

MOUNTAIN VIEW COUNTY
BYLAW NO. 10/13
WATER VALLEY / WINCHELL LAKE AREA STRUCTURE PLAN

**Mountain View County
Province of Alberta
Bylaw No. 10/13**

A BYLAW OF MOUNTAIN VIEW COUNTY IN THE PROVINCE OF ALBERTA TO ADOPT THE WATER VALLEY / WINCHELL LAKE AREA STRUCTURE PLAN

SECTION 1 – SHORT TITLE AND PURPOSE

- 1.01 This Bylaw may be cited as the “Water Valley/Winchell Lake Area Structure Plan”;
- 1.02 Section 633 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 Water Valley/Winchell Lake 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 Water Valley/Winchell Lake 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. 54/95, Water Valley Area Structure Plan or Bylaw No. 3/01, Winchell Lake Area Structure Plan.

SECTION 4 – REPEAL OF BYLAW

- 4.01 Bylaw No. 54/95, Water Valley Area Structure Plan and Bylaw No. 3/01, Winchell Lake Area Structure Plan are hereby repealed at the effective date of this Bylaw.

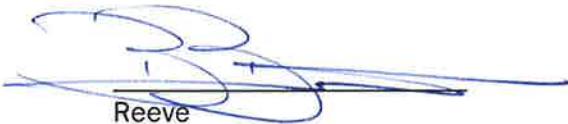
SECTION 5 – EFFECTIVE DATE

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.

Read first time this 28 day of August, 2013

Read the second time this 25 day of September, 2013

Read the third time this 25 day of September, 2013



Reeve



Chief Administrative Officer

SEPT. 25 2013
Date of Signing

SCHEDULE "A"
FORMING PART OF BYLAW No. 10/13

An Area Structure Plan known also as the Water Valley/Winchell Lake Area Structure Plan, attached to
and forming part of this Bylaw.



**Mountain View
COUNTY**

Building Rural Better

WATER VALLEY/ WINCHELL LAKE AREA STRUCTURE PLAN



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1 Introduction

1.1 Background

Mountain View County (MVC) is largely rural in character, with a mix of land uses that include large and small scale agriculture operations, oil and gas activities, mining, forestry, and recreation. Over 12,300 people live in the County and another 19,700 reside within the Towns of Sundre, Olds, Didsbury, Carstairs and the Village of Cremona¹. The County is easily accessed by residents of Calgary, Red Deer, Airdrie, Cochrane and from the Highway 2 corridor.

Rural lands in the County are under pressure for development, particularly for residential and recreation uses. The Water Valley and Winchell Lake area is not the exception, on the contrary this area is very desirable as a place to live because of its magnificent landscape. The Little Red Deer River and several other creeks run through the area. There is no doubt that an Area Structure Plan is required within this area to ensure that the appropriate forms and densities of future development will emphasize the character, quality of life, and environment. The plan will reflect the attractiveness, the dynamics and the accessibility of the Water Valley/Winchell Lake area.

1.2 Purpose of Plan

The authority for municipal planning, subdivision and development controls is established in Part 17 of the Municipal Government Act (MGA). Section 633 allows for municipalities to adopt Area Structure Plans. The intent of an ASP is to provide land use policies for a specific area within the municipality and it is adopted by bylaw. The purpose of this ASP is to:

- provide landowners within the plan area with information on the amount and type of development that may be permitted within a plan area;
- provide guidance for Council when making decisions on development proposals for specific parcels of land.

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

1.3 Plan Area

The plan area as shown on Figure 1, is comprised of 47 sections of land, located in the southwest corner of the County. Within the plan area a growth centre has been identified, which encompasses the Water Valley and Winchell Lake communities.

Growth centres are areas where future development will be directed, and may include residential, commercial and business uses. By directing development to specific areas it allows the County to preserve the outlying agricultural areas throughout the County.

¹ Statistics Canada 2011

Over the years there has been an increase of development in the Water Valley and Winchell Lake area that consequently has created water and wastewater issues. These two themes will be the platform of this Area Structure Plan, by defining a framework that balances future development and servicing strategies in a manner that protects both the environment and residents.

1.4 Community Consultation

A number of public consultation sessions were held prior to the preparation of this ASP. These sessions included:

- Public Survey (January 20, 2009 to February 4, 2009)
- Public Workshop for Development of Guiding Principles (March 7, 2009)
- Public Open House to Review Draft ASP (October 15, 2009)
- Public Design Charrette (April 10, 2010)
- Public Survey – Draft Land Use Concepts (May 17, 2010 to June 11, 2010)
- New Draft ASP prepared and circulated (October 2010)
- Public Open House - Draft ASP Review (November 2, 2010)
- Public Open House – Draft ASP amendment (February 25, 2013)
- Public Survey – ASP Draft (February 26 to March 29, 2013)
- Newly Draft ASP Circulated (March 7, 2013)

The collective purpose of the public consultation sessions, design charrette and surveys was to provide a strong information base of public input and feedback for the development of the ASP.

2 Policy Context

There are a number of policy documents and management guidelines that affect land use planning in the County. The following are applicable legislation and background studies, which must be considered when developing within the Water Valley/Winchell Lake ASP:

2.1 Provincial Legislation

The Water Valley/Winchell Lake ASP has been prepared in accordance with Section 633 of the Municipal Government Act (MGA). The plan is intended to provide guidance and policy direction for future land use, subdivision and development within the plan area. According to the MGA, an ASP must address the following:

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

(2) An area structure plan

(a) must describe

- 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 the council considers necessary.”

2.2 Land Use Framework

The Land Use Framework is implemented and supported through Bill 36, the Alberta Land Stewardship Act. The purpose of the Land Use Framework is to manage growth through sustainable and smart growth principles.

2.3 Municipal Development Plan

The County's Municipal Development Plan (MDP) provides guidance for growth management and development into the future. The MDP established new directions to provide guidance and clarity for the facilitation of good, sound sustainable development. Future development will be concentrated and accommodated within six (6) identified growth centres areas, so that agricultural land is protected from development pressures and uncontrolled sprawl.

Although these areas have been designated as growth centres, it does not mean that there will be a boom of development immediately. The economic conditions, landowners, and the County will decide when the time is right for the actual development of the land. This ASP is intended to provide more detailed planning direction in conformity with the general goals, objectives and policies set by the MDP.

2.4 Land Use Bylaw

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

2.5 Environmentally Significant Areas: Mountain View County

Conserving environmentally significant areas within the County is essential to protect overall biodiversity, natural ecosystem functions, rare and unique features, wildlife movement, and public values. The Environmentally Significant Areas: Mountain View County report, prepared by SUMMIT Environmental Consultants Ltd, 2008, is considered to be the baseline for deciding when additional studies may be required, to determine the site suitability of a proposal. Other areas not identified within this report may require further studies subject to the discretion of the County or by an Approving Authority. Additional studies that may be required can include, but are not limited, to biophysical assessment and environmental site assessments.

All applications must have regard for ESAs and other County policy which addresses environmental protection.

