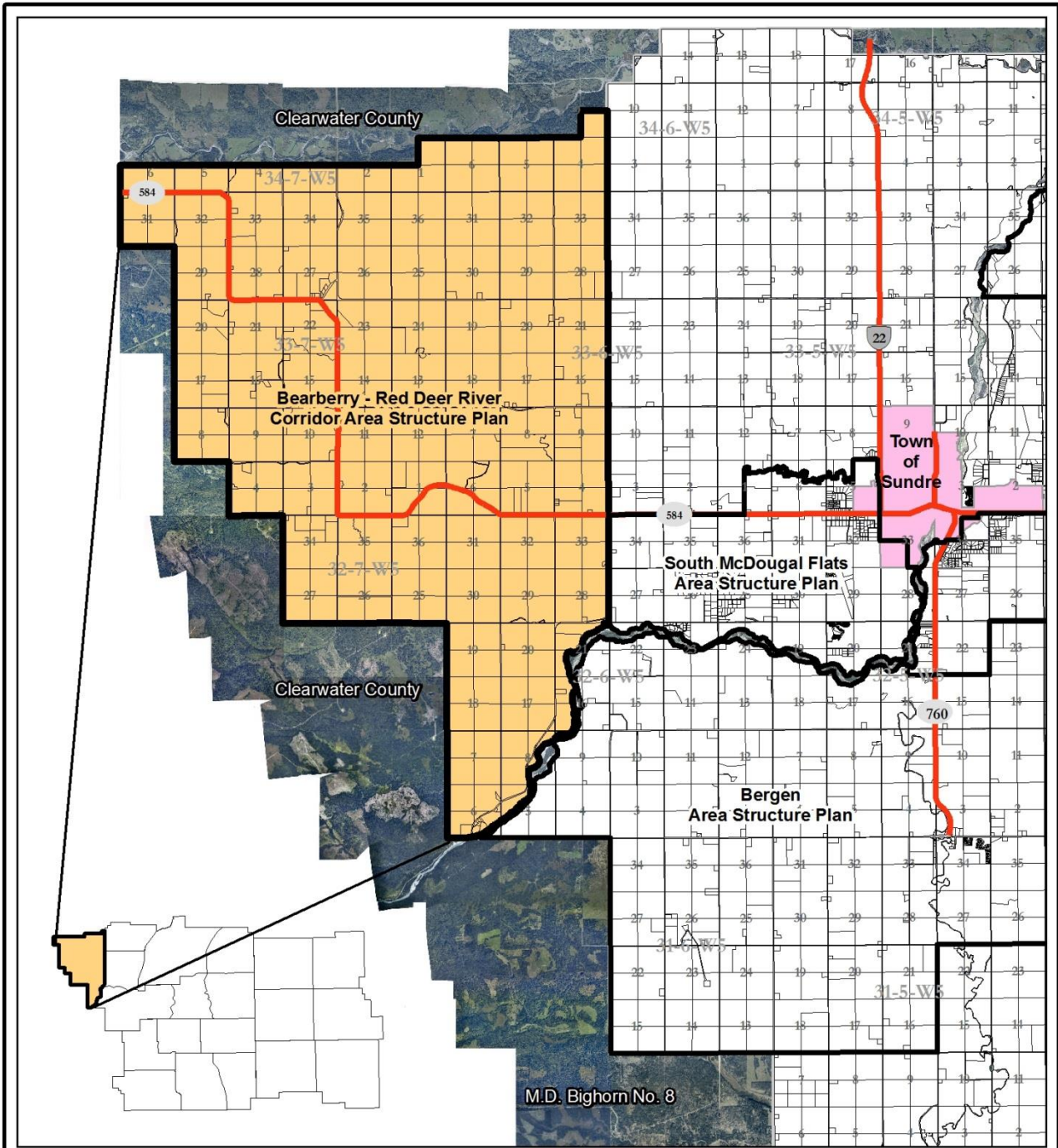
Unsubdivided Quarter Section

The interpretation of unsubdivided quarter sections usually refer to (+/-) 160 acres ((+/-) 64.47 ha) of land and is based on the original survey and legal description as per the Alberta Land Titles Office. In addition to this traditional interpretation, the County may also consider quarter sections that include gore strips lots created for and still used for public use (i.e., schools), railway lots, and/or utility lots or reconfigured quarter sections that did not result in any additional titles as “unsubdivided quarter sections”. The effect of this interpretation will allow the County to consider subdivision applications that may otherwise not meet the policies outlined within this MDP. Municipal Reserve dedication shall be required in accordance with the Municipal Government Act, including when the first parcel has been subdivided from a quarter section and the MDP identifies the remaining parcel as an unsubdivided quarter section.

Wetlands

Areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support vegetation that is adapted for life in saturated soil conditions. Wetlands are protected through a variety of federal and other regulations.

