

MOUNTAIN VIEW COUNTY

BYLAW NO. 12/13

SOUTHEAST SUNDRE AREA STRUCTURE PLAN

Consolidated Version June 24, 2015

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

Mountain View County
Province of Alberta
Bylaw No. 12/13

A BYLAW OF MOUNTAIN VIEW COUNTY IN THE PROVINCE OF ALBERTA TO ADOPT THE SOUTHEAST SUNDRE AREA STRUCTURE PLAN

SECTION 1 – SHORT TITLE AND PURPOSE

- 1.01 This Bylaw may be cited as the “Southeast Sundre 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 Southeast Sundre 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 an 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 Southeast Sundre 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. 14/06, Southeast Sundre Area Structure Plan.

SECTION 4 – REPEAL OF BYLAW

- 4.01 Bylaw No. 14/06, Southeast Sundre Area Structure Plan in hereby repealed at the effective date of this Bylaw.

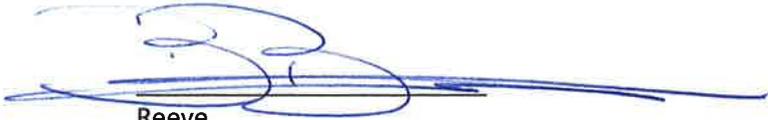
SECTION 5 – EFFECTIVE DATE

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 14 day of August, 2013

Read second time this 25 day of September, 2013

Read second time this 25 day of September, 2013

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke extending to the right.

Reeve

A handwritten signature in blue ink, featuring a large, rounded loop at the top and several smaller loops below it.

Chief Administrative Officer

SEPT. 25 2013
Date of Signing

SCHEDULE "A"
FORMING PART OF BYLAW No. 12/13

An Area Structure Plan known also as the Southeast Sundre Area Structure Plan, attached to and forming part of this Bylaw.



**SOUTHEAST SUNDRE
AREA STRUCTURE PLAN**

Bylaw No. 12/13

Consolidated Version June 24, 2015

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



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Bylaw No. 10/15 (June 24, 2015)

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1.0 INTRODUCTION

The Plan Area for the Southeast Sundre Area Structure Plan (SSASP) is located in Mountain View County (MVC), immediately southeast of the Town of Sundre. The Plan Area is estimated to have a population of approximately 400 people as of 2011. The Plan Area covers approximately 8 sections of land in Township 32 and Range 5, west of the fifth meridian:

- Township 32, Range 5: Sections 22, 25, 26, 27, 35, and 36; the south half of 34 and a portion of SE 33, a portion of NE 34, east half of the Red Deer River in 28, and east half of the Red Deer River in Section 21. (see Figure 1)

Mountain View County initiated the revision of the Area Structure Plan (ASP) completed in 2007 for the Southeast Sundre Plan Area.

1.1 PURPOSE OF PLAN

In 2012 Mountain View County adopted a new Municipal Development Plan (MDP) and the SSASP is being revised to comply with the MDP. The authority for municipal planning, subdivision and development control is established in Part 17 of the Municipal Government Act (MGA). Section 633 allows for municipalities to adopt Area Structure Plans. 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:

1. provide landowners within the plan area with information on the amount and type of development that may be permitted within a plan area;
2. 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.

1.2 REGIONAL PROFILE

Mountain View County is located along the Highway 2 corridor between the City of Calgary and the City of Red Deer. Mountain View County is proud of its agricultural heritage; there is great support for agriculture as a priority land use. Agriculture is a major contributor to their economy along with oil, gas, and recreation tourism. The Highway 2 corridor brings in a number of visitors to the Mountain View County area. The population of Mountain View County is over 12,300 residents and growing.

1.3 COMMUNITY AREA PROFILE

The Southeast Sundre Plan Area has a key location within Mountain View County. The area has excellent access via major highways and secondary roads, is in immediate proximity to the Town of Sundre, along Highway 27 & Highway 22 (Cowboy Trail). There is also an abundance of visual amenities and natural features, which make it attractive for country residences and recreational uses.

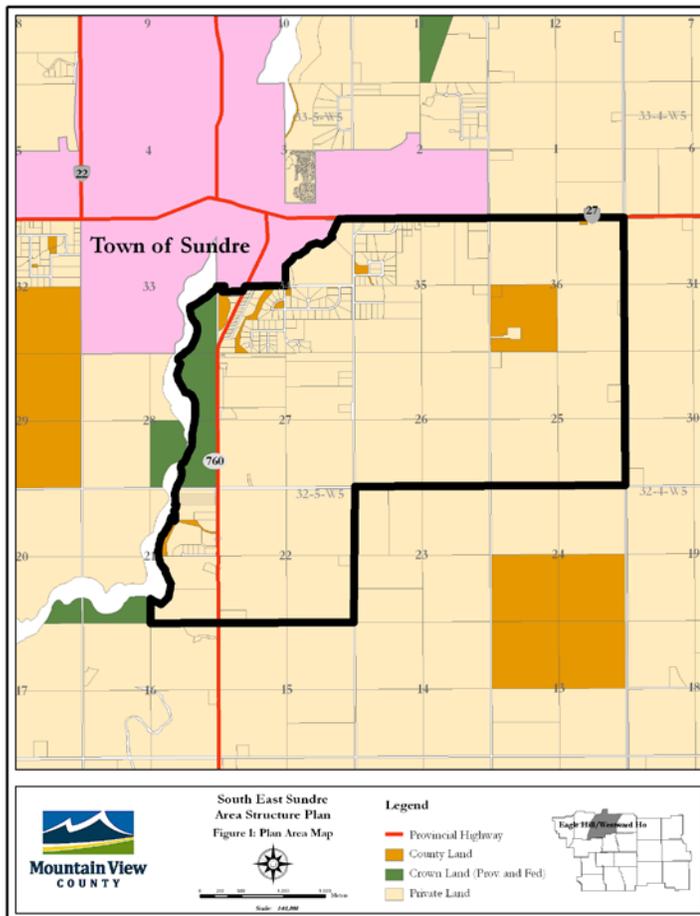
The development of this ASP requires a thorough investigation into the existing opportunities and constraints of the Plan Area. This is to ensure the most appropriate future land uses are recommended for the Southeast Sundre area for the benefit of the community.