3 Key Principles

The following principles were developed from public input and committee feedback. They stress the importance of the character, the quality of life, and the environment of the Water Valley/Winchell Lake area. Development, therefore, needs to be guided and planned explicitly to harmonize with these ideas. The principles provide a framework for the development of policies within this plan, and provide guidance for the ongoing planning process in the plan area:

- ***Recognize that agriculture is the primary activity in the Water Valley/Winchell Lake area. Other land uses and development must respect and be compatible with agricultural operations.***
- ***Ensure management of the natural environment to minimize the impact on land, water, wetlands, wildlife and vegetation.***
- ***Preserve and promote existing heritage and lifestyle.***
- ***Support the Water Valley hub (4-way stop) as a gathering place for the Water Valley/Winchell Lake area.***
- ***Ensure that residential development of various densities are accommodated in appropriate areas, while minimizing visual and environmental impacts.***
- ***Recognize the economic and employment opportunities of local (commercial and light industrial) businesses and that the area is rich in natural resources. Land uses and development must respect and be compatible with natural resource based industries.***
- ***Provide a range of recreation and open space opportunities that meets the needs of the local and general population and that best leverages the assets and amenities of the area.***
- ***Provide commercial recreation opportunities which are appropriately sited and respect the natural and manmade amenities of the Water Valley/Winchell Lake area.***
- ***Transportation and road access are important factors to guide development in this area. Attention must be paid to Provincial Highways, identified gravel haul routes, and the County Collector Road Network.***
- ***Support higher residential densities around the community hub and address existing groundwater supply and private wastewater disposal contamination issues within the plan area.***

4 Land Use Policy Areas

This section contains the specific policies to guide future land use and development within Water Valley/Winchell Lake ASP, as illustrated on Figure 2. - Land Use Concept. These policies shall be utilized in conjunction with broader policies of the Municipal Development Plan. Although policies fall under specific land use categories, staff and Council, where appropriate, can utilize policies from different sections when evaluating application proposals.

4.1 Agriculture

4.1.1 Purpose

Mountain View County recognizes the provincial Agricultural Operations Practices Act. The County, therefore, supports existing farming operations and they will remain as the predominant use within the plan. The conservation of farmland and ranchland is very important to the history, character and economic development of this area and the County. The intent of these policies is to allow existing agricultural operations to continue without disruption or interference.

4.1.2 Goals

- a) To recognize the presence of existing agricultural operations within the plan area.
- b) To allow the continuation and expansion of agricultural operations.
- c) To ensure that agricultural uses are protected and allowed to continue in the plan area.
- d) To encourage specialized farming and other operations which contribute to the economy of the area and the County.

4.1.3 Policies

- a) Development and/or subdivision shall occur in conformity with the agricultural land use policies of the Municipal Development Plan and the agricultural regulations of the Land Use Bylaw.
- b) New confined feeding operations (CFO), as defined by Provincial regulations, shall not be permitted within the plan area.
- c) Agricultural land uses should be promoted and encouraged to continue within the plan area.
- d) The rights of existing agricultural developments to continue operating shall be supported through implementation of the provincial Agricultural Operations Practices Act.
- e) Adjacent uses shall respect existing agricultural operations, including their hours of operation, their odours and noises and the traffic they create. New agricultural uses shall similarly respect the presence of adjacent uses.

4.2 Residential Development

4.2.1 Purpose

The Water Valley/Winchell Lake area is a highly desirable location because of its relative proximity to Calgary, the mountains and surrounding natural features. People coming to the area are seeking an amenity-based lifestyle, focused on the natural landscape and housing options, which could accommodate the various segments of the population, such as seniors.

As population grows, within the plan area, demand for water supply and sewer services will also increase. Therefore potable water needs to be available in a manner that responsibly manages the aquifers as a limited and valuable resource.

4.2.2 Goals

- a) To integrate new development with the character of existing development.
- b) To provide opportunities for entry level and retirement housing options in order to appeal to and accommodate a wider population demographic.
- c) To encourage conservation by design principles in accordance with the MDP.
- d) To allow for residential development while being conscious of land conservation measures.
- e) To encourage residential development that is sustainable and designed to minimize County costs to deliver services, maintenance and operations.
- f) To ensure potable water and safe wastewater disposal for all existing and future residences.
- g) To remind landowners wherever possible, that they live in an agricultural area and issues related to noise, dust and smell will arise from time to time.

4.2.3 Policies

- a) Development shall be in accordance with the Future Land Use Concept Map as shown on Figure 2.
- b) Development shall occur in accordance with the residential policies contained in the MDP unless otherwise directed by this ASP.
- c) Multi-lot subdivision(s) should comply with conservation by design principles, leaving the balance of the quarter in its natural healthy state or in agricultural operation.
- d) When reviewing multi-lot subdivision applications for low, medium or higher residential densities, consideration will be given to the following:
 - i. availability of adequate supply of potable water for each lot in accordance with the provisions of the Water Act;

- ii. servicing by an approved wastewater disposal system;
 - iii. adequate drainage by a storm water management plan;
 - iv. compatibility with adjacent land uses;
 - v. provision of safe access on to a County road;
 - vi. provision of emergency access;
 - vii. physical attributes of the land;
 - viii. presence of environmentally sensitive areas and features;
 - ix. phasing of development; and
 - x. any other matter deemed appropriate.
- e) The low density residential designation is intended to accommodate development of up to three (3) titled lots, retaining the balance of the quarter as the fourth (4) title in accordance with the policies of the MDP.
- f) The minimum lot size for low density residential lots is 3 acres and the maximum lot size shall be 5 acres .
- g) The County shall recognize any existing approved residential agreements regarding potential future development. Should the future development be realized, the development shall comply with current County standards and policies.
- h) The identified medium density residential areas are intended to accommodate subdivisions of up to fifteen (15) titled lots per quarter section.
 - i) Parcel size in the medium residential density shall be 5 to 15 acres.
 - j) Higher density areas for subdivision of 5 up to a maximum of 48 lots shall provide adequate systems for the supply of water and wastewater services at the developers' expense.
- k) Parcel size in the identified higher density areas shall be between 3 to 5 acres
- l) Mountain View County shall support multi-family seniors' housing development in appropriate locations designated for higher density or recreational development.
- m) While single family detached housing is expected to be the standard form of housing in the plan area, this ASP supports the development of alternative forms of housing (i.e. duplexes, townhomes, mobile homes, etc.), if the application demonstrates compatibility, rationale for the housing style, and if supported by the approving authority, a comprehensive landscape and buffering plan may be required.

- n) Higher density multi-lot subdivision applications shall require a concept plan when required by the MDP and shall be prepared in accordance with the MDP, to support redesignation and subdivision applications in the residential areas.
- o) Development should limit the removal of existing vegetation to accommodate additional building sites while encouraging implementation of FireSmart design principles, to ensure the safety of the community.
- p) Some areas may require buffering or transition between residential and other land uses; the type and degree of this transitional buffering will be dependent upon the adjacent uses that have been developed or are planned.

4.3 Neighborhood Commercial/ Community Centre

4.3.1 Purpose

The Community Centre, at the intersection of Range Road 52 and Highway 579 is the identified focal point for the Water Valley / Winchell Lake community. The community has expressed the desire for this area to grow as a vibrant and active core, comprised of small scale commercial and institutional uses. Future development in this area shall respect and enhance the existing western heritage theme, and shall be supported by the increased density of residential development as identified in the future land use concept as shown on Figure 2.

4.3.2 Goals

- a) To support a variety of land uses that enhance the Community Centre's function as a community focal point, service centre and economic hub.
- b) To support development that enhances and promotes the western heritage culture and existing amenities.