APPENDIX B MAPS



**Bearberry - Red Deer River
Corridor Area Structure Plan**




Map 1: Location

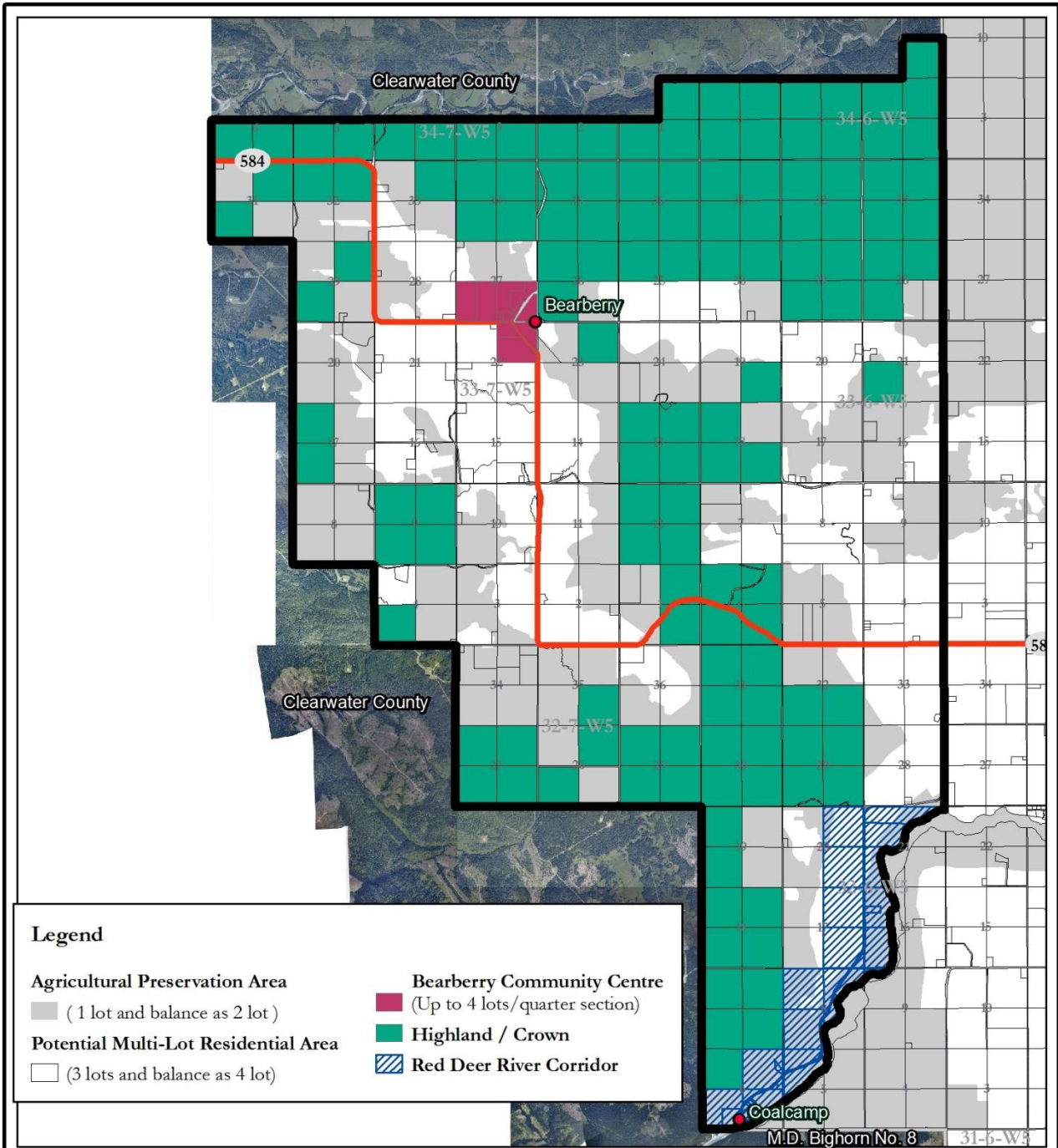


0 0.5 1 2 3 4 5 Km

Scale: 1:150,000

Legend

-  Provincial Highway
-  Town
-  Bearberry - Red Deer River
Corridor Area Structure Plan



Legend

Agricultural Preservation Area
 (1 lot and balance as 2 lot)

Potential Multi-Lot Residential Area
 (3 lots and balance as 4 lot)

Bearberry Community Centre
 (Up to 4 lots/quarter section)

