



# Mountain View C O U N T Y

## AGENDA

### **SOUTH MCDOUGAL FLATS AREA STRUCTURE PLAN**

**September 14, 2023, @ 1:00 p.m.**

**Mountain View County Office (Council Chambers) 10-1408 Twp Rd. 320, Didsbury, AB  
and the opportunity to join via Zoom Cloud**

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1. CALL TO ORDER
2. AGENDA
  - 2.1 Adoption of Agenda
3. ADOPTION OF PREVIOUS MINUTES
  - 3.1 Adoption of Minutes from July 11, 2023
4. BUSINESS ARISING OUT OF PREVIOUS MINUTES
5. DELEGATIONS
6. OLD BUSINESS
  - 6.1 Gravel Pits – Terrina Perley, Ministry of Environment and Protected Areas,  
1:00 p.m. in-person
7. NEW BUSINESS
  - 7.1 Vision Statement Discussion – Cindy Iverson
  - 7.2 Gravel Pit Question – Response from the Alberta Sand & Gravel Association
  - 7.3 Aggregate Volumes Information
  - 7.4 Draft ASP Document
  - 7.5 Next Steps
8. CORRESPONDENCE
9. CONFIDENTIAL ITEMS
10. ADJOURNMENT

MINUTES

SOUTH MCDOUGAL FLATS AREA STRUCTURE PLAN (ASP) REVIEW

MOUNTAIN VIEW COUNTY

Minutes of the South McDougal Flats Area Structure Plan Review Meeting held on Tuesday July 11, 2023, in the Council Chamber, 10 - 1408 Twp Rd 320, Didsbury, AB.

**PRESENT**

G. Campkin, Chair  
C. Iverson, Vice Chair  
R. Killeleagh, Public Member  
R. Tudor, Public Member  
R. Warnock, Town of Sundre Mayor  
K. Saunders, Public Member  
A. Aalbers, Reeve  
G. Harris, Councillor

**IN ATTENDANCE**

M. Bloem, Director, Planning & Development Services  
D. Gonzalez, Planner  
S. Smyth, Recording Secretary

**CALL TO ORDER**

G Campkin, Chair, called the meeting to order at 12:59 p.m.

**AGENDA**

SMF22-025

Moved by C. Iverson  
That the Steering Committee adopt the Agenda of the South McDougal Flats Area Structure Plan Review for July 11, 2023, with a verbal update regarding a proposed Policy, under Item 7.3.

Carried

**ADOPTION OF MINUTES**

SMF22-026

Moved by G. Harris  
That the Steering Committee adopt the minutes of the South McDougal Flats Area Structure Plan Review for June 13, 2023.

Carried

**NEW BUSINESS**

7.1

**Land Use Concept Map Changes**

Administration recapped the Land Use Concept Map Changes as guided by the Steering Committee. The Steering Committee accepted the changes as presented.

## 7.2

**AEP Discussion**

R. Tudor recapped his discussion with the local MLA's office and Alberta Environment, regarding the possibility of the province taking over authority of permitting aggregate extractions. A representative from Alberta Environment (AE) is available to speak to the Committee if desired.

Discussion held regarding the roles and responsibilities (provincial and municipal) for the control and mining of aggregate resources, water bodies, subdivision appeal/approval processes, boards and zoning districts. Suggested to compose a set of questions and email to AEP to possibly guide the policy development.

Draft questions:

- What environmental components does the province consider for approvals of a dry pit vs a wet pit? What is the provincial process if a pit changes from dry to wet extraction?
- If the municipality creates policy that restricts wet pit extraction, would the province have regard for the municipal policy when reviewing an application?
- Recognizing reclamation is provincial jurisdiction, could restriction of wet pit extraction be treated the same as how the municipality through conditions of a development permit limits open pit area relative to disturbed lands and reclaimed lands.
- Does the province consider environmental factors of existing pits in a geographical area where a new pit is proposed?

## 7.3

**Redesignated Aggregate Extraction Areas**

Administration recapped the conditions of development permits since 2015 and presented the map on Aggregate Extraction showing 987.75 acres redesignated to AEP in the blue hatched areas on the map. Discussion held on development conditions and phasing, compliance reviews, (limiting noise, dust, crushers, trucks, resource conservation and operating hours) aerial photography showing reclamations and the condition regarding the maximum of 30 acres that can be disturbed at one time.

**Steering Committee Member Proposed Policy**

The Committee reviewed the following proposed policy:

9.3.3 h) In order to maintain a rural aesthetic and a balance between agricultural, residential, and industrial uses, a phased approach for the establishment of new pits shall be followed. Phase one of operations shall be considered as those identified on figure X referred to as AGGREGATE EXTRACTION/PROCESSING DISTRICT AREAS. The identified pits shall be considered the maximum number of pits to be operating at any one time. As aggregate extraction is important for the future, upon the complete reclamation of any one of the identified pits, an application for a new aggregate extraction pit may be considered, subject to existing development permit policies.

Discussion held regarding imposing restrictions on private businesses, traffic, zoning districts, reserves, and aggregate areas. Restricting existing valuable resources may not be supported by Council or the community members. Administration will bring back information on the averaged volume of gravel (reported as part of the aggregate levy) that has been collected from the area over the last five years.

#### 7.4

##### **Draft Natural Resource Extraction Policy**

Administration presented the changes to Section 9.3 Natural Resource Extraction. Discussion held regarding reclamations, strict plans, enforcement, flexibility, and limitations of land. The Steering Committee recommended that the changes be accepted as presented and requested the direction for the *following additional updates*:

##### Section 8.5

- *The Sundre Airport is an important economic driver for the region and the County as a whole.*

##### Section 9.3.1 Item a)

- *To extract resources in an environmentally responsible manner that aligns with Provincial legislation and industry best practices.*

##### Section 9.3.1 Item d)

- *To recognize aggregate extraction may have an adverse effect on adjacent land uses.*

##### Section 9.3.3 Item f)

- *To support progressive reclamation and reduce offsite impacts, all applications for new or expanding gravel pits shall include a phasing plan and limit open pit area to 40 acres or less at any one time.*

##### Section 9.5.2 d)

- Administration will see if AT is referenced anywhere else in the document.
- *The County may require a traffic impact assessment for any proposed subdivision or development within 800 m of Highway 584.*

##### Section 10.3 b

- *The County should review this plan in its entirety every eight to ten years.*

#### 7.5

##### **Next Steps:**

- Administration will bring back information on aggregate levies over the last five years.
- Administration will draft the questions for AEP and the Sand & Gravel Association will bring back the responses received.



**ADJOURNMENT**

Meeting adjourned at 3:33 p.m.

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Chair

I hereby certify these Minutes are correct.



**Terrina Perley**  
**Senior Land and Water Specialist**  
**Ministry of Environment and Protected Areas**





# **Question 1:**

- a. What environmental components does the province consider for approvals of a dry pit vs. a wet pit?**
- b. What is the provincial process if a pit changes from dry to wet extraction?**



## **Question 2:**

**If the municipality creates policy that restricts wet pit extraction, would the province have regard for the municipal policy when reviewing an application?**



## **Question 3:**

**Recognizing reclamation falls within provincial jurisdiction, could restrictions for wet pit extraction be treated the same as how the municipality creates conditions of a development permit to limit open pit area relative to disturbed lands and reclaimed lands?**



## **Question 4:**

**Does the province consider environmental factors of existing pits in a geographical area where a new pit is proposed?**





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### 3. Create a vision.

Having a vision means we have a clear sense of purpose. It means we have a much larger picture of our business, or our life, than simply **setting** and **reaching** short term goals and tackling problems as they come along.

Visions are driven by **passion** and **dreams**, and they are reflected through real efforts to create real results.



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## Dolu Gonzalez Molina

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**From:** Jessica Ross  
**Sent:** July 24, 2023 2:21 PM  
**To:** Margaretha Bloem; Dolu Gonzalez Molina  
**Subject:** FW: Question relative to Area Structure Plan Review

The response from ASGA

**Jessica Ross** | Assistant Director of Planning and Development Services  
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**From:** rob.fragoso@asga.ab.ca <rob.fragoso@asga.ab.ca>  
**Sent:** Monday, July 24, 2023 12:48 PM  
**To:** Jessica Ross <jross@mvcounty.com>  
**Subject:** RE: Question relative to Area Structure Plan Review

Hi Jessica,

I completely understand the desire to restrict or forbid extraction.

A few points to consider:

1. **Some quick facts:** Concrete is made up of 80%+ gravel; asphalt is closer to 90% gravel; glass is 100% sand/gravel. Concrete is the second most used substance on earth (after water). Roads, homes, buildings, office towers, schools, hospitals, etc...All of these things require gravel.

**Every Albertan consumes 15 tonnes of gravel every year in terms of the amount needed to build or maintain infrastructure we use daily.** An average school requires 15,000 tonnes of gravel; a 2-lane road requires 100,000 tonnes of gravel per mile.