4.3.3 Policies

- a) Development in the community centre area shall be limited to small-scale retail, institutional and service uses. Some examples of appropriate neighbourhood commercial development in this area may include, but not be limited to: bed and breakfast, coffee shop, restaurant, gift shop, and medical office.
- b) The following matters will be considered for any neighborhood commercial development applications:
 - i. siting and orientation of building to the road;
 - ii. access points;
 - iii. parking and loading facilities;

- iv. garbage containment and recycling facilities;
 - v. outdoor storage screening;
 - vi. signage and lighting design and orientation;
 - vii. landscaping and fencing provisions;
 - viii. architectural treatment;
 - ix. servicing arrangements.
- c) New or expanded commercial development shall be designed so its size and appearance complements the area. All neighbourhood commercial development applications shall comply with the County Land Use Bylaw.
 - d) Building designs should complement the existing western heritage theme and adjacent development.
 - e) Future redesignation and subdivision of land within the community centre area may require the completion of a concept plan which shall be developed in accordance with the Municipal Development Plan and shall address matters unique to the development.

4.4 Business Park

4.4.1 Purpose

The Water Valley/Winchell Lake area economy is an important source of local employment and contributes to the diversification of the County tax base. Low-impact businesses have been identified as suitable for the area. This includes light industrial such as offices, service trades, subsidiary occupations, and commercial uses, provided appropriate buffering and landscaping measures are implemented to minimize the impacts on the surrounding lands.

4.4.2 Goals

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

4.4.3 Policies

- a) Any industrial or business uses that have a negative impact on the surrounding community shall not be permitted (e.g. excessive noise, odor, dust, heat, high brightness light sources, smoke).
- b) New industrial development is encouraged to locate within the business park commercial area as a first priority (See Figure 2). Any proposals for industrial uses outside of this designated area will only be considered if there is adequate justification as to why the development cannot or should not be accommodated within the business park area.
- c) A concept plan may be required and prepared in accordance with the Municipal Development Plan.
- d) Development within the area shall:
 - i. maintain high standards of visual appearance;
 - ii. provide integration with the surrounding area;
 - iii. reduce negative impacts from potential polluters including but not limited to noise, traffic, air emissions, runoff;
 - iv. address interface issues with current and future adjacent developments including, but not limited to, the provision of landscaping and buffering.
- e) Development shall utilize water conservation measures wherever possible.
- f) Development shall be required to provide adequate fire protection on site to the satisfaction of Mountain View County and the local fire authority.
- g) Development shall comply with the County's Commercial and Industrial Design Guidelines.
- h) Proposed development adjacent to residential development or other sensitive land uses, shall require a landscape buffer, and/or screening.
- i) Joint and internal access arrangements between sites are encouraged, in order to reduce the number of access points to County roads.
- j) Development of concept plans shall require an internal road network layout that demonstrates logical, well planned linkages to adjacent areas and ultimate connection to the County Collector Network.
- k) New residential development will not be permitted within the areas identified for business park commercial. This excludes a caretaker's residence for security purposes. Existing residences can be maintained and upgraded.

4.5 Community Recreation

4.5.1 Purpose

The community has identified the need to improve and expand existing community recreational amenities, parks and open space. It is envisioned that future recreational improvements, parks and open space development should generally be in accordance with the land use concept. The exact extent and scale of these improvements shall be refined as additional planning is contemplated in the area through a parks and open space plan and future concept plans.

In addition, an important component of this Plan is the creation of pedestrian corridors, particularly linking the residential areas to the Water Valley 4-way stop community hub and the Water Valley Golf Course. These corridors are intended to provide a safe route for residents to access destinations within the community.

4.5.2 Goals

- a) To provide and support improved and expanded community recreational amenities.
- b) To support the expansion of existing community recreational facilities.
- c) To support the development of community points of interest parks.
- d) To foster environmental awareness.
- e) To support the development of a multi-use trail network which accommodates a variety of users (e.g. pedestrians, strollers, wheelchairs, bicycles and equestrian users) and which connects destination points within the plan area.

4.5.3 Policies

- a) The County shall support the community's desire to improve existing community facilities (Water Valley Library, Water Valley Community Center, baseball fields) by:
 - i. facilitating access to available grants;
 - ii. undertaking lobbying and support efforts; and
 - iii. promoting fundraising events
- b) County owned lands within the plan area should be retained for long term recreational purposes with community consultation.

- c) The County shall prepare a detailed parks and open space plan for the Water Valley/Winchell Lake area, pending Council budget approval. Future development within the plan area shall have regard to the parks and open space plan. The plan shall include but not be limited to addressing:
 - i. Point of interest park at Bagnall Park;
 - ii. Point of interest park at the Winchell Lake Coulee complex area;
 - iii. The development of a multi-use trail network including design standards.
- d) When assessing subdivision applications the County shall have regard for:
 - i. municipal reserve dedication;
 - ii. assembling reserve land to support point of interest park improvements;
 - iii. assembling reserve land to support the development of a multi-use trail network;
 - iv. requiring developer contributions to park improvements;
 - v. other important amenities to the community.
- e) Pedestrian corridors along Range Road 52, connecting the Water Valley Golf Course to the Water Valley 4-way stop community hub shall be supported. These corridors shall be constructed within either the road right of way or parallel in a municipal reserve dedication. The pedestrian corridor will not support any ATV/quad use.
- f) The pathways and trails should be constructed at the time of new development, to link existing and new residential areas to the destination points (i.e. Water Valley Golf Course, Water Valley 4-way stop community hub).
- g) Pathways and corridors shall be constructed to the satisfaction of the County.
- h) The use of utility easements for pathways and pedestrian connections may also be supported, subject to review and approval by the applicable authorities.

4.6 Commercial Recreation

4.6.1 Purpose

There are many commercial recreational development opportunities in the Water Valley/Winchell Lake area. It is anticipated that recreational development will continue to increase due to the area's natural amenities and proximity to major urban centers. Commercial recreational developments are diverse and can generally be categorized as:

- i. facility development which is generally characterized by isolated one-off development such as golf courses, dude ranches, paintball facilities, archery facilities, tourist campgrounds;

- ii. resort type development which is generally characterized by comprehensive development integrating a variety of residential housing types, recreational activities and amenities that are more permanent in nature.

Commercial recreational development may occur in a variety of ownership types (i.e. fee simple, bare land condominium).

4.6.2 Goals

- a) To support a variety of commercial recreational development that is compatible with existing and future land uses.
- b) To support commercial recreational development that is compatible with the scale and character of surrounding development.
- c) To support commercial recreational development that respects environmental values and conditions, and site constraints.
- d) To support commercial recreational opportunities that could provide larger community benefits.

4.6.3 Policies

- a) Commercial recreational development shall be concentrated in accordance with the Future Land Use Concept - Figure 2.
- b) Notwithstanding Policy 5.6.3(a) commercial recreational development may also be considered outside of those lands identified in the future land use concept.
- c) For commercial recreational development proposals the following items shall be considered:
 - i. nature and intensity of the recreational use;
 - ii. compatibility of existing and future land use and development patterns with proposed recreational use;
 - iii. proximity and integration of proposed recreational development to natural features and existing recreational amenities;
 - iv. suitability of the site to accommodate the proposed recreational development (topography, ESAs, geotechnical conditions, proximity to oil and gas facilities, proximity to nuisance uses (gravel pits/CFOs), and flood risk);
 - v. proposed servicing arrangements (water supply and distribution, stormwater management and treatment, wastewater treatment, solid waste collection and disposal);
 - vi. existing and proposed access arrangements to the proposed development site;
 - vii. issues identified through community consultation and/or application circulation.