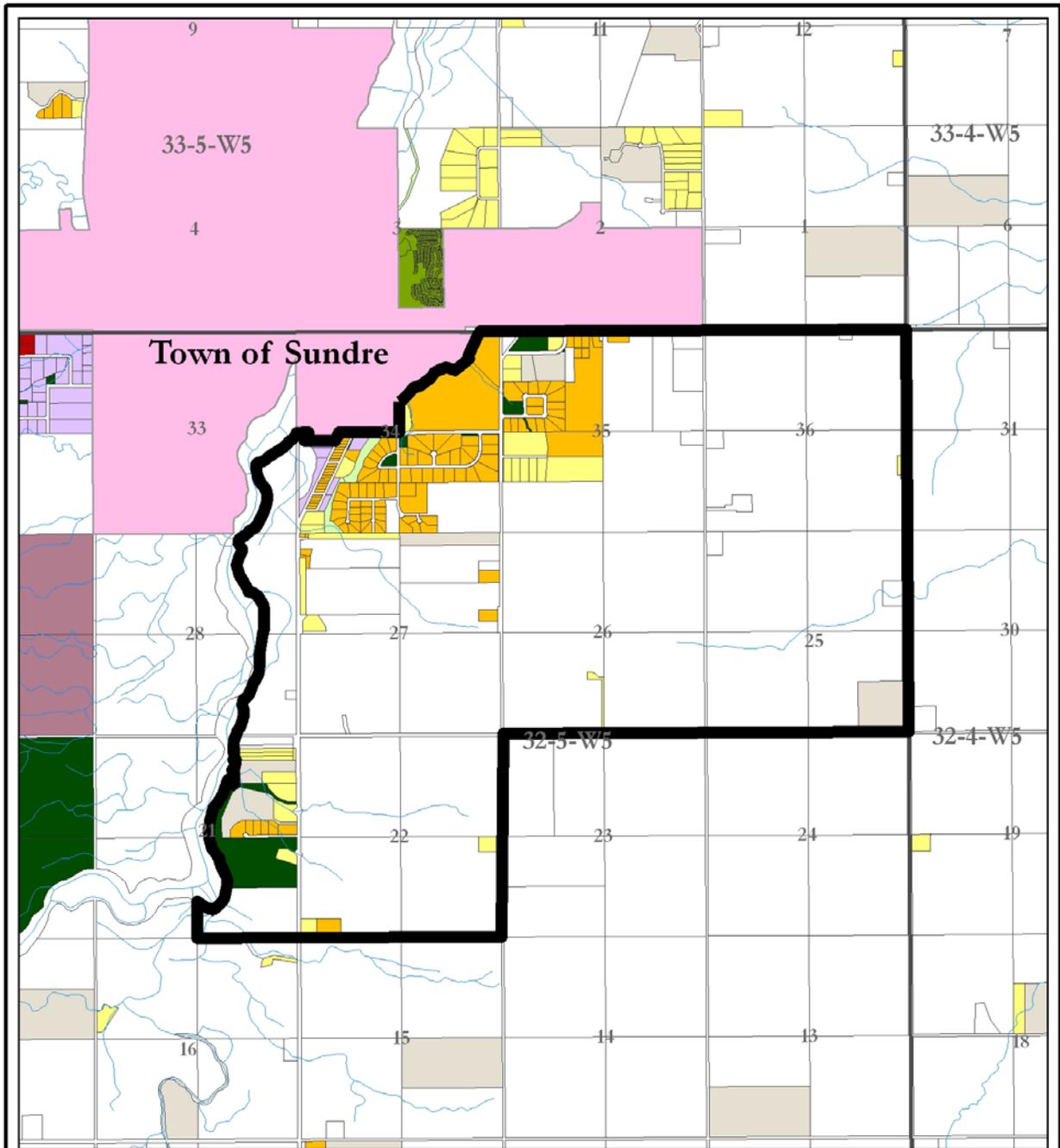
1.4 PLAN AREA

Important attributes of the Plan Area include the Red Deer River, two provincial highways (Highway 27 and Highway 760), country residential subdivisions, several wetlands and forested areas, in addition to wildlife habitat and agricultural uses. The area is rolling and overland drainage becomes an issue. The Plan Area includes approximately eight sections of land.

The Plan Area contains several businesses including two Bed and Breakfast (Rustlers and MT Nest), two campgrounds (Rustlers Roost and Rosewood R.V. Resort), Wood King Manufacturing, a concrete ready mix plant (Tanas), a mechanical and auto detailing garage (Patkar), a trucking company (Ralph Phillips Trucking), a meat cutting shop, a gravel pit, as well as other home based businesses.

Figure 1 illustrates the Plan Area boundaries.







**Mountain View
COUNTY**

**South East Sundre
Area Structure Plan**

Figure 2: Existing Land Use Zoning




Scale: 1:40,000

Legend

 Agricultural Dist (A)	 Local Commercial Dist (C-LC)	 Parks & Recreation Dist (P-PR)
 Agricultural (2) District (A2)	 Highway Commercial Dist (C-HC)	 Parks & Conservation (P-PCR)
 CR1 Country Residential (1) (R-CR1)	 Business Park District (B-BP)	 Institution, Educ.&Cult (S-IEC)
 Country Residential Dist. (R-CR)	 Heavy Industrial District (I-HI)	 Airport District (S-AP)
 Country Residential (2) (R-CR2)	 Parks & Conservation Dist (P-PC)	 Direct Control Dist (DC)

2.0 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 Southeast Sundre ASP:

2.1 PROVINCIAL LEGISLATION

The Southeast Sundre ASP has been prepared pursuant to Part 17 of the Municipal Government Act (MGA).