2. Gravel extraction cannot happen without municipal AND provincial permits. No surprise there. Within those permits, producers MUST indicate measures they will take to mitigate nuisances (like noise, dust, hauling trucks) and provide regular detailed reports on these, and they must put up a bond (with the province) to ensure the land is fully reclaimed to look like it did before extraction once operations cease, or to create something new...whatever the municipality wants: a golf course, farmland, man-made pond, etc. The bond ensures that land is reclaimed—this provincial mandate has been in place since 2007. You may already know all of this, but within municipalities, setbacks are arranged with producers. A setback is the distance between extraction operations and a residential area. This is done to minimize any nuisances. I have deeply simplified what producers need to do to get a permit, but I think you already know much of this. Additionally, there are soil and water samples that are regularly analyzed and monitored by agrologists, hydrogeologists, and soil experts with the Ministry of Environment and Protected Areas (EPA). Producers also work with environmental specialists to get permits and to always ensure accountability.

3. MVC (and all municipalities) can impose a Community Aggregate Payment Levy to haulers, which the municipality can use to refurbish roads, upgrade rec centres, or in the case of Lac Ste Anne County, build a new medical centre (I can show you pictures, it's really neat, and would be happy to connect you to the Reeve for his opinion). Lots of opportunities to do great things for the community. I believe the amount is \$0.25-\$0.40 per tonne. The municipality sets



the amount within that range.

Going back to the first point, gravel is necessary for building and maintaining infrastructure. **If MVC forbids extraction, gravel must still come for somewhere.** It will need to be hauled in remotely. That means higher costs for materials (therefore higher housing costs, etc.), more trucks on the road, and far more greenhouse gas emissions.

So on the one hand, I understand the hesitance to allow extraction. It seems dirty, noisy, nearby residents don't want it, etc. But on the other hand, forbidding extraction passes the economic and environmental burden onto the next generation. I fully respect that it's not an easy decision, but what I've outlined are a few things to think about. Producers (believe it or not) are community-minded, ethical, and care about the environment. Once land use has been designated for residential or commercial projects, and those projects are started, those gravel deposits are lost. It goes without saying, gravel is a non-renewable, diminishing resource.

**That's the long and lazy answer; here's the short and real one: come and see the work firsthand.** Make an informed decision. I urge MVC steering committee members, and/or council to come on a gravel pit tour, ask questions (tough ones are welcomed), and learn about it. Can the committee make a properly informed policy decision and feel like it has done its due diligence for its residents about gravel extraction if they've only read about it, or heard about it, or read an executive director's opinion, but not actually seen the work in person, taken a tour, and talked to those people who do that work directly?

It could be that some or all on the committee have, in fact, taken a tour at some point. If not (and I suspect not as it is unusual), I would be happy to coordinate a pit tour with MVC committee/staff/council—please consider this an open invitation.

Thank you,  
Rob

P.S., This has no bearing on a policy decision, but it's a neat tidbit that most people don't know: 40%+ of the fossils that are housed and on display at the Royal Alberta Museum were discovered and turned in by Alberta gravel producers. Producers continue to preserve ancient history to this day by sending fossils or inviting RAM staff to collect them.

## Rob Fragoso

### Executive Director

#### Alberta Sand & Gravel Association

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**From:** Jessica Ross <[jross@mvcounty.com](mailto:jross@mvcounty.com)>

**Sent:** Monday, July 24, 2023 10:55 AM

**To:** [rob.fragoso@asga.ab.ca](mailto:rob.fragoso@asga.ab.ca)

**Subject:** Question relative to Area Structure Plan Review

Good Morning Rob,

Mountain View County is completing a review of one of our Area Structure Plans located west of Sundre which contains significant aggregate deposits. The Steering Committee for this review is considering policies relative to aggregate extraction in this area. The question we have for the ASGA is as follows.

- Does the ASGA have a response or a position to municipalities creating policies that significantly limits or not allow additional or new gravel extraction in areas of high-quality gravel resources?

Thank you for your consideration of this question.

Regards,

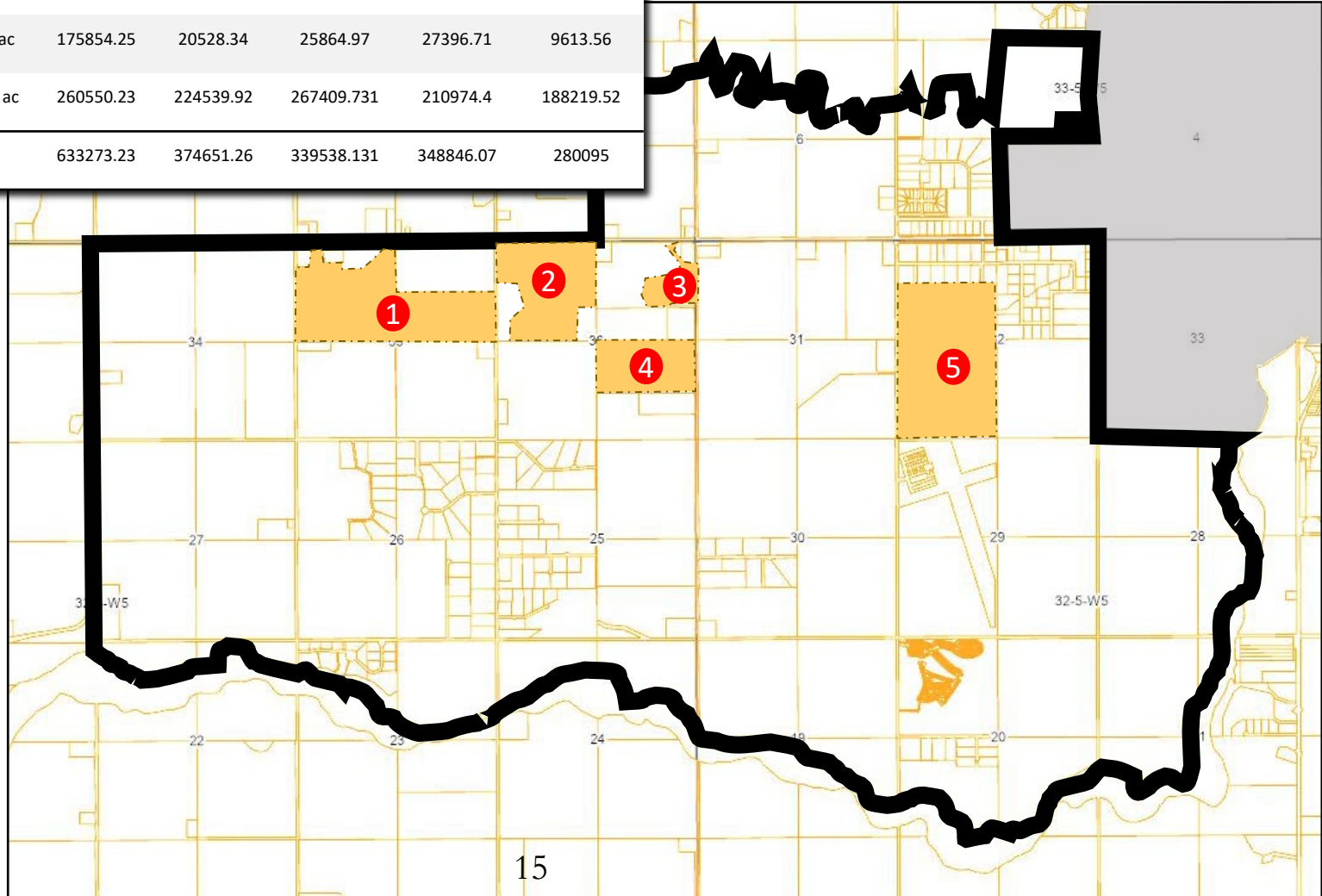
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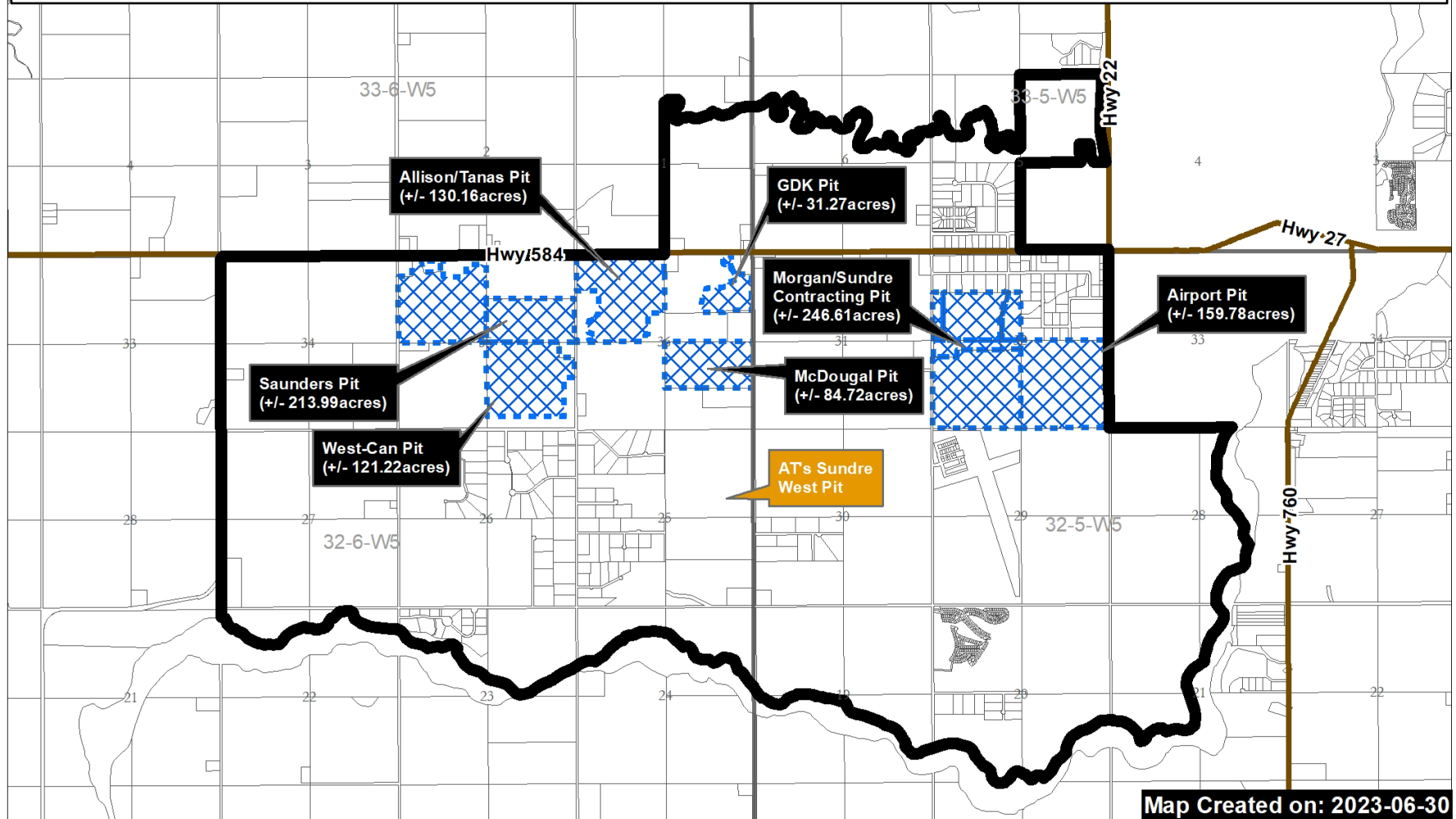
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# 2018 TO 2022 AGGREGATE VOLUMES