Highland / Crown

Red Deer River Corridor



Bearberry - Red Deer River Corridor Area Structure Plan

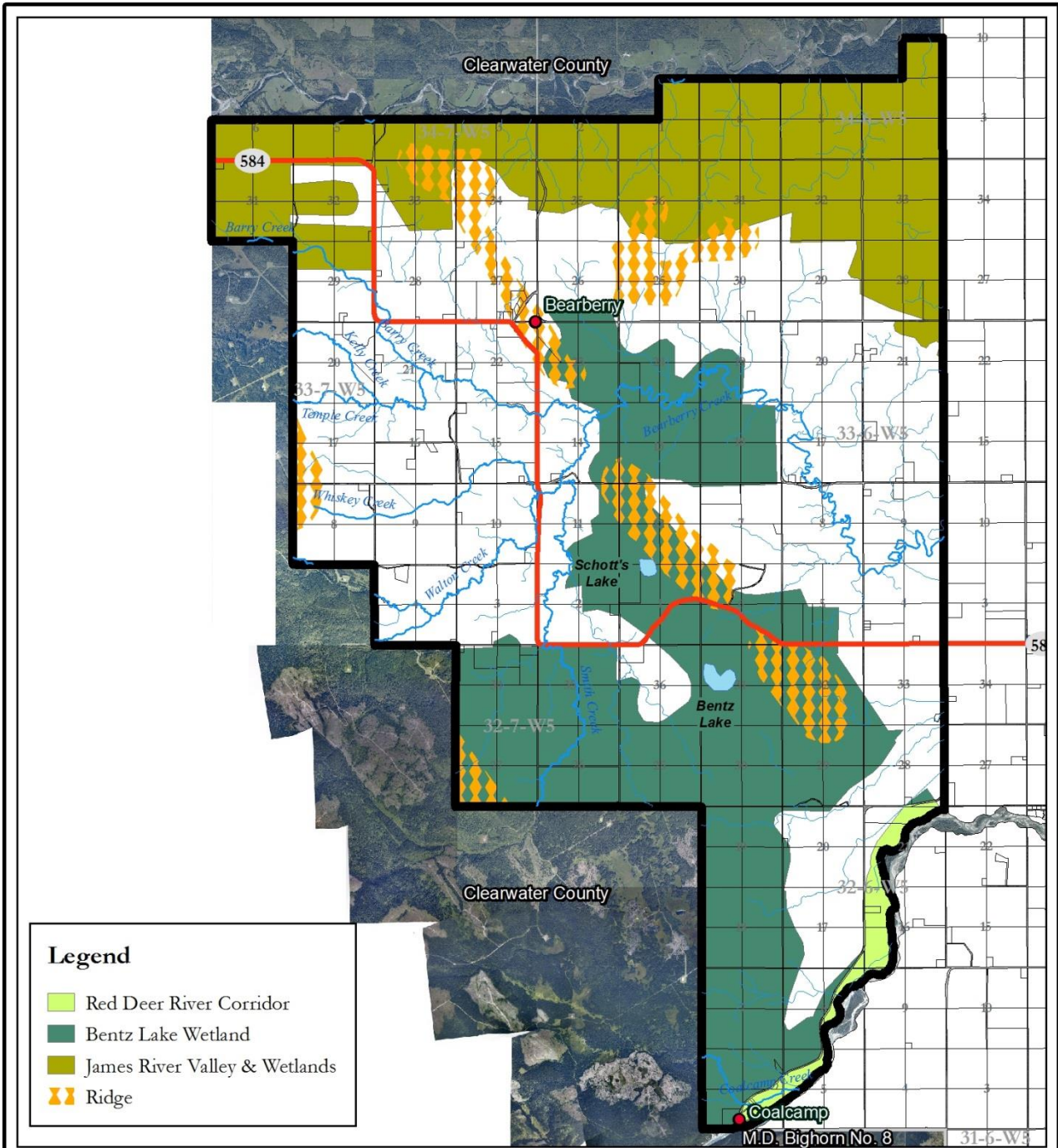
Map 3: Land Use Policy Areas



0 0.5 1 2 3 Km

Scale: 1:100,000





- Legend**
- Red Deer River Corridor
 - Bentz Lake Wetland
 - James River Valley & Wetlands
 - Ridge