The Southeast Sundre ASP has been prepared in accordance with provincial requirements outlined in s.633 (1) of the *MGA (Revised Statutes of Alberta, 2000, Chapter M-26)*.

The Act States:

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 ASP.

(2) An ASP

a) must describe

i) the sequence of development proposed for the area,

ii) the land uses proposed for the area, either generally or with respect to specific parts of the area,

iii) the density of population proposed for the area either generally or with respect to specific parts of the area, and

iv) the general location of major transportation routes and public utilities,

and

b) may contain any other matters the council considers necessary.

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 adopted Municipal Development Plan (MDP) is the paramount senior planning document that outlines the direction of future residential, commercial and industrial development within the County. All subdivision and development applications shall conform to the County's MDP.

The MDP identifies areas east and west of the Town of Sundre as one of six (6) Growth Centres in the County. Although this area has been designated as a Growth Centre, it does not mean that there will be a boom of development immediately.

Future development will be concentrated and accommodated within six (6) identified growth centre areas, so that agricultural land is protected from development pressures and uncontrolled sprawl.

2.4 MOUNTAIN VIEW COUNTY LAND USE BYLAW

The Mountain View County Land Use Bylaw provides land use regulations for all development in Mountain View County. The Southeast Sundre ASP will include policies specific to the area but the Land Use Bylaw will regulate the types of land uses allowed on individual properties within the County based on the designation of the land.

2.5 TOWN OF SUNDRE INTERMUNICIPAL DEVELOPMENT PLAN & MOA

Within the plan area, a large area south of Highway 27 falls within the MVC and Town of Sundre Intermunicipal Development Plan (IDP) Area, as a referral area as shown on Figure 3. Therefore, any development proposals in this area will be referred to the Town of Sundre for comment and shall conform to the provisions the IDP.

A large portion of the Intermunicipal Plan area is also identified as IDP Fringe, which is defined as the area surrounding the Town that will be protected for the future growth of the Town and be the priority area for future annexations by the Town. Subdivision and discretionary use development permit applications will normally require the approval of the Intermunicipal Planning Commission in the IDP Fringe area.

Since the Town of Sundre annexed land in 2010, providing lands for future growth, it is anticipated that no further annexation will be required for the life of this ASP.

One of the key purposes of the IDP is to ensure orderly development, while protecting the area surrounding the Town of Sundre for future expansion. The ASP has been written to be consistent with the IDP.

Together, the IDP and Memorandum of Agreement (MOA) are intended to form the basis of a cooperative effort between the Town and the County to work together to better serve the needs of their communities.

2.6 STORMWATER MANAGEMENT FOR SOUTHEAST SUNDRE

The Sundre East Regional Stormwater Plan prepared by LGN Consulting Engineering Ltd. for the Town of Sundre and Mountain View County is intended for the use of the approving authorities as well as developers and contractors working in the area.

The objective of the report is to assess the required stormwater infrastructure to control the rate of discharge from the proposed development areas to pre-development rates and to provide water quality enhancement prior to discharging to the receiving water-bodies.

The report identifies the key storm servicing requirements for the storage facilities as well as minor and major drainage systems that will facilitate the development of the subject lands to meet Alberta Environment and Sustainable Resource Development guidelines. This will help to ensure that lands required for these facilities are secure prior to development.

Regional Stormwater Plans are conceptual in nature given that the amount of information available about future land uses is limited.

The report contains numerous recommendations for environmentally sensitive development in the area as illustrated in section 6.2 of this plan.

2.7 TOWN OF SUNDRE OPEN SPACE AND TRAILS PLAN

The Town of Sundre completed an Open Space and Trails Plan. The plan was completed in November 2003. The intent of the plan is to “update and confirm new priorities and direction for the continued development of recreational opportunities and activities within the Town of Sundre”.