- d) The evaluation and consideration of all applications for commercial recreational redesignation, subdivision, or development permit applications may require the submission and completion of supporting documentation and studies including but not limited to the following:
 - i. concept plan, utilizing conservation design principles;
 - ii. servicing study;
 - iii. geotechnical assessment;
 - iv. biophysical assessment;
 - v. environmental site assessment;
 - vi. traffic impact assessment;
 - vii. stormwater management plan;
 - viii. ground water supply evaluation;
 - ix. septic suitability analysis;
 - x. engineering plans and specifications;
 - xi. emergency response plan and/or fire protection plan;
 - xii. community consultation program.
- e) The level of requirements for a concept plan and supportive studies shall be in accordance with approved County policy.
- f) Commercial recreational development standards shall be in compliance with County policy and the Land Use Bylaw.

5 Environment

5.1 Environment/Environmentally Significant Areas

5.1.1 Purpose

Management of the natural environment is important in order to conserve the ecological integrity of the plan area. Priority will be placed on protecting the water quality and natural hydrology, minimizing habitat disturbance, and protecting and enhancing the environmental qualities that make the area desirable as a place to live and visit. Within the plan area there are many sites that are considered to be environmentally significant or hazardous for development.

5.1.2 Goals

- a) To conserve environmentally significant lands.
- b) To promote appropriate responsible development within and adjacent to environmentally sensitive features.
- c) To provide for development in a sustainable manner with surface and groundwater resources.
- d) To ensure land use activities do not compromise the conservation and protection of the environment.
- e) To encourage vegetation buffers wherever possible.
- f) To work with the Province to inform and to educate residents on the BearSmart program.
- g) To minimize conflicts between humans and wildlife.

5.1.3 Policies

- a) Development shall preserve existing vegetation in riparian areas in order to minimize erosion, minimize habitat fragmentation, maintain wildlife movement and preserve the environment.
- b) The lands and features identified on Figure 3 as environmentally significant areas may not be a complete representation of all sensitive lands and features in the plan area. The County may require applicants to complete an environmental site and/or biophysical assessment study as per County policy.
- c) Floodways and riparian areas shall be protected as per County policy. The retention of tree and vegetation cover should be strongly promoted to help maintain the banks of a water body.
- d) Development within the 1:100 year floodway and flood fringe of any river or stream shall not be permitted, unless recommended and properly designed by a qualified professional engineer.
- e) The County may require the dedication of an environmental reserve and/or environmental reserve easement in accordance with the Municipal Government Act.

- f) The width of an environmental reserve or environmental reserve easement shall be determined upon review of the application and may require the completion of an environmental site assessment and/or biophysical assessment.
- g) Where subdivision and/or development is to be permitted within or adjacent to an environmentally significant feature, the subdivision and/or development shall:
 - i. integrate sensitive features into the design to promote their conservation;
 - ii. promote continuity among adjacent sites through the conservation or provision, wherever possible, of habitat and/or open space corridors;
 - iii. protect other site amenities, such as views, steep slopes and drainage courses.
- h) For a proposed subdivision and/or development within or adjacent to a sensitive feature the County may require a biophysical assessment and/or environmental site assessment to determine what conditions may be required to be placed on the subdivision and/or development applications, to conserve habitat and species.
 - i) All subdivision and/or development shall have regard for the environmental features and shall address suitable means of mitigation or enhancement as may be appropriate. At the request of the County, additional studies may be required to address mitigative measures and any other issues that the County may identify.
- j) At the time of subdivision, and as a first priority, environmental reserve dedication will be taken around the Winchell Lake Coulee complex.
- k) The County shall undertake a detailed Parks and Open Space Plan which will identify protection and use measures for the Winchell Lake Coulee complex.
- l) Any development that may be approved on lands adjacent to Winchell Lake Coulee shall be set back, at the discretion of the Approving Authority at a sufficient distance from the boundaries, in order to help maintain the character and integrity of the Coulee.
- m) Applicants may be required to submit a wildlife impact assessment in order to minimize the potential for human/wildlife interaction that may pose danger to humans. The assessment shall address such items as but not limited to:
 - i. habitat preservation;
 - ii. setback requirements
 - iii. site fencing limitations;
 - iv. habitat fragmentation;
 - v. identification of corridors;
 - vi. mitigation measures of corridors.

5.2 Natural Resource Extraction

5.2.1 Purpose

Within the Water Valley/Winchell Lake area, there are a number of natural resource extraction operations ranging from gravel, forestry and peat operations. Natural resource extraction operations may require Provincial approvals. The County recognizes the importance of natural resources and will endeavour to provide for their extraction in accordance with sound environmental principles. It is recognized that natural resource extraction is an interim land use. Measures will be taken to mitigate any negative impacts on adjacent properties.

5.2.2 Goals

- a) To extract resources in an environmentally responsible manner.
- b) To recognize the importance of natural resource extraction to the County and Provincial economies.
- c) To recognize extraction as an interim land use, requiring appropriate phased and timely reclamation.
- d) To ensure reclamation plans for new pits provide future land use(s) that should benefit the community.
- e) To encourage reclamation plans for existing pits.
- f) To ensure that gravel pit owners/operators work with the County and the community in designing reclamation plans.

5.2.3 Policies

- a) All natural resource extraction shall occur in accordance with standards acceptable to Alberta Environment and the phased excavated area shall be reclaimed when extraction is finished. A reclamation certificate from Alberta Environment may be required.
- b) Natural resource extraction activities are considered an interim use rather than an ultimate or final land use within the plan area. Development permit applications for gravel pits shall be accompanied by an end use plan that shall respect the land use concept map in Figure 2.
- c) The County will place conditions upon development approvals in order to minimize the impacts on adjacent developments, the community and the environment; which may include, but are not limited to:
 - i. standard hours of operation;
 - ii. parameters of operation – depth, total area available to develop, etc;

- iii. setbacks from roads, residential and other developments, including reciprocal setbacks limiting development encroaching on existing gravel operations;
 - iv. buffering and noise attenuation;
 - v. road use agreements and/or development service agreements;
 - vi. reclamation schedules;
 - vii. environmental protection measures in accordance with an approved County policy; and
 - viii. any other matters deemed necessary by the County Approving Authority.
- d) Extraction of resources, particularly sand and gravel deposits, prior to subdivision and development of the lands for other uses should be encouraged.
- e) All resource extraction must follow provincial regulations and may require the following:
 - i. public consultation;
 - ii. concept plan;
 - iii. supportive studies (e.g. environmental impact assessment);
 - iv. reclamation plan.
- f) When development for natural resource extraction is proposed within an environmentally significant area, the applicant shall submit an environmental impact assessment and mitigation plan in support of the proposed development. Additional reports and studies may be required by the Approving Authority to facilitate the evaluation and assessment of the application in accordance with approved County policy.
- g) Logging within an environmentally significant area shall require a Woodlot Management Plan (exception on Crown Lands).
- h) Phased extraction and reclamation plans shall be required for all natural resource development proposals.