Bearberry - Red Deer River Corridor Area Structure

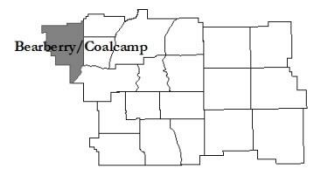
Map 4: Sensitive Features

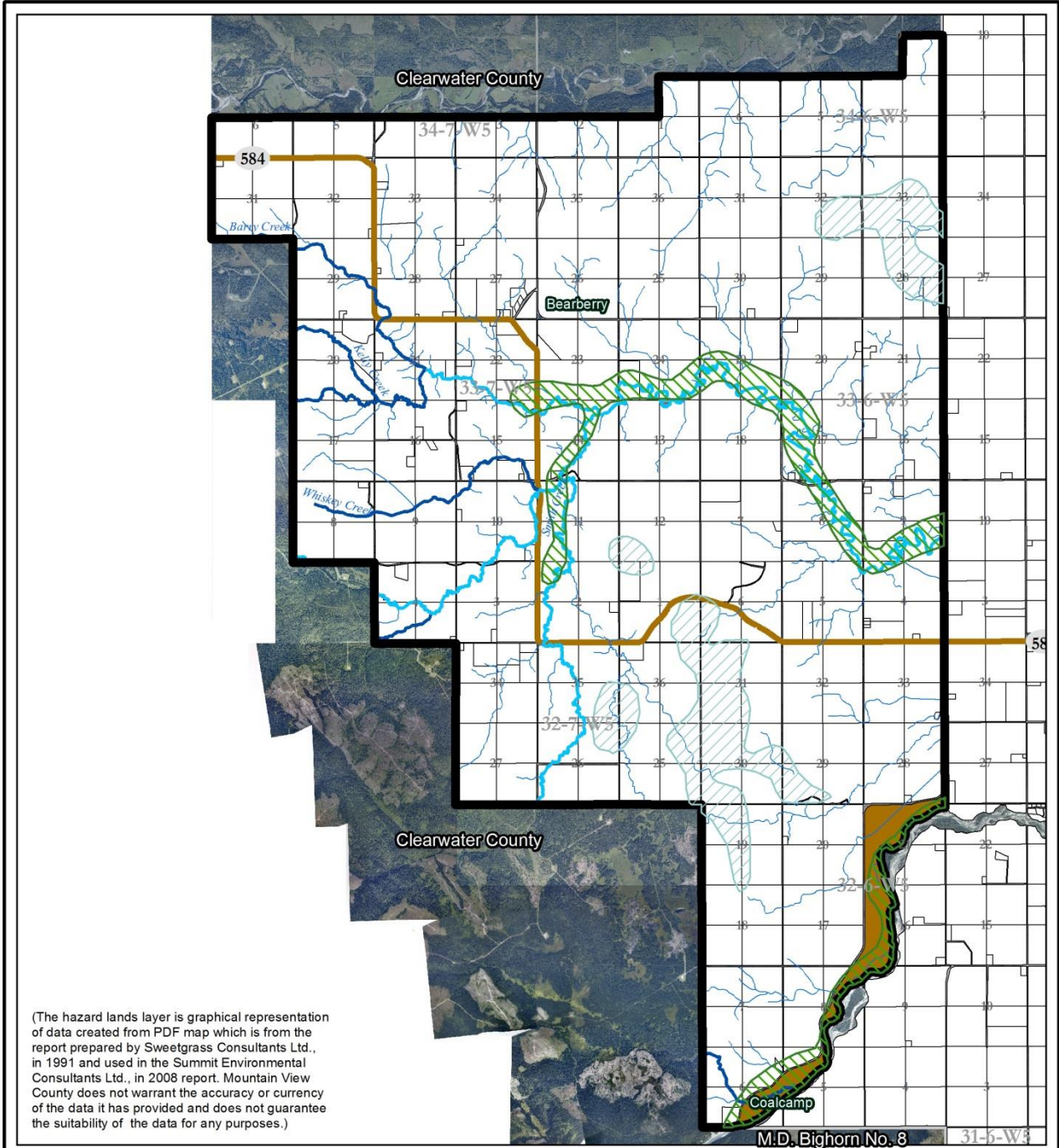
Note: Map 4 is based on the Summit Report (2008)