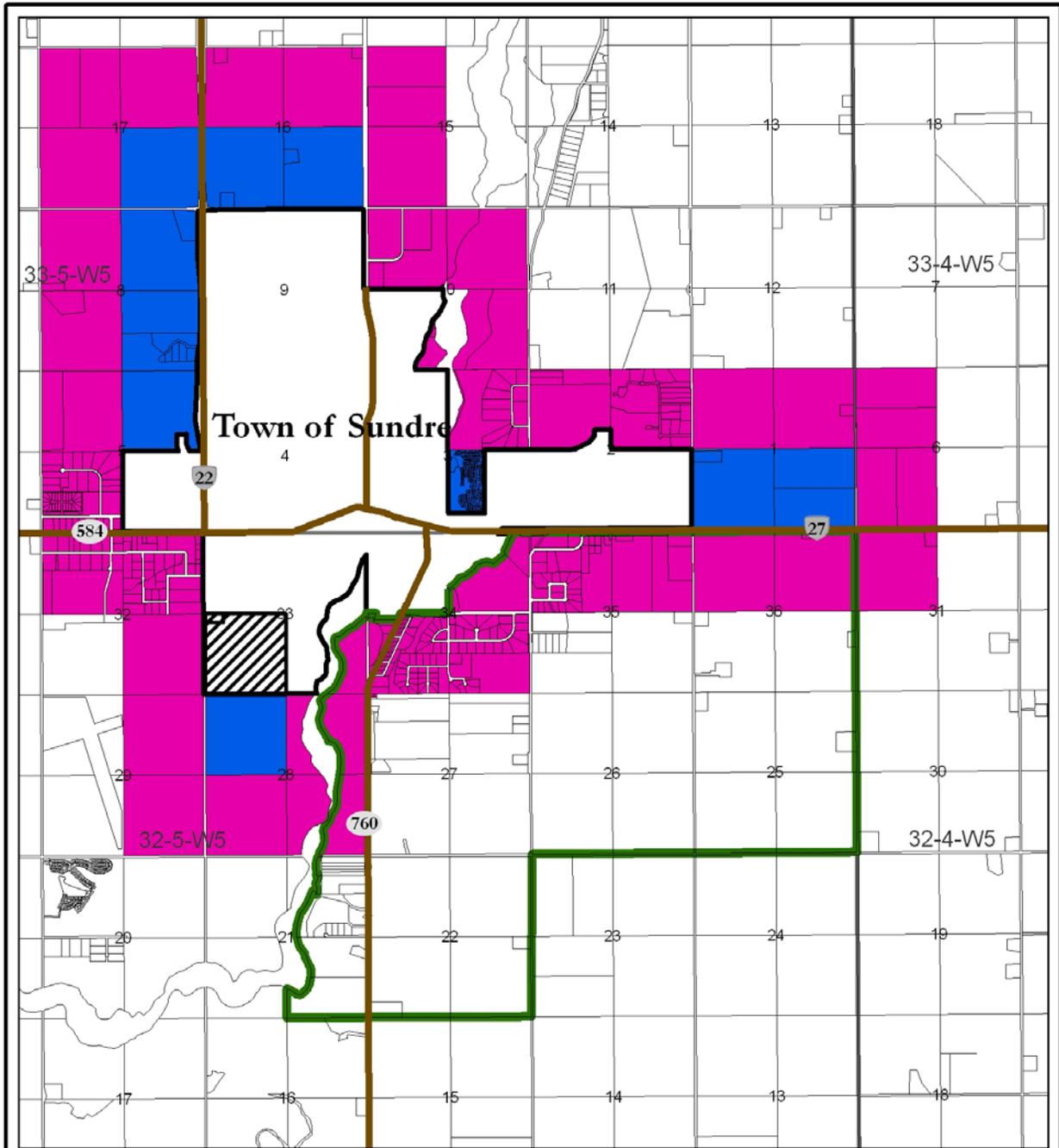
The plan outlines several objectives and recommendations that are relevant for this ASP in order to promote the development of all open spaces, trails, and recreational opportunities in a comprehensive manner, ensuring that the proposed or existing space is linked to other open spaces or trails.

The Southeast Sundre ASP will complement the Town of Sundre Open Space and Trails Plan to connect any trails in the Plan Area to the Town of Sundre.

The Southeast Sundre ASP will endeavour to connect to the town’s trail system and respect the desire for landscaping, appropriate signage, and the dedication of land at the time of subdivision.

2.8 MOUNTAIN VIEW COUNTY ENVIRONMENTALLY SIGNIFICANT AREAS

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.



**South East Sundre
Area Structure Plan**

Figure 3: Mountain View County
& Town Of Sundre
Inter-Municipal Development Plan Map



**Mountain View
COUNTY**




Scale: 1:50,000

Legend

	IDP - Urban Referral Area		Highway
	IDP Fringe Area		South East Sundre Area Structure Plan
	IDP Referral Area		Town Of Sundre

3.0 CONSULTATION

The preparation of the Southeast Sundre ASP included comprehensive public and stakeholder consultation. The following is a summary of the consultation conducted for this ASP.

3.1 STAKEHOLDER CONSULTATION

3.1.1 Alberta Tourism, Parks and Recreation

Identified the plan area as highly desirable location due to its relative proximity to the mountains and surrounding natural features, there may be an opportunity to promote commercial recreational and tourism development opportunities in South East Sundre. They support the key principles in the Area Structure Plan as it relates to parks and recreation.

3.1.2 Agricultural Service Board

Support the removal of the 240 lot per quarter section maximum in the previous plan and wanted the plan to protect agricultural pasture lands.

3.1.3 Town of Sundre

The Town of Sundre offered a number of technical comments including respecting the parcel size details of the Memorandum of Agreement between the Town and the County, limits on the size of retail stores and references to the Town's Architectural guidelines.

3.2 PUBLIC CONSULTATION

3.2.1 Community Open House #1

Mountain View County invited residents from the South East Sundre area on March 11th, 2013 to take part in a short presentation and to fill out a survey as part of the process for an Area Structure Plan review. The purpose of the survey was to get a clear understand of the opinions of the community in the following three main areas: natural resource extraction setbacks, quarter section densities and the land use concept.

A total of 18 people completed the survey, out of approximately of 55 people that attended the Open House held on March 11, 2013. This represents a response rate of 1/3 or 33%. This also represents a response rate of 4.5% of the entire South East Sundre area population.

The most overwhelming result from the survey was in regards to the proposed Country Residential 48 lot maximum with a 3 acre minimum parcel size with 82.35% in favour of this proposal.

3.2.2 Community Open House #2

Mountain View County invited residents from the South East Sundre area to a follow up Open House on July 8th, 2013 to view the more significant changes made to the ASP since the initial March 11th Open House. The Open House was attended by approximately 20 people and was mostly positive to the ASP and the changes made since March 11th.

4.0 PLANNING VALUES

4.1 GUIDING PRINCIPLES

To accomplish the goals and objectives identified in the terms of reference for the Southeast Sundre ASP, we incorporated a number of guiding principles.

Inclusivity – That all people have the right to information and the right to be involved in the discussion regarding their community. This approach is structured to include an integrated group of landowners, other stakeholders, and professionals to ensure all factors affecting the future planning and development of the Plan Area are considered.