5.3 Crown Lands

5.3.1 Purpose

A significant portion of the land within the ASP area is Public Land, also known as Crown Land, as shown on Figure 2. Public Lands are managed by Sustainable Resource Development under the Public Lands Act, the Forests Act, and several other policy documents including Integrated Resource Plans. These lands are considered to be a "working forest" and are managed for the sustained use of: range, timber and wildlife resources. Naturally occurring disturbances such as floods, wildfire and pest or disease outbreaks may have an effect on these lands. 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.

5.3.2 Objective

- a) To liaise with Provincial departments regarding the effective management and use of Public Land and its resources.

5.3.3 Policies

- a) Where Public Land forms part of or is adjacent to an ESA or sensitive feature, the County shall encourage that any use of that Public Land be undertaken in a manner that:
 - i. minimizes impacts on the lands;
 - ii. promotes continuity of habitat;
 - iii. preserves site amenities, such as views, steep slopes and drainage courses.
- b) Recreational access to Public Lands held under grazing dispositions is managed under the Recreational Access Regulation. This legislation balances the needs of the 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 Infrastructure

6.1 Roads and Utilities

6.1.1 Purpose

The plan area contains a road network based on County roads and Provincial highways namely Highway 579 which runs east and west of the plan area (see Figure 4). To provide effective and safe access, it is important that the road network is protected from undesirable encroachments and multiple access points and be recognized as the major transportation corridor for all traffic types.

The transportation network and the standards of development are critical elements in economic development and the quality of life enjoyed by County residents. The intention of this Plan is: to protect transportation corridors, propose appropriate development and access management for these corridors, and to ensure a long-range strategy for the construction and maintenance of the road system. Development will therefore be required to contribute to upgrading of roads where required by County policy.

6.1.2 Goals

- a) To preserve the safe and efficient operation of the County road system.
- b) To encourage safe vehicular and pedestrian interaction.
- c) To support Alberta Transportation (AT) access management objectives for access along Highway 579.
- d) To support the County access management guidelines and improvements to the County Collector Network.

6.1.3 Policies

- a) Proposed subdivisions and/or developments within 800 meters from Highway 579 shall obtain approval from Alberta Transportation.
- b) Proposed subdivisions and/or development adjacent to a County un-widened and developed road allowance shall accommodate land for future road widening if required.
- c) Proposed subdivisions and/or developments may require a traffic impact assessment study and/or access plan to be completed. The cost of study and/or plan shall be at the expense of the developer and shall include but not limited to:
 - i. an evaluation of anticipated changes to traffic volumes and types;
 - ii. an assessment of their potential cumulative impacts on the provincial and municipal transportation systems; and

- iii. recommendations regarding any upgrades to key intersections between municipal and provincial roads.
- d) Roads shall be constructed to County and/or Provincial standards depending on the jurisdiction of the road.
- e) Developers should pay all costs associated with the construction and improvements of roads which are impacted by new subdivisions and/or developments in accordance with approved County policy or Provincial requirements.
- f) The frequency and location of individual points of access onto County Collector Roads should be limited to maintain safe traffic flow and vehicle turning movements. Accesses shall be reviewed against County access management policies.
- g) Higher density subdivisions should accommodate an emergency access and at least two points of access/egress.
- h) New subdivision and or developments should provide safe and efficient access to all building sites, for emergency services apparatus and equipment.
- i) Implementation of alternative local road design standards may be considered to access future subdivision and/or developments within the plan area, provided that vehicle movements, including but not limited to emergency service vehicles and school buses, can be safely and efficiently accommodated; and the municipal rights-of-way are able to sufficiently accommodate water, wastewater and/or stormwater infrastructure.
- j) Internal subdivision roads should be constructed in accordance with approved County policy at the developer's expense.
- k) The County may require that a proposed subdivision provide for internal local roads link to adjoining developments, including possible future developments, and if required, shall be shown on a concept plan.
- l) All applications for natural resource extraction shall provide a haul route plan for approval by the County which conforms to County policy. The haul route should try to minimize impacts to residential and agricultural operations where feasible, through mechanisms such as dust control measures.
- m) Where feasible the County should coordinate the road program and maintenance initiatives so that improvements to County Collector Roads can be implemented in conjunction with new subdivision and/ or developments within the plan area.

6.2 Water and Wastewater

6.2.1 Purpose

The County recognizes that the quality of life of the residents of the Water Valley/Winchell Lake area is dependent upon the provision of water and sanitary wastewater systems. The aim of this Plan is to establish a framework that will guide future development in a manner that responsibly manages water resources and employs various types of technologies to provide for safe wastewater treatment systems.

6.2.2 Goals

- a) To require all development proposals to provide water, wastewater and stormwater management systems that meet County and Provincial standards.
- b) To encourage development in a manner consistent with the sustainability of groundwater resources.
- c) To support the safe operation of existing private on-site water and wastewater systems.

6.2.3 Policies

- a) The provision for water and wastewater servicing, if required, may be staged or phased, but ultimately shall result in a comprehensively designed and operated system.
- b) Wastewater treatment systems for developments shall be designed and constructed at the developer's expense. Ultimately it should be able to accommodate any future upgrades that may be necessary for providing sanitary wastewater servicing to subsequent phases of development, or to adjacent existing development.
- c) This Plan supports wastewater treatment technologies that meet Provincial standards and are designed and constructed with a connection to be utilized for the purposes of irrigating a golf course or similar use with treated effluent.
- d) Higher density subdivisions and/or development applications, shall be required to provide strategies within a concept plan that promote more efficient use of ground water resources (i.e. low flush toilets and showerheads, rain water capture).
- e) When and if required, the water and wastewater utility systems should be:
 - i. designed to address immediate demand and account for additional growth within the Water Valley service area; and
 - ii. implemented in a phasing manner to address demand for service and appropriate engineering design considerations.

- f) All new commercial developments and all existing residential, commercial and public developments that propose an intensification of use within the plan area shall provide potable water supply and wastewater collection and treatment system, to the satisfaction of all appropriate regulatory authorities.
- g) The County shall not approve any development if the intended supply of water is groundwater and studies pursuant to the Water Act indicate that the groundwater resources are insufficient, or that the use of groundwater may unduly impact groundwater users already in the area.
- h) The developer shall be responsible for the costs associated to infrastructure construction and improvements required to serve the development, including, but not limited to, any upgrades, pumping, lift stations, control stations, pipe systems, retention ponds, and any other off-site costs that the municipality may deem to be appropriate.
- i) Existing groundwater users within this Plan are encouraged to test their water quality to ensure a safe and adequate supply of potable water.
- j) Opportunities for ongoing programs, to inform residents regarding the safe and responsible operation of water and wastewater systems, should be encouraged.

6.3 Stormwater

6.3.1 Purpose

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

6.3.2 Goals

- a) To minimize stormwater generation through conservation by design.
- b) To maximize stormwater treatment by, and absorption into, the development site.
- c) To ensure stormwater does not negatively impact neighbouring properties or the environment.
- d) To utilize innovative stormwater management strategies and low impact development.