Pits	AEP Area	Volume 2018	Volume 2019	Volume 2020	Volume 2021	Volume 2022
① Saunders Pit	213.99 ac	73502.33	43862.28	21058.5	32612.04	5279.17
② Allison/Tanas Pit	130.16 ac	105019.27	75146.58	232.14	48857.51	82261.92
③ GDK Pit	31.27 ac	18347.20	10574.14	24972.79	29005.41	82261.92
④ McDougal Pit	84.72 ac	175854.25	20528.34	25864.97	27396.71	9613.56
⑤ Morgan/Sundre Contracting Pit	246.61 ac	260550.23	224539.92	267409.731	210974.4	188219.52
TOTAL TONS/YEAR		633273.23	374651.26	339538.131	348846.07	280095



# AGGREGATE EXTRACTION/PROCESSING DISTRICT AREAS



## South McDougal Flats Area Structure Plan

### Legend

- Existing ASP Boundaries
- Aggregate Extraction/Processing District (AEP)

Total Area Redesignated AEP = 987.75 ac



0 0.5 1 Km

Scale: 1:50,000

Mountain View County



## **SOUTH MCDOUGAL FLATS AREA STRUCTURE PLAN**

**Bylaw No.**



# **1 Introduction**

## **1.1 Purpose of Plan**

The purpose of this area structure plan (ASP) is to provide policy direction and guidance for the South McDougal Flats (SMF) area to ensure orderly development and sound land use planning decisions in the future.

An ASP is intended to function as a long range document with a planning horizon of around 20 years. It is anticipated that as variables change, this plan will evolve with amendments. Plan amendments in the future should remain consistent with the broad intent of the plan.

This plan is intended to replace the South McDougal Flats ASP that was adopted in 2010. The updated ASP will be compliant with the Intermunicipal Development Plan and the Municipal Development Plan, which together provide a strong base that has shaped the approach of this Plan.

## **1.2 Plan Area**

The South McDougal Flats area, as shown on Figure 1, is located west from the Town Sundre. The plan area stretches from the western boundary of the Town of Sundre to Coal Camp Road (Range Road 63). While the majority of the plan area is located south of Highway 584, a small portion of the planning area (5+ quarter sections) is located on the north side of Highway 584 (extending to the Bearberry Creek). The Red Deer River forms the southern boundary.

SMF has a land area of approximately 9500 acres and includes a diversity of uses and interests. The Plan Area has an abundance of natural resources (e.g., gravel); natural beauty (e.g., river corridor); infrastructure (e.g., Highway 584, Sundre Airport), residential and recreational development (e.g., Coyote Creek RV Resort) which makes the area unique and attractive for industry, residential, recreation and tourism related pursuits.

## **1.3 History of South McDougal Flats**

Originally, McDougal Flats was named after David McDougall - a Methodist missionary who purchased a significant landholding within the study area. David McDougall sold his land in 1909 to a Norwegian man named Nels T. Hagen. Hagen took over McDougall's trading post and added a post office naming it Sondre, which is Norwegian for south. This is how the Town of Sundre received its name. Hagen was also the first individual to begin farming on the Flats. Agriculture was the first land use and continues to be an integral component of the landscape and the community.

The first school in the area was established in 1910 at the present-day corner of Hwy. 584 and Range Road 60. This school closed in the 1960s and has been transformed into a community hall which hosts various clubs, functions and events to this day. Another significant development in the evolution of South McDougal Flats was the establishment of the McDougal Chapel Missionary Church which was organized in 1934. The area was home to a number of different organized religious groups including the Roman Catholics, the Evangelists, Anglicans, and Presbyterians. The diversity of its people added to a unique mix of religions and cultures in the area. A clear example of a strong spirit of cooperation occurred in 1911 when a fire burned down the Methodist church and services were held in another church until they could settle back into their own one again.

The Town of Sundre was born as a small settlement post that housed services such as a library, hotel and an outpost. Located on the banks of the Red Deer River and close to timber, aggregates, and oil reserves, Sundre (and its outlying area) was later able to meet the needs of resource developers after the Second World War. The proliferation of these industrial interests continues to this day.

## **2 Policy Context**

There are a number of policy documents and management guidelines that affect land use planning within SMF. The applicable legislation and some of the key background documents / studies are reviewed below.

### **2.1 Provincial Legislation**

The South McDougal Flats ASP has been prepared in accordance with Section 633 of the *Municipal Government Act* (MGA), as amended from time to time. The plan is intended to provide guidance and policy direction for future land use, subdivision and development within the plan area. According to the MGA, an ASP must address the following:

“633(1) For the purpose of providing a framework for subsequent subdivision and development of an area of land, a council may, by bylaw, adopt an area structure plan.

(2) An area structure plan

(a) must describe

- 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 the 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 facilities,

and

(b) may contain any other matters, including matters relating to reserves, as the council considers necessary.

### **2.2 Land Use Framework**

The Land Use Framework is implemented through the *Alberta Land Stewardship Act* (2009) that allows for the establishment of regional land use plans. The purpose of the Land Use Framework is to manage growth through sustainable and smart growth principles. Local decision making is left up to the municipalities; however, in the future their decisions and plans will have to be consistent with this regional plan. There are in total seven (7) regional plans and Mountain View County falls within the Red Deer Regional Plan. This regional plan has not started at the time of this ASP review. Once the Red Deer Regional Plan is adopted, this ASP will be reviewed for compliance.

### **2.3 Town of Sundre Intermunicipal Development Plan**

Mountain View County and the Town of Sundre worked together to develop an Intermunicipal Development Plan (IDP). The IDP, as shown on Figure 3: Intermunicipal Development Plan, delineates lands in MVC that are adjacent to the Town of Sundre identified as:

- Fringe Area: land with priority for future annexation by the Town.
- Referral Area: land for future, long-term for the eventual growth of the Town.

Lands within the Town of Sundre where the County has an interest in protecting adjacent land uses have been identified as Urban Referral Area.

### **2.4 Municipal Development Plan**

The County's Municipal Development Plan (MDP) provides guidance for growth management and development into the future. The MDP provides guidance and clarity for the facilitation of good, sound sustainable development within the County's boundary. The MDP identifies the South McDougal Flats area as a growth centre, with a focus on higher density growth. Generally, growth centre areas are intended to establish opportunities for economic development by providing a variety of opportunities and services for residents and businesses.