Ownership – The Southeast Sundre ASP is a statutory municipal document, administered and implemented by Mountain View County. However, for the ASP to be truly effective, residents and other stakeholders must accept “ownership” of the Plan. For this to occur, all affected stakeholders were actively involved throughout the Plan preparation process.

Consultation – The ASP will affect, and be of interest to, not only Southeast Sundre community landowners, but also surrounding landowners (the Town of Sundre residents) and others with a range of interests in the Southeast Sundre area. Consequently, the ASP preparation process provided a variety of opportunities for stakeholders to be involved and contribute to the final ASP.

Vision – The community is a collection of residents who individually and together enjoy a country lifestyle, who value agricultural land and environment.

4.2 OBJECTIVES OF THE PLAN

The major objectives for future development within the Plan Area are as follows:

- a) To ensure that Best Management Practises are incorporated in land development within the plan area to minimize the effect of stormwater run-off and to protect the natural drainage pathways, wetlands and springs throughout this environmentally sensitive area.
- b) To ensure all future development is in accordance with current statutory policy, provincial, and municipal standards.
- c) To provide for future land use that is sensitive to agriculture and the rural surroundings and environment.
- d) To provide a high quality of design and development for all components of the Plan Area including residential, recreational and commercial uses.
- e) To provide for long-term standards of servicing that are environmentally sustainable.
- f) To encourage recreational development that recognizes natural physical features in collaboration with the Town of Sundre Recreation Plan.
- g) To identify the most appropriate recreational, residential, commercial and industrial uses within the Plan Area.
- h) To develop an efficient County roadway system.

- i) To protect important environmentally sensitive lands from development, including hazardous lands.
- j) To protect important natural and historical lands, including any man-made improvements.

4.3 PLANNING HORIZON

An ASP is a long-range planning document. The goal of this document is to create policies for the future but also considering the changing environment today. Therefore, a planning horizon of 20 years is acceptable for this ASP. However, this document should be reviewed periodically to clarify that the goals and the vision are current and the direction for development is still appropriate and desired. This ASP, to remain current, should be reviewed every five years after adoption.

5.0 FUTURE LAND USE SCENARIO

The Future Land Use Scenario is based on several factors:

1. Identifying areas that must be protected from development (environmentally sensitive and historical features),
2. feedback from public consultation, and
3. Mountain View County goals.

The Future Land Use Scenario for the Plan Area includes residential, recreational, commercial, and highway commercial that services and enhances the surrounding community. Home-based businesses are supported in all areas of the Plan Area. Figure 6 illustrates the future land use scenario. This land use scenario is conceptual and specific boundaries will be determined at time of re-designation, subdivision, and development.

The existing country residential areas will be extended to accommodate the residential growth anticipated in the Southeast Sundre Area. All future development will be comprehensively planned and will include linkages to roads.

The area is expected to see additional larger lot rural country residential development, not requiring piped communal services. The long term vision is to maintain a rural lifestyle. As commercial uses develop along Highway 27, developers may choose to provide for piped services at their expense.

5.1 PLAN AREA OPPORTUNITIES AND CONSTRAINTS

The Plan Area contains various natural and physical features that should be considered when future development occurs.

5.1.1 Natural Areas

There has been some recent flooding in certain parts of the plan area and this is a major concern. The source of much of the flooding is generally inattention to topography, local springs, and general direction and volume of surface water. Any future development will have to ensure it does not impact existing developments and comply with section 6.1.2 and 6.2 of this plan. The area includes wooded areas and it is important to residents that no clear cutting should occur.

5.1.2 Red Deer River

The Red Deer River provides excellent recreational uses for the residents and attracts visitors to the area. The Red Deer River requires development setbacks and any development must be sensitive to the river and its shoreline. Stormwater must have a minimum of primary treatment before flowing into the river.

5.1.3 Highway 27

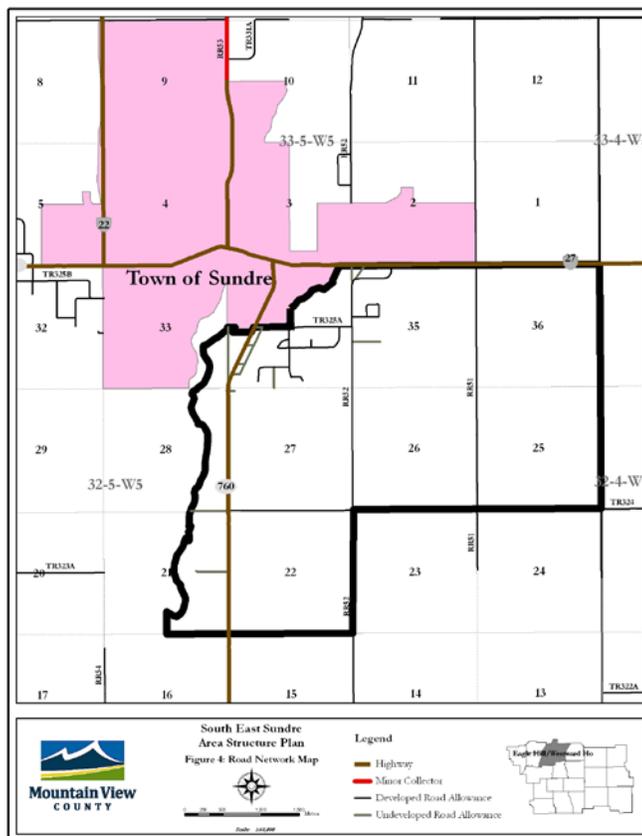
Highway 27 is classified as a multi-lane highway by AT (Alberta Transportation) for future upgrades and would require the ultimate right of way of 90 m to 120 m. AT stated that any future accesses are restricted to public road intersections with a minimum distance of 1,600 m spacing for Highway 27. The community has indicated an issue with the public road intersection located on Highway 27 at NW-35-32-5-5 across from the Sundre Golf Course. The intersection may require improvements to ensure the safety of motorists in the area. The design of any future upgrades will be at the discretion of AT.