6.3.3 Policies

- a) Stormwater management plan shall be required for all future multi-lot subdivisions and may be required for development applications. The plan shall demonstrate that surface drainage is

controlled and does not impact any existing development on site and adjacent lands. The study shall be prepared by a qualified Professional Engineer.

- b) Where possible storm drainage should be handled through natural means such as bio-filtration swales and landscaped areas. Infrastructure such as curbs, gutters, and subsurface storm drainage systems should be avoided.
- c) Stormwater facilities should be designed to integrate natural and mechanical treatment systems such as constructed wetlands, bioswales, vegetated filters, and open channels to treat stormwater runoff. On-site infiltration shall be encouraged as much as possible on each site, rather than diverting water to a storm drainage system or to an adjacent site.
- d) In remote and/or heavily treed areas, water distribution, stormwater detention and/or rainwater collection facilities should be integrated with emergency services requirements (i.e. firefighting) so that appropriate access and connections are provided.
- e) Development within the plan area shall control surface runoff using best management practices, both during construction as well as in the long term.

7 Administration

7.1 Development Phasing

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

7.2 Monitoring and Review

This Plan is expected to be implemented over a long period of time. It is also intended to be a “living document” – a document that may change over time. While a plan is reviewed every five years for major amendments, it is recommended that this plan area be internally monitored annually to determine if the Plan is being followed. This will help the County to determine at the end of the five year period if the Plan is achieving the goals and what forms of review and amendment may be required.

7.3 Plan Amendment(s)

The Council of Mountain View County or a person or persons having an interest in the land within the plan area may propose an amendment to the Water Valley/Winchell Lake Area Structure Plan in accordance with the Municipal Government Act and County policies.

7.4 Plan Interpretation

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

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

Glossary of Terms

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

Approving Authority

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

- a) a Designated Officer;
- b) a Development Officer;
- c) the Municipal Planning Commission
- d) the Administrative Subdivision and Development Approving Authority;
- e) an Inter-Municipal Planning Commission; or
- f) any other person or organization whose specific roles are determined in separate Bylaws.

Biophysical Assessment

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

Buffering

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

Cash-in-Lieu

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

Commercial / Industrial Guidelines

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

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

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

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

Conservation By 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.

County Collector Network

The County's officially recognizes road network for which long-term plans for maintenance and/or upgrading exists and may not include asphalt paved, chip sealed, and gravel roads.

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.

Environmentally Significant Area (ESA)

Areas that are important, useful and often sensitive features of the landscape, that provide long-term benefits by protecting biodiversity, natural ecosystem function, area and unique features, wildlife movement corridors, and public values. Identification of ESAs is an important tool in land use planning, please refer to Policy and Procedure 6012 as adopted by County Council. For the purposes of this plan, ESAs are those that have been identified in *Environmentally Significant Areas: Mountain View County* prepared in 2008 by Summit Environmental Consultants and adopted by Council in 2009. Council has determined that all ESAs shall be ranked equally for planning purposes. Refer to the ESA: MVC report for additional information.

Environmental Site Assessment

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

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.

Floodplain/Flood Risk/Floodway/Flood Fringe

Flooding is a natural and recurring event for a river or stream, and needs to be considered when developing land. The flood risk area, also referred to as the floodplain, is the area that would be inundated by the design flood (in Alberta, the design flood is a 100-year flood, or one with a 1% probability of occurring each year). The flood risk area includes the watercourse, the floodway (the area which has the greatest risk, and where flood waters are deepest and fastest) and the flood fringe (land between the floodway and the outer extent of the flood risk area).

Groundwater

Water found beneath the surface of the earth. The depth at which soil pore spaces and fractures or voids in rock become saturated is known as the water table. Groundwater is naturally recharged

through precipitation and infiltrated (and is therefore affected by the permeability of surface materials), and can be withdrawn for agricultural, industrial or municipal uses (and is therefore affected by settlement density and wells).

Growth Centre

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

Hazardous Land

Hazardous lands refer to 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.

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.

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, or combination of land and cash in lieu.

Plan

Shall refer to the Water Valley/Winchell Lake Area Structure Plan.

Plan Area

Shall refer to the boundary area in the Water Valley/Winchell Lake Are Structure Plan.

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 floodplains, 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 function as wildlife movement corridors.

Riparian Buffer

The area on either side of a watercourse or water body in which land use and development are highly controlled in order to protect the ecological function. According to the Alberta Cows and Fish Association, 30 meters on either side of a watercourse or water body is normally adequate for nutrient, metal and chemical removal, however at least 100 meters is better 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 watercourses (stream, rivers, etc.) water bodies (lakes, ponds, etc.) or wetlands (land whose soil is permanently or seasonally saturated with moisture, and which may be partially or completely covered by water, including swamps, marshes, bogs, sloughs, etc.). These features are important as a source of freshwater and as ecosystems containing often diverse plant and animal life.

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.

List of Acronyms

AENV:	Alberta Environment
ASP:	Area Structure Plan
AT:	Alberta Transportation
CCN:	County Collector Network
ERCB:	Energy Resources Conservation Board
ESA:	Environmentally Significant Area
FPPA	Forest and Prairie Protection Act
LUB:	Land Use Bylaw
MDP:	Municipal Development Plan
MGA:	Municipal Government Act
MR:	Municipal Reserve
MVC:	Mountain View County
SRD:	Sustainable Resource Development