0 0.5 1 2 3 Km

Scale: 1:100,000





**Bearberry - Red Deer River
Corridor Area Structure Plan**

**Map 5: Potential Flood and
Erosion Hazard Areas**

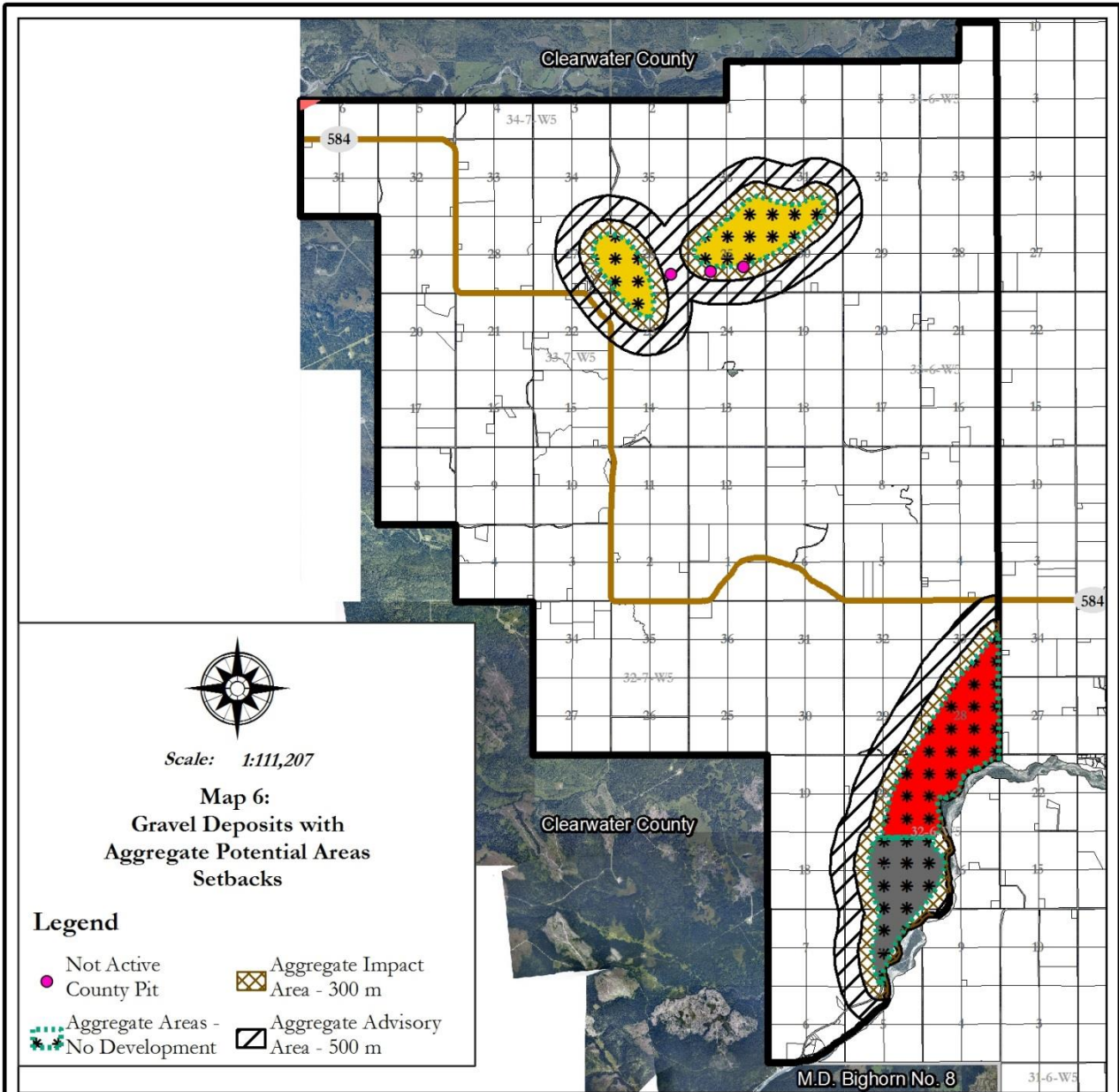


0 0.5 1 2 3 Km

Scale: 1:100,000

Legend

- | | | | |
|--|--|--|-------------------|
| | Areas Prone to Flooding | | Rivers and Creeks |
| | Wetlands | | Seasonal |
| | Potential Flood
Hazard/Erosion Area | | Class C |
| | | | Class D |



Legend

- Not Active County Pit
- ⊠ Aggregate Impact Area - 300 m
- ⊠ Aggregate Advisory Area - 500 m
- ⊠ Aggregate Areas - No Development

Deposit Type

	GRAVEL	SANDY GRAVEL	GRAVELLY SAND	SAND
Clean				
dirty/very dirty				
unknown				
UNKNOWN deposit type				

Executive Summary:

Alberta Sand and Gravel Deposits with Aggregate Potential (GIS data, polygon features)

This GIS dataset is a result of the compilation of all existing Alberta Geological Survey sand and gravel geology and resource data into digital format. Data sources include Alberta Geological Survey maps and reports produced between 1976 and 2006.

GRAVEL deposit: contains greater than 75% gravel.
 SANDY GRAVEL deposit: contains 50% to 75% gravel.
 GRAVELLY SAND deposit: contains 25% to 50% gravel.
 SAND deposit: contain less than 25% gravel.
 UNKNOWN deposit: amount of gravel unknown.

Clean deposit: contains less than 3% silt and clay.
 Dirty deposit: contains 3% to 10% silt and clay.
 Very Dirty deposit: contains greater than 10% silt and clay.
 Unknown: contains unknown percentage of mixed silt and clay.