### **2.5 Adjacent Area Structure Plans**

The SMF lies adjacent to a number of ASPs: Bearberry – Red Deer River Corridor ASP, to the west and northwest, Bergen ASP, south of the Red Deer River, and Southeast Sundre ASP, east of the Red Deer River. While the adjacent areas do not necessarily impact the planning policy framework for this plan, it is important to understand how policy may be applied in adjacent areas to ensure comprehensive planning for a feature that may cross through numerous ASPs (e.g. Red Deer River or a highway corridor).

### **2.6 Land Use Bylaw**

The Land Use Bylaw (LUB) establishes districts and the corresponding regulations for the use of the land and buildings in Mountain View County. While the MDP and this ASP provide the planning goals, objectives and policies for future land use and subdivision in the area, it is the LUB that regulates development. The LUB should be consistent with planning policy and direction in order to ensure the successful interpretation and implementation of this ASP.

### **2.7 Environmentally Significant Areas**

Mountain View County prioritized the protection of Environmentally Significant Areas through the adoption of policies and regulations contained within statutory plans and the Land Use Bylaw. The 2008 Environmentally Significant Areas Report completed by Summit Environmental Consultants and the 2014 Provincial Environmentally Significant Areas Report completed by Fiera Biological Consultants shall be considered the baseline information on determining when additional studies may be required on a specific site to determine the site suitability of a proposal.

There are two (2) areas, as shown on Figure 5: Environmentally Significant Areas, within the SMF that are subject to an ESA classification: the Red Deer River Corridor in the south, identified as a Level 1 ESA; and the Bearberry Creek in the north, identified as a Level 4 ESA.



## **Other Studies**

### **2.8 Red Deer River: State of the Watershed Report (2009)**

This report discusses the Red Deer River Watershed and the importance of protecting this watershed. The Red Deer River watershed provides clean water resources to agricultural, municipal, industrial and recreational users as well as helping to maintain healthy crops and supporting wildlife. The Red Deer River is 724 km long and stretches from the Rocky Mountains moving through rangelands, urban centres and rural municipalities to 8 km beyond the Saskatchewan border. Watershed management seeks to maintain a pristine and healthy watershed which contributes to the overall health of the environment.

SMF is part of the Red Deer River Watershed. Therefore, development and activities of any kind should minimize and/or mitigate impacts on the Red Deer River and the corridor. This Plan seeks to adopt a watershed approach founded on the basis that Alberta's water resources must be managed within the capacity of individual watersheds, recognizing there are limits to the available water supply. While land and water are closely linked, these resources have not historically been managed in a fully integrated manner. Future development and activity in SMF should adhere to this approach.

### **2.9 Mountain View Regional Parks, Recreation and Culture Master Plan (Final Report October 29, 2021)**

The Towns of Olds, Didsbury, Carstairs, and Sundre, the Village of Cremona, and Mountain View County, came together collaboratively to develop a Regional Parks, Recreation and Culture Master Plan in 2009. Since that time, each community has changed substantially, and all have experienced growth in residential, commercial and industrial areas. The master plan completed in 2021 includes an assessment of the current state of parks, recreation and culture infrastructure and service delivery, recommended priorities to meet current and future needs, and a prioritized implementation plan that will guide decisions related to parks, recreation and culture in the Mountain View region.

### **3 Existing Area Characteristics**

#### **3.1 Physical Landscape**

SMF has a diverse landscape that is comprised of a range of land uses such as industry, agriculture, country residential, gravel pits, airport facilities and recreation. The area is served by Highway 584 which represents the northern boundary of the study area. Most of the business, institutional and industrial development is situated along this highway corridor including an industrial park, McDougal Flats Hall, McDougal Chapel, and West Fraser Mills Ltd.

The majority of development in SMF is concentrated along Range Roads 55 and 60. Key users in these locations include the following industries/businesses: West Fraser Mills Ltd, GDK Gravel Pit, GAP Creek Wood Products, Whiteley's Milling, Sundre Contracting and further south along Range Road 55 is the Sundre Airport. South of these industries, the uses thin out into agriculture, country residential and recreational uses along the Red Deer River Corridor. Uses in the southern half of the planning area consist of the Coyote Creek Golf & RV Resort, Arrowen Campground, a few country residential subdivisions, and rural acreages. Refer to Figure 4: Existing Land Use Zoning for an illustration of land use districts in the area.

The southern boundary of the planning area is represented by the Red Deer River corridor. The shoreline and vegetation communities along the Red Deer River are identified as Environmentally Significant Areas (ESA). The northern boundary of the planning area borders Bearberry Creek (along 4 quarters) and Highway 584 (5 quarters). Bearberry Creek is also identified as an Environmentally Significant Area.

Generally, the lands in the planning area are relatively flat. Views of the mountains are fairly open with the exception of the southern and western parts of the planning area where the tree cover is quite dense.

Overall, the physical setting of SMF is diverse and provides opportunities for a range of desires and uses. Location along Highway 584 provides a good opportunity for industry and transportation; the Red Deer River Valley and adjacent lands provides a desirable setting for recreation development; the abundance and quality of aggregate reserves allows opportunity for natural resource extraction; the history of the area is supportive of agriculture; and the Sundre airport provides ample opportunities for economic development.

#### **3.2 Land Ownership**

There are 3 types of land ownership within the plan area: Crown, County and Private. Refer to Figure 2: Land Ownership Map. The majority of land within the planning area is privately owned (approximately 81%). Crown owned land constitutes 12% of the planning area while County owned lands represent the smallest portion, approximately 7% of the planning area.

The majority of Crown land is adjacent to the Red Deer River with a small portion around the airport. The County owns the airport lands and three (3) quarter sections to the immediate east of the airport.

### **3.3 Industrial / Natural Resource Extraction**

SMF is home to a large number and mix of industrial uses. Uses which require extensive land areas for outdoor storage, stockpiling, etc. have tended to locate in the Flats outside of Town. The entire area is also identified as having an abundance of good quality gravel; therefore, natural resource extraction has and will continue to be a major land use consideration.

The West Road Industrial Park is a major industrial area that is home to a peat moss producer, trailer truck supplier and individual storage containers, among other uses. Also located within this industrial park is Sundre Contracting, the largest gravel producer in the area and a long-standing one, having extracted gravel since the 1940's. This gravel pit borders the northern portion of the Sundre Airport, and by all accounts, extraction is expected to continue over the long term. A number of other private and county owned gravel pits are situated in the area, as well as a future provincially owned quarter section of land (along Range Road 60) slated for long term extraction, likely beyond the planning horizon of this ASP. The County owns 3 quarter sections of land adjacent to the east side of the airport reserved for future gravel extraction to help meet the County's needs.

### **3.4 Roads**

The northern boundary of the planning area can generally be defined by Provincial Highway 584 (there are ten (10) quarter sections to the north of it up to Bearberry Creek). It is a paved highway that carries a high volume of traffic due to its function as a major east-west transportation route. It serves a mix of vehicle types from smaller automobiles to gravel and logging trucks. Hwy. 584 links the Town of Sundre west to Bearberry and Hwy. 734. Given its function as a key access route, many businesses, industries and highway commercial developments have located alongside it, generally between the Town of Sundre's boundary westward to Range Road 55.

There are six (6) north / south roads linking Highway 584 to the southern reaches of the planning area. These roads include Highway 22, Range Roads 55, 60, 61, 62, and 63 (Coalcamp Rd). Refer to Figure 7: Roads.

### **3.5 Energy Facilities**

There are several companies that own pipelines in the area. The Alberta Energy Regulator (AER) stipulates setbacks that require a "minimum distance that must be maintained between any energy facility (i.e., a drilling or producing well, a pipeline, or gas plant) and a dwelling (i.e., rural housing development or public facility)". These setbacks vary according to the type of development and whether the well, facility or pipeline contains natural gas. The County has adopted these setbacks as a minimum.

## 4 South McDougal Flats Growth Analysis

The Province's Land Use Framework seeks to manage growth responsibly through smart growth principles and preparing the Province for increased levels of growth while maintaining the pristine and natural components of the land. SMF is in a 'Growth Centre' and is intended to accommodate future growth and development to meet the County's needs. The MDP defines a growth centre as ~~"an area designated around previously identified growth nodes, economic development nodes, and/or existing urban areas where future development will be directed, including residential and business uses"~~ areas more suitable for future development including higher density residential, commercial and industrial uses. Sundre ~~clearly represents~~ is the existing urban area around which this growth centre is based.

The MDP does not provide specific targets or parameters regarding uses or the types of growth that are to be directed to or accommodated within these growth areas. Rather, a very general policy approach has been used which allows a great deal of flexibility for individual growth centres to accommodate a wide range of uses and development types appropriate to the area. "Residential and business uses" represent the key directions for the accommodation of future population growth and economic development opportunities, however, there may be other uses that should be considered if they would be more appropriately located in SMF than the rural area of the County or urban areas, such as the Town of Sundre.

On a very broad scale, this Plan is intended to accommodate a wide range of development types and scales that contribute to economic development for the County. It is also intended to accommodate a significant/moderate amount of population growth, ~~in order to ease development pressures on the County rural area~~. Given the existing mix and character of uses already in the SMF area, addressing land use compatibility will be a major requirement of specific development proposals in the future.