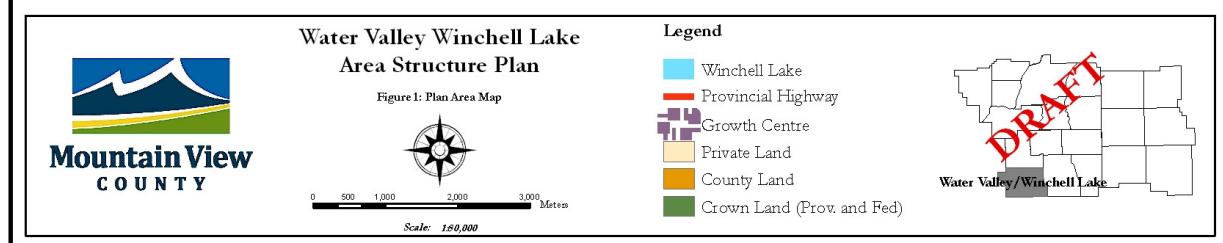
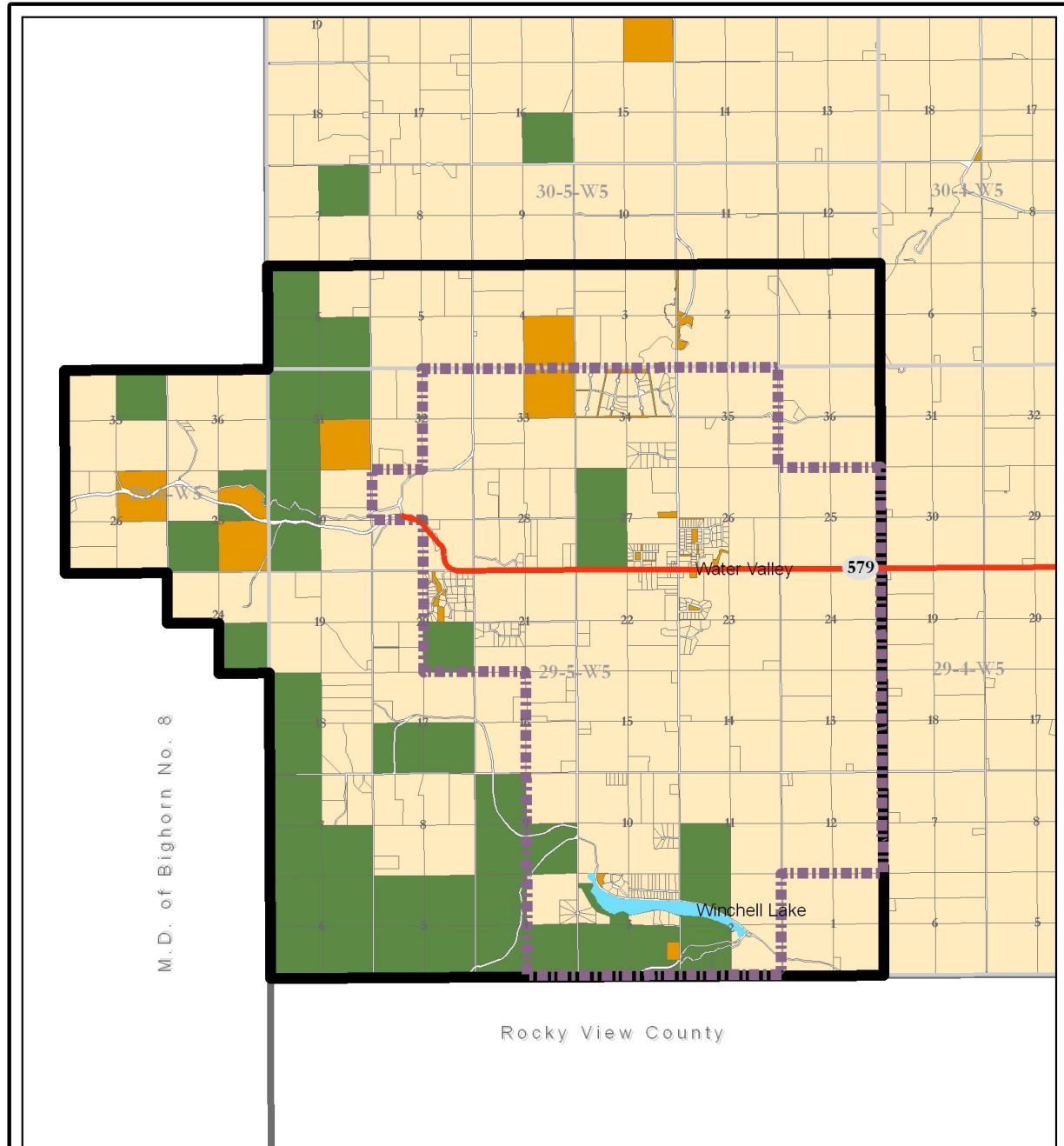