5.1.4 Highway 760

Highway 760 is classified as a major two-lane highway according to Alberta Transportation (AT). Highway 760 will have an ultimate right-of-way of 60 m. AT will not permit any future accesses for any future developments along 760. AT does not have any plans for future upgrades within a 20-year time frame.

5.1.5 Municipal Roads

Mountain View County has road standards for all types of local roads. Future development will be required to meet all County standards. Figure 4 shows the current County road network.



5.1.6 Agriculture

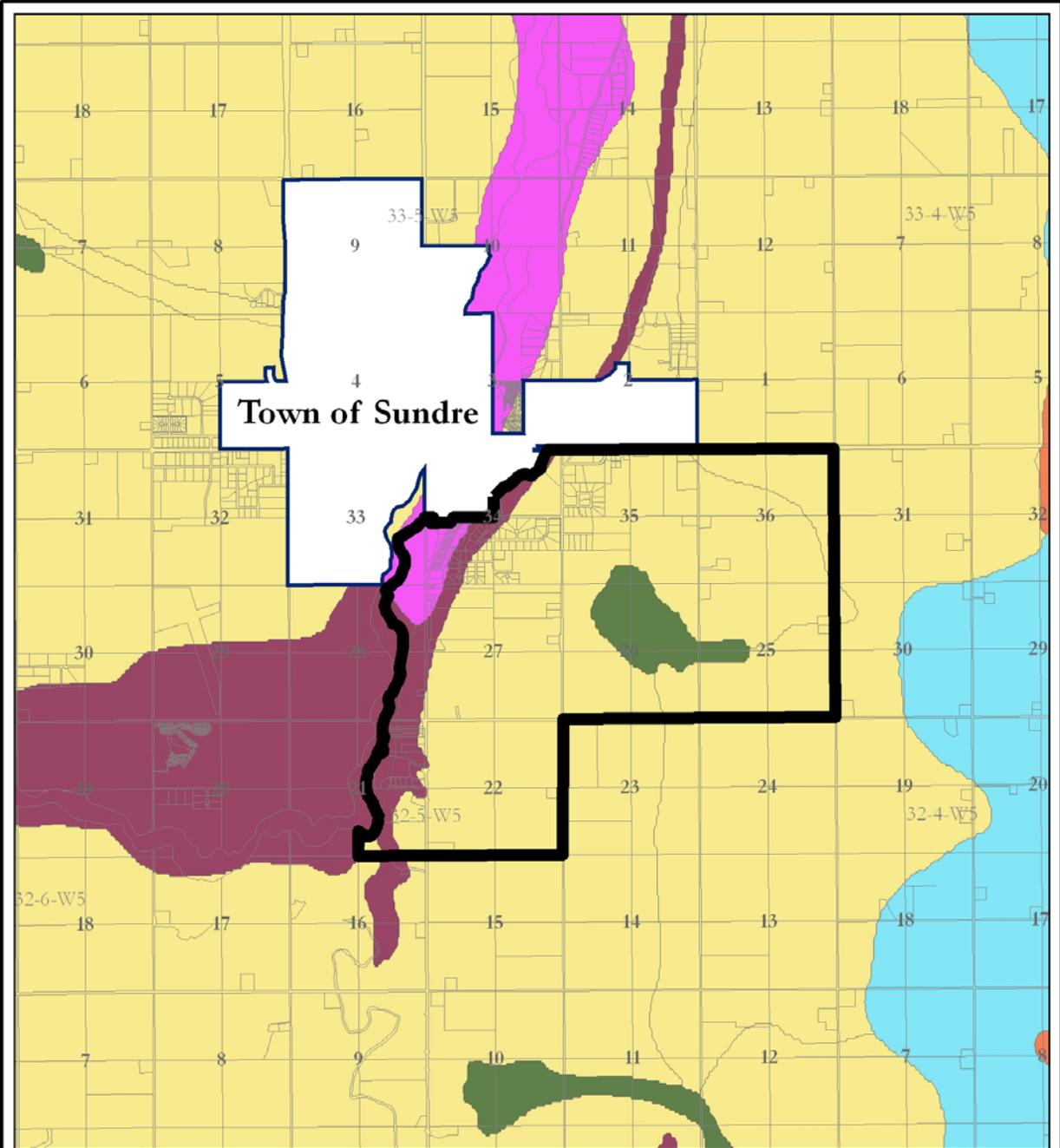
Mountain View County recognizes the provincial Agricultural Operations Practices Act, and the “Right to Farm” Legislation. The County, therefore, supports existing farming operations and they will remain as the predominant use within the plan. Based on the Canada Land Inventory Capability Maps, the land capability of the study area shows that the area does not have a high capability for crop production. The lands are identified as having a Class 5, 6, 7, and Organic rating as shown on Figure 5. Ranching and livestock grazing are the prominent agricultural use. The intent of these policies is to allow existing agricultural operations to continue without disruption or interference.

Goals

- a) To recognize the presence of existing agricultural operations within the plan area.
- b) To allow the continuation and expansion of agricultural operations in the plan area.
- c) To encourage specialized farming and other operations which contribute to the economy of the area and the County.
- d) To allow for the development of confined feeding operations as defined by the NRCB, no closer than one mile outside of the ASP or growth centre boundary.