### 4.1 Population Projection

~~The following table summarizes the projected population growth in MVC for the next 50 years, according to various growth scenarios (i.e. low, medium and high). By using a 20 year planning horizon (typical for ASPs), the County is expected to grow by around 2700 (low growth) — 4700 (high growth) people. The Plan's policies make provision for low population growth as a result of potential additional residential lots.~~

## **5 Key Directions**

### **5.1 Plan Area Vision**

For Committee to Discuss:

McDougal Flats, a desirable community to live, work and play.

### **5.2 Guiding Principles**

As part of the review process, the following guiding principles were created:

1. Land Use: To allow the opportunity for balanced progressive growth.
2. Social / Community: To support a diverse rural community that enhances the natural beauty of the area.
3. Recreation: To support recreation and tourism opportunities that are complementary to the plan area.
4. Economic: To foster economic developments in appropriate areas.
5. Environment / Conservation: To encourage conservation practices and natural resource management that minimize negative environmental impacts.
6. Transportation / Infrastructure: To manage an efficient, sustainable and safe transportation and infrastructure system.
7. Airport: To enhance the airports ability to support economic development through a Concept Plan.

## **6 Key Components of Planning Area**

As a growth centre, the SMF area has evolved and developed over the past 100 years. Today, the area consists of diverse, mixed uses that include, Agriculture, Residential, Recreational, Institutional and Industrial developments. A key component of the review of this Plan is not to eliminate or constrain the ability of existing land uses, rather the intent is to recognize the diversity and to apply clear planning direction and policies.

A number of existing components or building blocks have been identified in the plan area:

### **6.1 Agriculture**

- Many existing operational farms and ranches in SMF.
- Residents value these lands - maintaining the history of the area and connection to the past.
- Value the open space farming/ranching allows.
- Recognize limitations on the productivity of the land/soil (gravel resources).
- Majority of agriculture is in the western portion of the planning area.

### **6.2 Community Centre**

- The Community Centre is a focal point, comprised of mixed uses. It is located at the intersection of Highway 584 and Range Road 60 and has the opportunity to accommodate a variety of uses.
- The South McDougal Flats Hall has been in the area since the beginning of the twentieth century and is generally known and regarded as the area's social, cultural and community meeting place (originally it was a school).
- The community does not wish to replace the community hall but would like to build and expand on its unique character by creating a 'hub' for the community that could hold larger events (e.g. wedding parties, reunions).

### **6.3 Airport**

- Sundre Airport built in 1984/85 by Alberta Transportation.
- The runway is approximately 4,346 ft.
- Airport is used by aviation enthusiasts, recreation seekers, Medivac (fixed-wing and helicopter), Charters, Alberta Sustainable Resource, Forestry and West Country Emergency Operations.
- Residents and stakeholders view the airport as a unique and important facility to have in the area (for recreation, tourism, economic development).
- Majority of residents and stakeholders would like to see the airport play a larger role in future economic development.
- It is important to recognize the airport as an existing and expanding use that will be developed separately in a Concept Plan.

### **6.5 Red Deer River and Bearberry Creek**

- The Red Deer River and the Bearberry Creek were mapped in the 2014 Provincial Flood Study. It is presumed that once the Provincial, draft report for the Upper Red Deer River Flood Study is completed, it will replace the 2014 Provincial Flood Study.
- The Red Deer River is classified as a Level 1 (Very High) ESA whereas the Bearberry Creek is classified as a Level 4 (Low) ESA.
- Desire to restrict the types of recreational uses to passive recreational use, ideal for trail systems, dog-walking, trail riding, picnics, and day use.
- Major component of open space system within SMF (well vegetated).

### **6.6 Residential**

- Large amount of country residential housing located in southern area of the plan, and west of Range Road 60 - strong desire to maintain the existing rural character of SMF.
- Where appropriate, opportunities for infill development within already established multi-lot residential development.
- Desire to allow for a variety of residential parcel sizes in order to provide different opportunities and meet market demands.

### **6.7 Industrial**

- Important land use for the County's tax base and economic development.
- Source of employment for residents in SMF and other parts of the County.
- Maintain and encourage small scale, local commercial development along Hwy 584.
- Direction to locate industrial uses within well planned Industrial/Business Parks and focus commercial uses along Hwy 584.
- Landscape buffers where industrial uses interface with non-industrial uses.
- Natural resource extraction activity is prevalent throughout the planning area and is expected to continue throughout the duration of the planning horizon for this ASP.

## **7 Land Use Policy Areas**

This section contains the specific policies to guide future land use and development within SMF. Each of the following policy areas corresponds to a designation on Figure 8: Land Use Concept. All lands within SMF are designated under a policy area 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 goals for the area.

### **7.1 Agriculture & Low Density**

The conservation of farmland and ranchland is very important to the history and character of the County. Ranching operations and livestock grazing are the prominent agricultural uses within the planning area. The intent of these policies is to balance the number and locations of subdivisions to allow for continued agricultural operations without disruption or interference.

#### **7.1.1 Goals**

- a) To ensure that the significant aspects of the western agricultural history of SMF are retained.
- b) To recognize the importance of agriculture to the Plan Area and the County.

#### **7.1.2 Objectives**

- a) To recognize the presence of existing agricultural operations within the plan area.
- b) To ensure that agricultural uses are accommodated in appropriate areas through long range planning and buffering.
- c) To encourage specialized farming and other operations which conserve land and contribute to economic development.

#### **7.1.3 Policies**

- a) First parcel out may be supported in accordance with the Agricultural Land Use Policies of the MDP.
- b) Subdivision(s) with the intent to create agricultural or residential lots beyond the first parcel out and up to three titled lots with the remainder as the fourth (4<sup>th</sup>) title may be considered in accordance with the policies of the MDP.
- c) Applications for development, redesignation and subdivision, within lands in the Agriculture & Low Density area, that have the potential or are prone to flooding, will be subject to the policies of Section 8 of this Plan.
- d) Development of new Confined Feeding Operations (CFOs) shall not be supported within 1.6 km (1 mile) of SMF, as directed by the MDP.

### **7.2 Residential**

There are a number of country residential subdivisions and acreages within the plan area. Throughout the years SMF continues to be a highly desirable location because it borders the Town of Sundre as a convenient service centre. It is relatively close to Calgary and the Hwy 2/2A corridor, as



well as the mountains, and it is also in close proximity to the Red Deer River, which provides for a range of recreational opportunities. Country residential lots have become increasingly popular for people seeking to move to a more rural lifestyle.

The following goals, objectives and policies are intended to guide residential development within the plan area.

#### **7.2.1 Goals**

- a) To encourage a variety of residential parcel size options within the plan area.
- b) To allow for subdivision of residential development while being conscious of the existing surrounding land uses and the existing natural features.

#### **7.2.2 Objectives**

- a) To provide opportunities of diverse residential subdivision options in order to appeal to and accommodate a wider population demographic.
- b) To allow for additional residential development to locate in appropriate quarter sections, in already established residential subdivisions.

#### **7.2.3 Policies**

- a) A first parcel out subdivision application within the Residential land use concept area, as shown in Figure 8, may be considered on a previously unsubdivided quarter section, in accordance with the MDP and compliant with Section 8 of this Plan.
- b) An application with the intent to create additional residential lots within NW 25-32-6-5, SW 25-32-6-5, SE 26-32-6-5, NE 26-32-6-5 and NW 26-32-6-5 as identified on Figure8: Land Use Concept, shall meet all of the following criteria:
  - i. The application shall include a concept drawing of the subdivision potential of the entire title or the property that is the subject of an application. Regardless of the number of proposed lots they shall not exceed a total of 48 lots within the quarter section.
  - ii. Parcel sizes shall meet the minimum parcel size as prescribed in the Land Use Bylaw and shall not be smaller than the smallest country residential lot within the quarter section.
  - iii. The maximum parcel size shall not be larger than 15.0 acres.
  - iv. Provide legal and physical access to each proposed lot(s) that meets County standards.
  - v. Consider and accommodate additional onsite water and wastewater servicing and stormwater management requirements in accordance with County's policies.
  - vi. Lands that are subject to or prone to flooding must comply with the policies of Section 8 of this Plan.

- c) Notwithstanding Policy 7.2.3 a), which may support first parcel out from a previously unsubdivided quarter sections, further subdivision applications, beyond the first parcel out, within SE 1-33-6-5 as identified on Figure 8: Land Use Concept are subject to, but not limited to, the following requirements:
  - i. A Concept Plan inclusive of community consultation, as defined in the MDP, for the entire build out of the quarter section;
  - ii. Servicing study (groundwater and septic suitability analysis);
  - iii. Biophysical Assessment;
  - iv. Geotechnical Assessment
  - v. Traffic Impact Assessment;
  - vi. Stormwater Management Plan
  - vii. Flood Hazard Assessment.
- d) Parcel size, beyond the first parcel out, within SE 1-33-6-5 shall be at a minimum 5.0 acres and shall not exceed 15.0 acres.
- e) The Concept Plan and supportive studies shall meet Provincial standards, and the requirements of County's Policies and the Land Use Bylaw.
- f) New residential subdivision within a quarter section of land that is subject or prone to flooding shall comply with the requirements and restrictions as prescribed for in Section 8 of this Plan.
- g) Further to Policy 7.2.3 c), an internal subdivision road to paved standards, will be required at the developer's expense, in accordance with County Policy.