Figure 1: Plan Area Map

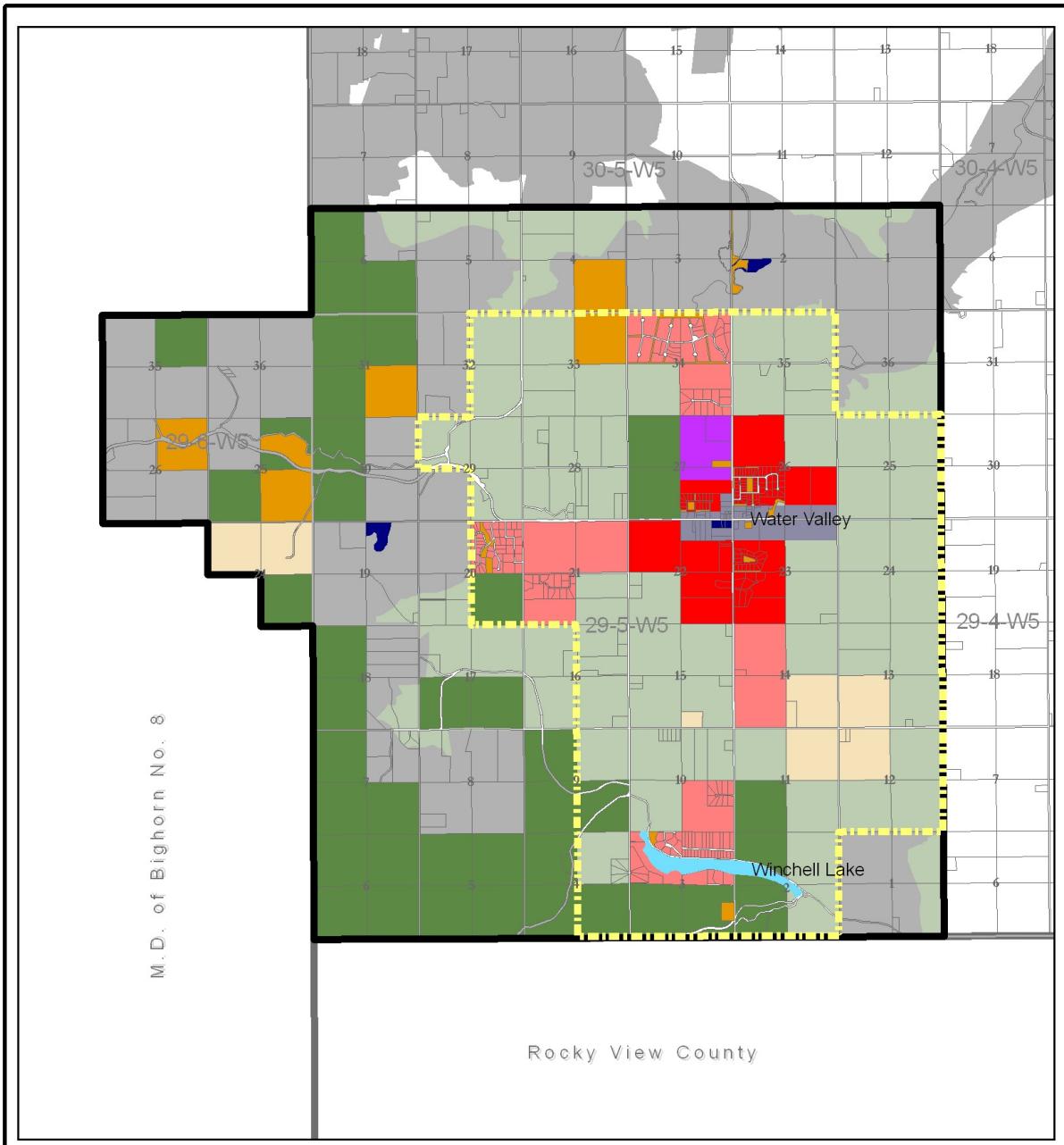


Figure 2: Future Land Use Concept Plan

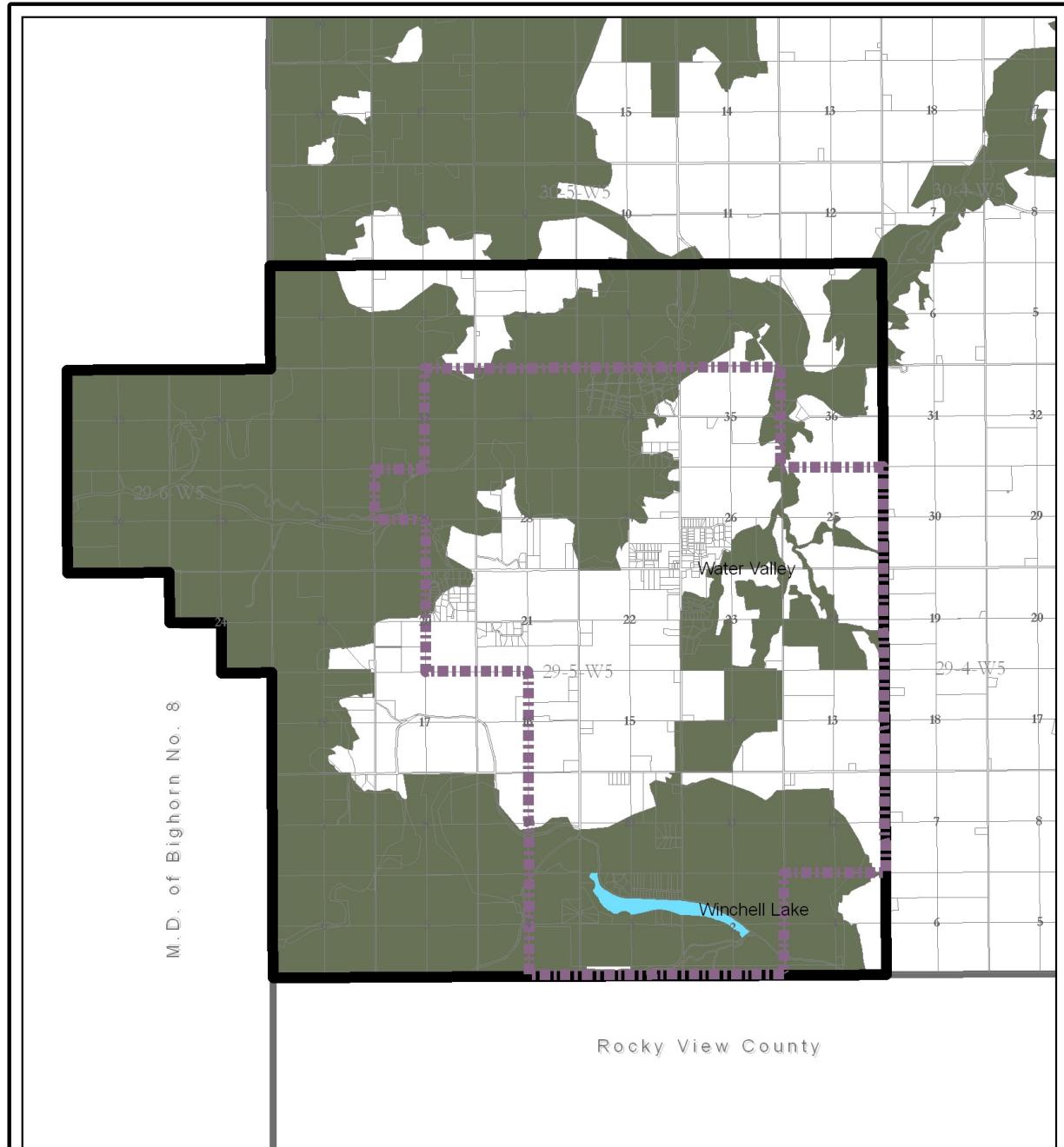


Figure 3: Environmentally Significant Areas Map

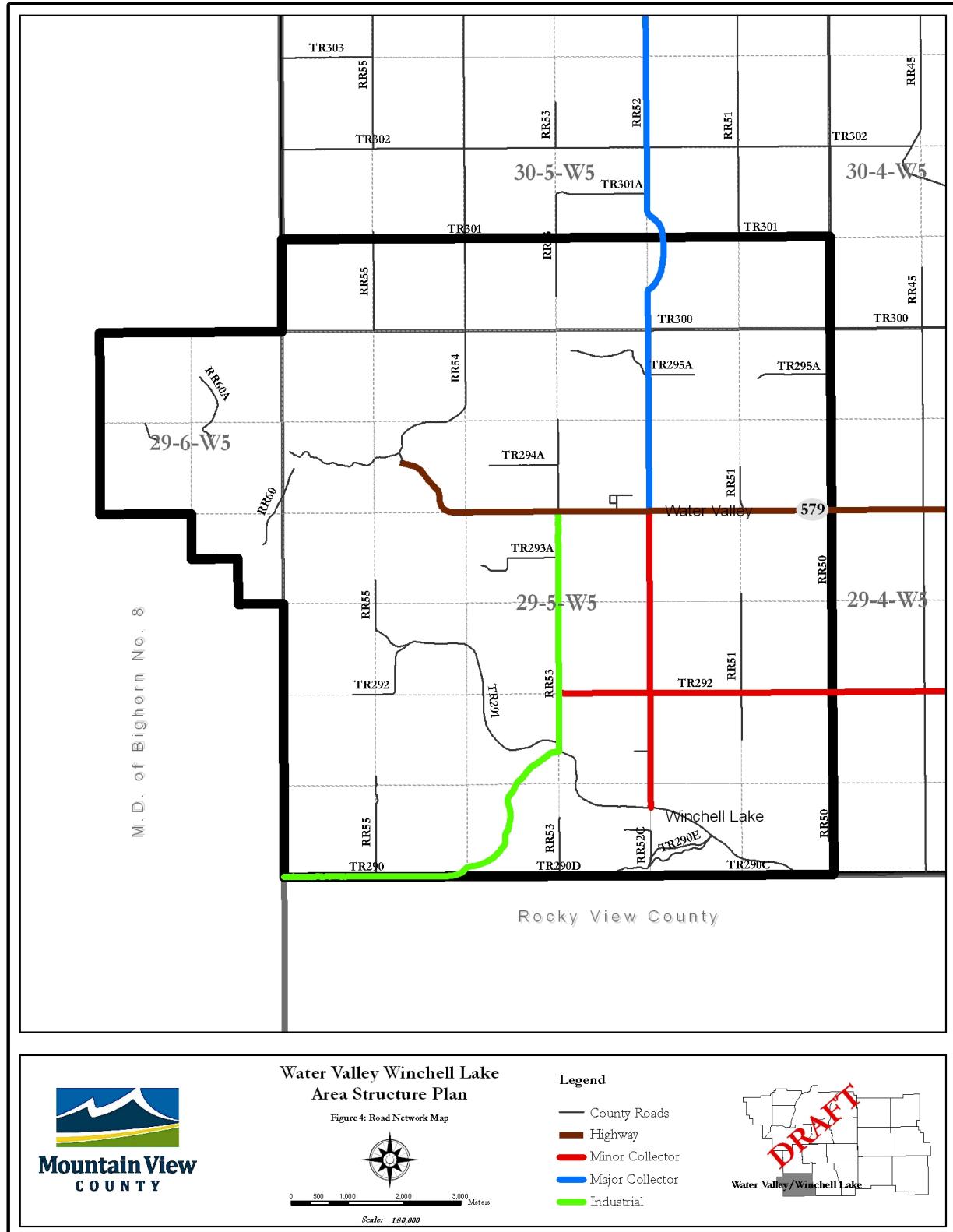


Figure 4: Road Network Map