Policies

1. At the time of Plan adoption, current agricultural uses shall be considered as conforming uses. The Plan does not support the premature conversion of agricultural lands and supports the continuation of existing agricultural operations.
2. The introduction of intensive agricultural uses such as Confined Feeding Operations as defined in the Mountain View County Land Use Bylaw is not considered appropriate within the Plan Area.
3. Agricultural land uses should be promoted and encouraged to continue within the plan area.
4. The rights of existing agricultural developments to continue operating shall be supported through implementation of the provincial Agricultural Operations Practices Act and, the “Right to Farm” Legislation.
5. 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.
6. Subdivision shall be limited to 3 new parcels removed from each quarter section in the area identified as Agricultural as shown on Figure 6.





**Mountain View
COUNTY**

**South East Sundre
Area Structure Plan**

Figure 5: Canada
Land Inventory Mapping



0 250 500 1,000 1,500 2,000 Meters
Scale: 1:60,000

Legend

Canada Land Inventory - Soils

	4
	5
	6
	7
	Organic

CLI Class

	1
	2
	3



Eagle Hill/Westward Ho

5.1.7 Residential

The Southeast Sundre Plan area is a highly desirable location because of its relative proximity to 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.

Goals

- a) To integrate new development with the character of existing development.
- b) To allow for residential development while being conscious of land conservation measures.
- c) To encourage residential development that is more sustainable and designed to minimize County costs to deliver services, maintenance and operations.
- d) To ensure safe water and wastewater disposal for all existing and future residences.
- e) To remind landowners wherever possible, that they live in a rural area and issues related to noise, traffic, dust and odour from agriculture and aggregate extraction operations will arise from time to time.

Policies

1. Development shall be in accordance with the Future Land Use Concept Map as shown on Figure 6.
2. Development shall occur in accordance with the residential policies contained in the MDP and this ASP.
3. The number of lots allowed to be subdivided from a quarter section shall be a maximum of 48 parcels.
4. Applications approved under the previous ASP but not developed shall comply with current standards.
5. All subdivisions shall provide strategies for adequate water and wastewater solutions at the developer's expense.
6. Development should limit the removal of existing vegetation to accommodate additional building sites while encouraging implementation of FireSmart design principles.
7. There shall be buffering or transition between residential and other uses; the type and degree of this transitional buffering will be dependent upon the adjacent uses that have been developed or are planned.
8. Future lots for residential development shall be a minimum of 3 acres to a maximum of 10 acres in size.
9. Range Roads 5.0, 5.1, and 5.2, and Township Road 32.4 & 32.5A will continue to provide access to residential uses.

10. All residential architecture must be sensitive to the rural/country nature of the community.
11. Home-based businesses are encouraged and must be consistent with the County's Land Use Bylaw.
12. Much of the ASP area has a high ground water table and/or soil or drainage conditions that are not always conducive to basement construction. Basements will only be allowed within the ASP area when recommended by a hydro-geological report for the site specific area which shows that the soils, drainage conditions and water table for the particular parcel can accommodate such development. The County may relax this requirement when it is satisfied that local conditions would allow for basement development.
13. The number of lots allowed to be subdivided from the SE 27 & East 1/2 of 22-32-5-W5M is restricted because of the setback from potential Aggregate deposits. Within the Aggregate Impact Area Setback, no new Country Residential lots are permitted. This setback area is the easterly 300 metres in each quarter. Throughout the westerly 500 metres of these quarters, landowners are advised of possible impacts from future aggregate operations. At the time of subdivision, the County will consider a possible Noise Easement Agreement to be registered on new titles. This can address such matters including but not limited to the noise and dust from the potential aggregate deposits adjacent to these areas as shown on Figure 6.
14. Within the Aggregate Impact Area Setback, Country Residential development is prohibited. Other forms of development are not recommended other than those permitted under the Land Use Bylaw in an Agricultural lot.

5.1.8 Country Residential Infill

The northwest portion of the plan area that is immediately adjacent to the Town of Sundre as shown on Figure 6 may have some limited potential for infill development. These areas are previously subdivided, but because of the size of some existing lots, these parcels may be eligible for infill subdivision development providing all new and remaining parcels are a minimum of 3 acres in size.

New applications may be required to illustrate ultimate infill development. Infill plans also require that building sites and road and utility rights of way be considered for future subdivision applications.

All applications for subdivision of more than one additional lot within the Infill Area may be required to submit plans outlining:

- a) The density and predicted population for future development.
- b) Future layout with local roads and utility corridors.
- c) Demonstration of buffering from adjacent uses.

5.1.9 Commercial and Business Park Uses

The community supports future commercial development along Highway 27. This plan does not support heavy industrial uses in the Plan Area and new business park development should be located in the North ½ of 36-32-5-W5M as shown on Figure 6. Uses in the business parks are limited to those uses identified in the Business Park District of the Land Use Bylaw.

Presently, commercial uses in the area include two Bed and Breakfast (Rustlers and MT Nest), two campgrounds (Rustlers Roost and Rosewood R.V. Resort), Wood King Manufacturing, a concrete ready mix plant (Tanas), a mechanical and auto detaining garage (Patkar), a trucking company (Ralph Phillips Trucking), a meat cutting shop, a gravel pit, as well as other home based businesses.

Goals

1. To provide for a variety of Commercial and business park development that enhances and promotes the western heritage culture and existing amenities.

Policies

1. All proposed commercial and business parks should be compatible in form and scale to existing residential and non-residential uses.
2. The location for general commercial and business parks is identified on Figure 6 and may require a service road along Highway 27 due to access and visibility issues.
3. Commercial development shall conform to the Mountain View County Land Use Bylaw, and shall:
 - i. not exceed a maximum of two storeys or 10 m in height;
 - ii. minimize and mitigate any form of pollution (air, noise, or groundwater) and minimize any off-site impacts;
 - iii. incorporate surface drainage and stormwater control measures that could include reduced hard surfaces, grassed channels, and/or other approved surface and stormwater retention facilities.
4. Commercial and business park development should incorporate a detailed landscaping and open space plan along Highway 27.
5. All proposed commercial development along Highway 27 must provide architectural guidelines acceptable to Mountain View County.
6. Signage will be in accordance with the Mountain View County Land Use Bylaw and will be sensitive to the rural agricultural character of the community. Signs proposed to be placed within one-half mile of the right-of-way of Highway 27 and Highway 760 will require approval from Alberta Transportation, in accordance with the Subdivision Regulations.