### **7.3 Industrial & Highway Commercial Corridor**

Areas designated as Industrial & Highway Commercial Corridor provide for a broad range of industrial and commercial development, strategically located along Highway 584 and south of the corridor. For the most part, this designated area is intended to cater services and uses for the travelling public and the regional resident. The range of development includes Home Hardware, Sundre Forest Products, Highland Project, warehousing and natural resource extraction. These businesses are important to the area economy as they support local employment opportunities. The intent of this Plan is to direct and group industrial and commercial uses to maximize their compatibility and minimize any negative impacts on nearby residential uses.

#### **7.3.1 Goals**

- a) To concentrate the highway commercial corridor along Hwy 584 generally between the 'Community Centre' and the Town of Sundre.
- b) To designate sufficient industrial and commercial land to accommodate future growth that allows choices for parcel size and servicing requirements.

#### **7.3.2 Objectives**

- a) To provide for a range of industrial and commercial uses along the Hwy 584 corridor.

- b) To provide adequate buffers between industrial/commercial uses and adjacent land uses.

### **7.3.3 Policies**

- a) A first parcel out subdivision application within the Industrial & Highway Commercial Corridor land use concept area, as shown in Figure 8, may be considered on a previously unsubdivided quarter section, in accordance with the MDP and compliant with Section 8 of this Plan.
- b) Land use Redesignation and Subdivision applications, if required, with the intent to create industrial or commercial development shall be submitted simultaneously for consideration to County standards and shall be sited in the Industrial & Highway Corridor as shown in Figure 8.
- c) Standalone subdivision proposals for industrial or commercial development located outside the areas identified for Industrial & Highway Corridor is discouraged.
- d) Where industrial or highway commercial corridor proposals are adjacent to existing or planned residential development measures to mitigate potential impacts shall be required.
- e) A Concept Plan and supportive studies shall be required for the expansion of existing business park or for any proposed new business parks.
- f) The Concept Plan, inclusive of community consultation, as defined in the MDP, and supportive studies shall meet Provincial standards, and requirements of County's Policies and the Land Use Bylaw, including but not limited to:
  - i. Servicing Study;
  - ii. Geotechnical Assessment;
  - iii. Biophysical Assessment;
  - iv. Environmental Site Assessment;
  - v. Traffic Impact Assessment;
  - vi. Stormwater Management Plan;
  - vii. Ground Water Supply Evaluation;
  - viii. Septic Suitability Analysis;
  - ix. Emergency Response Plan.
- g) Applications for industrial, commercial or business park shall comply with County Policy with regards to the Business, Commercial and Industrial Design Guidelines.
- h) Applications with direct access to Hwy. 584 should be avoided, wherever possible. However, all applications will be circulated to Alberta Transportation and will determine the standards for development.
- i) Applications with access directly from a municipal road, the County will determine the standards for development.

## **7.5 Airport**

The Sundre Airport has been a successful community airport since its construction in 1984. MVC is the owner of the Airport. The Sundre Airport is an important economic driver for the region and the County as a whole.

### **7.5.1 Goals**

- a) To promote economic development at the airport.

### **7.5.2 Objectives**

- a) To develop a Concept Plan for the airport lands and adjacent properties.

### **7.5.3 Policies**

- a) A Concept Plan shall identify detailed policies for future land uses and development for the lands identified as Airport in Figure 8 taking into account aviation requirements, offsite impact as well as environmental restrictions.
- b) The Concept Plan shall be prepared as directed by Council and shall include landowner participation and public engagement prior to consideration and approval by Council.
- c) Notwithstanding 7.5.3 a), a first parcel out subdivision application within the Airport land use concept area, as shown in Figure 8, may be considered on a previously unsubdivided quarter section, in accordance with the MDP and compliant with Section 8 of this Plan.

## **7.6 Community Centre**

The Community Centre, identified at the intersection of Hwy. 584 and Rge. Rd. 60 is intended to create a vibrant and active core that is comprised of a mix of uses. Existing institutional uses at this intersection provide a logical foundation upon which to build and strengthen this community focus. It is recognized that some flexibility regarding the ultimate size, location and configuration of the Community Centre may be necessary given existing development and uses at and in close proximity to the intersection. West Fraser Mills Ltd. is one such use.

South McDougal Flats Hall and McDougal Chapel provide existing venues for hosting events and meetings. This plan supports the long-term viability of these institutions through facility upgrades and joint use arrangements, as required.

The Community Centre includes the intersection and its four (4) quadrants. It is understood that this is a node that will develop and evolve over time, likely through the preparation of individual development applications. While individual applications are required in order to grow and strengthen this Centre, an integrated design is important to ensure the functionality of the Community Centre, as a whole. Individual applications shall not compromise the functionality of the Community Centre, as a whole.

The Community Centre will function as a mixed-use node. As a community gathering place, it shall be an activity hub comprised of local retail, personal service uses and institutional uses.

#### **7.6.1 Goals**

- a) To create a vibrant and identifiable community focal point.
- b) To ensure the long-term viability of an attractive and unique Community Centre in SMF.

#### **7.6.2 Objectives**

- a) To provide appropriate land uses adjacent to the community centre that complement the Centre's function as a community focal point.
- b) To encourage expansions and/or upgrades to SMF Hall in order to accommodate larger scale events and activities.
- c) To create visually pleasing corridors leading to the Community Centre.

#### **7.6.3 Policies**

- a) Commercial development shall be limited to small-scale service and retail uses that contribute to the rural nature of the plan area.
- b) Suitable setbacks or buffers shall be required to ensure compatibility with existing or proposed adjacent land uses.
- c) Major future public community amenities or facilities should be located at or in the vicinity of the Community Centre so as not to undermine its planned function.
- d) All new development or redevelopment of existing buildings and sites should comply with the County's Business, Commercial and Industrial Design Guidelines.

### **7.7 Recreation**

The SMF area provides a number of recreational activities and opportunities. These activities range from active to passive recreational pursuits, some based on trails and others based on condominium resorts requiring servicing. Clearly, "recreation" can include uses which have varying degrees of intensity, impacts and infrastructure requirements.

The community has expressed a strong desire to limit recreational opportunities to passive recreation activities and a desire to restrict intensive uses which can negatively impact the functions and features of the Red Deer River, the Bearberry Creek, and Environmentally Significant Areas. As a result, the Plan designates Recreation areas, in Figure 8, near or adjacent to the Red Deer River and the Bearberry Creek.

#### **7.7.1 Goals**

- a) To preserve and enhance the natural characteristics of the Red Deer River and the Bearberry Creek by allowing low impact recreational opportunities.
- b) To protect the river and creek corridors from inappropriate uses.

### 7.7.2 Objectives

- a) To limit recreational opportunities to passive uses only.
- b) To direct recreational development in areas that will not negatively affect the Red Deer River or the Bearberry Creek.

### 7.7.3 Policies

- a) Applications for expansion of existing approved campgrounds and recreational vehicle sites may be approved, subject to a Concept Plan, inclusive of community consultation, as defined in the MDP, and supportive studies.
- b) The Concept Plan and supportive studies shall meet Provincial standards, and requirements of County's Policies and the Land Use Bylaw, including but not limited to:
  - x. Servicing Study;
  - xi. Geotechnical Assessment;
  - xii. Biophysical Assessment;
  - xiii. Environmental Site Assessment;
  - xiv. Traffic Impact Assessment;
  - xv. Stormwater Management Plan;
  - xvi. Flood Risk Assessment;
  - xvii. Ground Water Supply Evaluation;
  - xviii. Septic Suitability Analysis;
  - xix. Emergency Response Plan.
- c) New Commercial recreational development including campgrounds, resorts, dude ranches with fixed roof accommodation, spas, golf courses and ancillary clubhouses and other forms of recreational operations that are operated for commercial gain shall not be supported within the Plan area.
- d) Notwithstanding Policy 7.7.3 c), future recreational opportunities involving the reclamation of gravel pits shall be pursued, where feasible, and desired by the community.
- e) New low impact recreational opportunities may include uses without improvements, such as, but not limited to trails systems, dog-walking areas, trail riding, picnics and day use areas.
- f) New low impact recreational opportunities shall require Redesignation approval compliant with the Land Use Bylaw and the provisions of Section 8 of this Plan.
- g) Notwithstanding the above policies, a first parcel out subdivision application within the Recreation land use concept area, as shown in Figure 8, may be considered on a previously unsubdivided quarter section, in accordance with the MDP and compliant with Section 8 of this Plan.

## **8 Specific Policy Areas**

There are a number of planning and land use considerations that require specific policy direction. The policies of this section are intended to supplement the policy framework of Section 7 (Land Use Policy Areas).

### **8.1 Environmentally Significant Areas**

The protection and management of environmental resources is an important aspect to maintaining the plan area's quality of life. Environmentally sensitive areas include watercourses, wetlands, woodlands, the Red Deer River and the Bearberry Creek corridors. The Red Deer River and the Bearberry Creek are watercourses that represent the area's most Environmentally Significant Areas (ESAs) and also the area's most significant natural amenities.

The policies in this Plan promote conservation measures to protect ESAs, to enhance the quality of life of the area's residents and to promote public safety.

#### **8.1.1 Goals**

- a) To protect ESAs and other sensitive features from inappropriate use.
- b) To limit development on identified ESAs in order to preserve the integrity of existing natural features.
- c) To create public awareness about protecting ESAs and other sensitive features.

#### **8.1.2 Policies**

- a) Natural sensitive areas identified on Figure 5: Environmentally Significant Areas may not be a complete representation of sensitive lands and features in the Plan area. MVC may determine upon review of an application for development, redesignation or subdivision proposal that a Biophysical Assessment or an Environmental Site Assessment may be required in support of an application.
- b) The Red Deer River and the Bearberry Creek corridors shall remain in their natural state. Any proposed future development in proximity to these corridors shall be setback sufficiently from these watercourses to avoid impact to the riparian areas. Applications shall demonstrate appropriateness, given the surrounding natural features.
- c) Environmentally significant lands should be protected, if necessary, via the dedication of land as Environmental Reserve, or via the registration of an Environmental Reserve Easement or Restrictive Covenant on the lands deemed to be environmentally significant, subject to the provisions of the Municipal Government Act as amended from time to time, and County's policy.
- d) When required, the width of an Environmental Reserve or Environmental Reserve Easement along the Red Deer River or the Bearberry Creek 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.

- e) When required, 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.
- f) Where a proposed subdivision or development is within a sensitive feature, the County may consider environmental protection measures and prescribe improvements upon the land as a condition of subdivision or development approval in accordance with County's policy.
- g) For subdivision and development applications in the locations that have a substantial portion of woodlands, the County shall encourage that Firesmart principles and fire prevention details are included as part of the application. In these areas, any approval of a development permit application shall encourage the implementation of Firesmart principles and fire prevention details.

## **8.2 Flood Hazard**

The Red Deer River and the Bearberry Creek are the main natural features in SMF that attract visitors to the area. However, throughout the years these two watercourses have experienced flooding that have caused injuries and damage to personal properties and County infrastructure.

In 2014 the Province released the McDougal Flats Flood Hazard Study Area report, which report identifies areas considered Floodway and Flood Fringe, shown in Figure 6. The 2014 Provincial study is still in effect; however, it will change as the Province is working on a study called Upper Red Deer River Hazard Study. Once approved, the updated study will supersede the 2014 report.

Efforts should be made to minimize development in hazardous areas.

### **8.2.1 Objectives**

- a) To direct development in areas that will not negatively affect the river and creek corridors and are not in the flood hazard area or areas prone to flooding.

### **8.2.2 Policies**

- a) No development or subdivision proposals shall take place or be considered in areas identified as Floodway as shown in Figure 6 unless compliant with the regulations of the Land Use Bylaw.
- b) Subdivision proposals or development applications within the Flood Fringe as shown in Figure 6 may be considered, subject to, if required, by a Flood Risk Assessment.
- c) Development and subdivision shall be discouraged from hazards lands, those being:
  - i. Lands that are susceptible to erosion, subsidence or slumping; and
  - ii. Lands prone to flooding.
- d) Applications sited upon slopes of over 10% shall require a Geotechnical Assessment in accordance with County Policy, demonstrating stability and suitability of the land.
- e) Further studies may be required as part of any subdivision or development applications located within areas known to be hazard lands.



### 8.3 Natural Resource Extraction

The jurisdiction over sand and gravel extraction operations is shared between the Province and County. Federal jurisdiction may even be involved in cases where fish and fish habitat may be affected.

The Provincial interest in non-renewable resources is expressed through general Land Use Policies developed in 1996 pursuant to the Municipal Government Act, as amended from time to time. The relevant policy framework is as follows:

- Municipalities are encouraged to establish land use patterns which accommodate natural resource extraction or harvesting and processing, while at the same time, minimizing potential conflict with nearby land uses and any negative environmental impact.
- Municipalities are encouraged to identify areas where the extraction of surface materials (e.g. sand and gravel) should be a primary land use.
- Municipalities are encouraged to direct subdivision and development activity so as not to constrain or conflict with non-renewable resource development.

In maintaining consistency with the Province's direction, MVC implemented general and specific policies within the MDP regarding planned extraction, buffering, agreements, and reclamation. Gravel pits are further regulated under the LUB, which take into consideration site and operating regulations. Operating regulations will further guide the Aggregate Extraction/Processing use through conditions. The guiding policy, in terms of planned extraction states:

*"Extraction of natural resources, particularly sand and gravel deposits, prior to the subdivision and/or development of the lands for other uses shall be encouraged."*

It is well known that the SMF planning area has significant natural resources, particularly sand and gravel deposits, in addition to oil, gas and forest reserves.

There are a number of privately owned and County owned gravel pits operating in the area. Given the abundance of gravel underlying SMF, it is acknowledged that there will likely be future interests by private landowners and other parties for natural resource extraction operations throughout the Plan area.

The Province, under the Code of Practice for Pits, permits and regulates gravel operations and may require additional approvals under other forms of legislation such as the Water Act, AEP, and others as required. Municipal jurisdiction over sand and gravel operations extends over the following matters: land use compatibility through statutory plans (MDP, ASP), the LUB and the development permitting process and subdivision process. Applications for land use change to Aggregate Extraction/Processing District, will be reviewed based on the merits, surrounding land uses and potential conflicts.

There is jurisdictional overlap between a number of matters that must be addressed in a natural resource extraction application. Therefore, it is essential that the authorization and permitting processes of both the Province and MVC operate in a harmonious and effective manner to the benefit of the operators, County, residents and all those affected by these projects.

Consistent with Provincial policy and the MDP, this ASP supports the extraction of gravel prior to development. However, applications for extraction shall be expected to be comprehensive in detail

and include a thorough public consultation program that documents the process of addressing impacts and the public response.

#### **8.3.1 Goals**

- a) To extract resources in an environmentally responsible manner that aligns with Provincial legislation and industry best practices.
- b) To recognize the importance of gravel to the County and Provincial economies.
- c) To recognize extraction as an interim land use requiring appropriate and timely reclamation to be done in phases.
- d) To recognize that aggregate extraction may have an adverse effects on adjacent land uses.

#### **8.3.2 Objectives**

- a) To ensure the public is privy to the final reclamation plans that are reviewed and approved by AEP, and to further encourage progressive reclamation of new gravel pits through phasing and open pit area conditions.
- b) To ensure that this type of industry is appropriate in the plan area and provides a valuable contribution to the economic sustainability of the region.
- c) To ensure that resource extraction is contingent on the mitigation or minimalization of the adverse impact upon adjacent land uses and environmental constraints.

#### **8.3.3 Policies**

- a) Natural resource extraction activities are considered an interim use rather than an ultimate or final land use within the Plan Area.
- b) Extraction of natural resources, particularly sand and gravel deposits, prior to subdivision and development of the lands for other uses shall be encouraged.
- c) All new gravel pit extraction and expansions of existing gravel pits shall require redesignation approval to the appropriate district in compliance with the MDP and the LUB.
- d) Approvals from all government agencies must be obtained as required.
- e) The County will utilize and implement conditions at the Development Permit stage, in order, to minimize the impacts on adjacent developments, the community and the environment.
- f) To support progressive reclamation and reduce offsite impacts, all applications for new gravel pit or expanding gravel pits shall include a phasing plan and limit the open pit area to maximum 30.00 ~~40~~ acres or less at any one time.
- g) A Comprehensive Site Development Plan is required to be submitted outlining all aspects of the operation as outlined in the LUB.

## **8.4 Supporting Services**

Although there is a sizable rural population residing in the plan area, supporting services, including schools, health, protective and emergency services are located in and delivered out of nearby urban locations.

### **8.4.1 Goals**

- a) To ensure supporting services are available for new development.

### **8.4.2 Policies**

- a) In approving a subdivision, beyond the first parcel out, ten percent (10%) of the area being subdivided into new parcels shall be required to be dedicated as 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 cash-in-lieu of municipal reserve.
- b) 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 lands 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.
- c) Within the Plan Area, public recreation areas may be provided for day use activities, which may include but are not limited to sports fields, playground equipment, picnic sites and trails.

## **8.5 Cooperation with the Town of Sundre**

The Town of Sundre and MVC have agreed to undertake an Intermunicipal Development Plan (IDP) that addresses land use principles and policies affecting both jurisdictions.

The IDP forms the basis of cooperative effort between the Town and the County to work together to serve the needs of both communities.

SMF is adjacent to the Town of Sundre and there are 11 quarter sections (either partially or entirely) within SMF that are within the boundaries of the IDP. One of the purposes of the IDP is to protect the area surrounding the Town for future expansion.

### **8.5.1 Policies**

- a) Redesignation, subdivision and development applications within the 11 quarter sections identified in Figure 3 that are within this ASP and the IDP shall comply with the policies of the this Plan and the IDP.
- b) The IDP policies, guide requirements for water and wastewater servicing, transportation systems, economic development and environmental consideration.

## **8.6 Roads and Utilities**

The main road network, Figure 7, in the Plan Area consists of Highway 584 and Coalcamp Road on the western boundary. 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.

### **8.6.1 Goals**

- a) To promote an effective and safe roadway network.
- b) To require appropriate setbacks from roadways.
- c) To require all development to provide water, sewer and stormwater management systems that meet county and provincial standards.
- d) To provide for development in a manner consistent with the sustainability of groundwater resources.

### **8.6.2 Policies**

- a) Internal subdivision roads shall be constructed in accordance with County Policy.
- b) Internal subdivision roads should be paved and provided at the developer's expense and the extent of paving shall be in accordance with County Policy.
- c) All new multi-lot development that requires access off a provincial highway shall develop the access to the standards of Alberta Transportation.
- d) The County may require a Traffic Impact Assessment, in accordance with provincial regulation, for any proposed subdivision or development application.
- e) A Stormwater Management Plan, prepared by a qualified professional engineer, in accordance with provincial regulation, may be required for all future subdivision and/or development in accordance with provincial regulations.
- f) The County may require grading plans and elevations to be registered on title through a restrictive covenant with the County prohibiting any development other than that which complies with the approved grading plans and elevations, in order to ensure proper post-development drainage of the site.
- g) Individual water well and private sewage treatment systems that meet provincial and municipal standards may be considered.
- h) The County shall not approve a 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 hauling in potable water and a cistern or cisterns are to be used in place of or partially in place of groundwater.

## **8.7 Crown Lands**

Crown Lands in SMF, as shown in Figure 2, are mostly within the Red Deer River corridor and subject to an ESA classification. 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, these 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 the provincially approved timber harvesting plans. The County should initiate dialogue with the Province in an attempt to ensure consistency between the use and management of these lands and the County's Environmental Protection guidelines.

### **8.7.1 Goals**

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

### **8.7.2 Policies**

- a) It is encouraged that grazing leases on Crown lands limit grazing to suitable lands such that steeper slopes along the Red Deer River remain wooded. Timber removal on grazing lease lands should be limited, particularly along ridgelines.
- b) Where Crown land forms part of or is adjacent to an ESA or sensitive feature, it is encouraged that any use of that Crown land should be undertaken in a manner that:
  - i. Minimizes impacts on the lands;
  - ii. Promotes continuity of woodland habitat; and
  - iii. Protects site amenities, such as views, steep slopes and drainage courses.
- c) 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.

## **9 Administration**

### **9.1 Development Phasing**

The MGA requires that ASPs must describe the sequence of development. Development phasing or the sequence of development will be considered on an application basis within a particular policy area.

### **9.2 Monitoring and Review**

The effectiveness and the continued relevance of this plan will be reviewed from time to time because factors affecting land use, development, servicing availability, farming and natural resource use are dynamic.

- a) The County shall monitor the effectiveness of this plan:
  - i. as the plan's policies are applied in processing proposed applications to redesignate, subdivide and develop land; and
  - ii. in communications with other authorities and community groups in dealing with matters of common interest that affect the plan area.
- b) The County should review this plan in its entirety every eight to ten years.
- c) 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 or lag behind that of the planning direction for the South McDougal Flats area, Council may initiate an amendment to the Area Structure Plan that would result in the desired effect.

### **9.3 Plan Amendment**

Because of the dynamics of social and economic change, it may be necessary from time to time to consider changes to the South McDougal Flats Area Structure Plan.

- a) 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 South McDougal Flats Area Structure Plan.
- b) If an amendment is initiated by a person or persons having an interest 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.
- c) 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 policies.

### **9.4 Plan Interpretation**

When interpreting the policies of this plan, use of the words, "shall", "should", and "may" will have the following meaning:

"shall" is an operative word which means the action is mandatory;

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

## **Glossary of Terms**

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

### **Buffering**

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

### **Cash-in-Lieu**

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

### **Community Centre**

This is an area or meeting place used by members of the community for social, cultural, or recreational purposes. For the purposes of this ASP, the community centre does not refer to a single building but rather a collection of buildings, places and spaces located within a mixed-use node.

### **Concept Plan**

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

- 1) Existing situation – A baseline description of the following matters and an evaluation of the potential impacts on the proposed development:
  - a) Existing land use, ownership and development;
  - b) Topography geotechnical, hydrological, hazard and/or environmental conditions that characterized the area;
  - c) Existing servicing agreements, utilities, and transportation routes;
  - d) Any other matters that Municipality requires to be investigated.
- 2) Local Development Matters – A description and evaluation of the following matters describing the proposed development within the concept plan area:
  - a) The proposed uses of lands within the concept plan area;
  - b) The 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 agreements
- f) Any other matter the Municipality requires to be investigated.

Based on the scope and intensity of development proposed, concept plans may require the provision of supportive reports and/or studies completed by a qualified professional including but not limited to: servicing study, geotechnical assessment, traffic impact assessment, stormwater management plan, biophysical assessment and preliminary engineering plans and specifications. Concept plans shall be prepared in accordance with approved County policy.

#### **Conservation Design**

A density neutral system that takes into account the natural landscape and ecology of a development site and facilitates development while maintaining the most valuable natural features and functions of the site. One objective of this design approach is protecting the essential physical, chemical, and biological characteristics of the environment against degradation.

#### **Contiguous**

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

#### **Density**

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

#### **Discretionary use**

Refers to a land use or building provided for in a land use bylaw that may or may not be permitted, subject to the discretion of the approving authority.

#### **Environmentally Significant Lands**

Natural areas identified by either the Province or Mountain View County Policy 6009 as approved and amended by Council from time to time, which because of its features or characteristics, are significant to the County or Province from an environmental perspective, and which have the potential to remain viable.

#### **Ecologically sensitive area**

Areas whose ecological function and integrity are, or may be, valuable to certain land uses. These may include Environmentally Significant Areas (ESAs), riparian areas, vegetated areas, or areas with steep slopes.

#### **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 overbank 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 exceeding 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.

**Groundwater**

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

**Growth Centre**

This refers to areas more suitable for future development including higher density residential, commercial and industrial uses.

**Hazard Land**

Lands which may be prone to flooding, shoreline erosion or slope instability hazards or any hazard that may result in loss of life 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%.

**Intensification**

This term refers to a process of adding new development elements to an area by building on vacant lots and/or redeveloping existing lots and/or buildings.

**Land subdivision**

Subdivision is the legal division of a single parcel of land into two or more smaller parcels. By subdividing land, each parcel created is given a separate land title. Prior to being registered with Alberta Land Titles, each subdivision must receive subdivision approval from the County.

**Municipal reserve**

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

**Permitted use**

Land use or buildings that are not provided for in the land use bylaw and that shall be approved.

**Riparian area**

Area adjacent to a watercourse or water body, typically with unique ecosystems that occur in transitional areas between the terrestrial (dry) and aquatic (wet) ecosystems. They include flood hazard areas, areas prone to flooding, streambanks, lakeshores and wetlands and may exist within any land use area. They are typically more productive in terms of plant and animal species, diversity and biomass, than upland area and often function as wildlife movement corridors.

**Riparian buffer**

The area on either side of a water course or water body in which land use and development are highly controlled in order to protect the ecological function. According to the Alberta Fish and Game Association, 30 meters on either side of a water course or water body is normally adequate for nutrient, metal and chemical removal, however 100 meters is ideal for wildlife corridors and water/snow infiltration, and 200 meters are preferable for sediment removal and erosion control. Mountain View County currently requires dedication of a minimum of 6 m Environmental Reserve and/or Environmental Easement from the surveyed top of bank at the time of subdivision.

**Steep slopes**

A slope in excess of 10% is considered to be the threshold above which construction, drainage, layout of utilities, etc. are more complex and more expensive, and where erosion potential is increased. Mountain View County currently requires that development on slopes of 10% or more may require a geotechnical report.

**Surface water**

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

**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.

**Wildlife corridor**

An area or habitat that allows movement of various species between areas of human inhabitation. It is desirable to avoid fragmentation of patches, so that continuous corridors for wildlife movement can be maintained.

### **List of Acronyms**

ASP:	Area Structure Plan
AT:	Alberta Transportation
CFO:	Confined Feeding Operation
ESA:	Environmentally Significant Area
IDP:	Intermunicipal Development Plan
LUB:	Land Use Bylaw
MDP:	Municipal Development Plan
MGA:	Municipal Government Act
MR:	Municipal Reserve
MVC:	Mountain View County
SMF:	South McDougal Flats
TC:	Transport Canada

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