7. Commercial development should be located along Highway 27 in the plan area and is discouraged along Highway 760. Some limited small scale commercial uses may be allowed along Highway 760 with the issuance of a Roadside Development Permit from Alberta Transportation and Mountain View County approval.
8. Uses in this area will not include heavy manufacturing but may include a variety of large and small retail warehouse operations as well as general business park uses.
9. This Plan recognizes existing commercial and industrial uses and the possibility of appropriate expansion in the future where any impacts and adjacent uses are addressed. The County may require that as businesses expand, the lands be re-designated to Direct Control District.
10. All new highway commercial development shall conform to the Memorandum of Agreement between Mountain View County and the Town of Sundre. This includes a minimum parcel size of 2.5 acres with retail stores and membership wholesale stores not exceeding 5,000 sq. metres in floor area.

5.1.10 Recreational Uses

The Southeast Sundre Area provides excellent recreational activities; a major highlight is the Red Deer River. Located within the plan area are two recreational vehicle parks/campgrounds. In addition, the Sundre Golf Club, while just outside the Plan Area, provides recreational activities. The close proximity of the Plan Area to the Town of Sundre provides additional recreational activities. The community supports more recreational opportunities and trails linking the Plan Area to the Town. This plan supports a linear trail along Highway 760 and this is supported by Council and the Community.

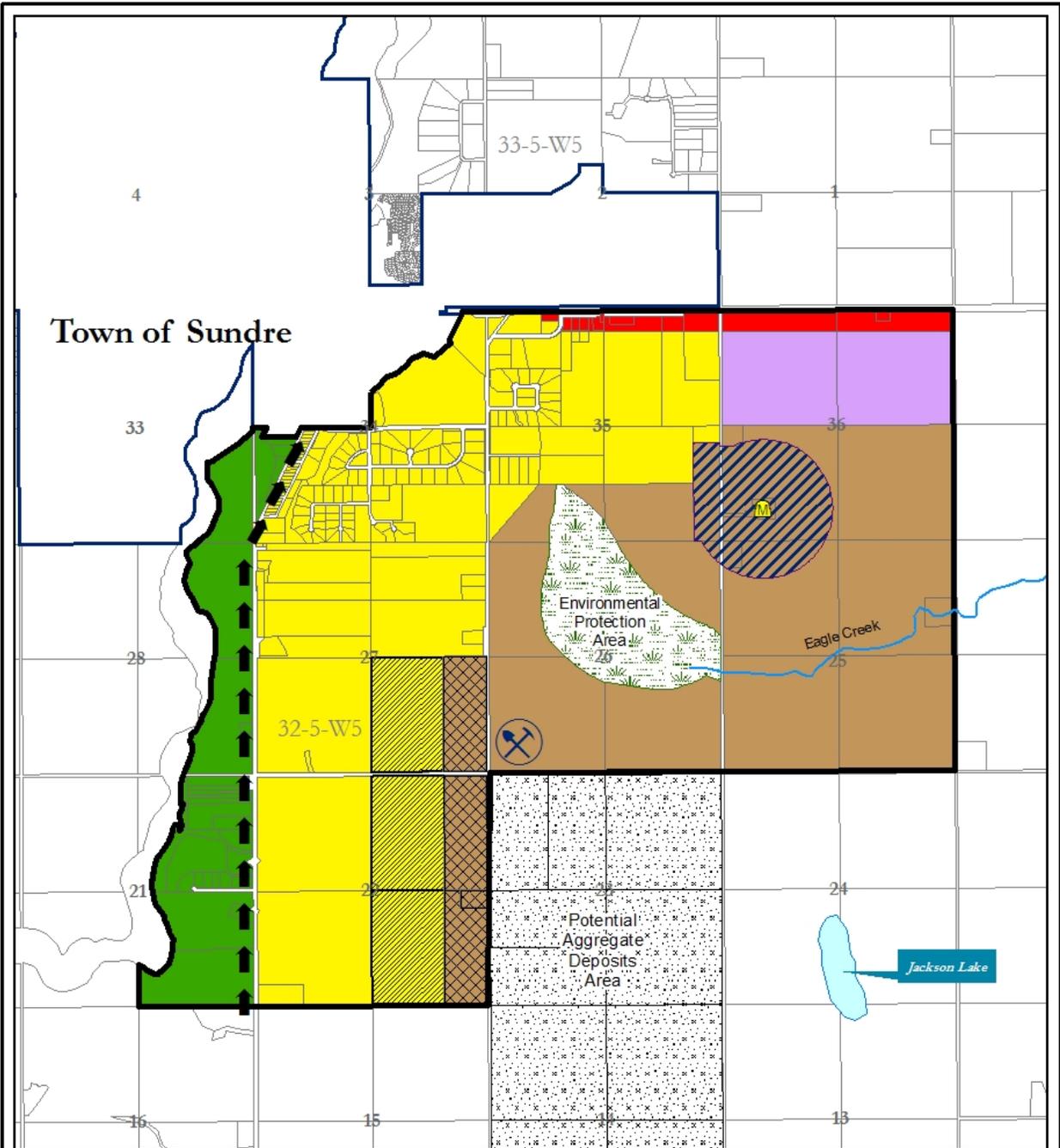
Goals

- a) To provide and support improved and expanded community recreational amenities.
- b) To foster environmental awareness.

Policies

1. The pathway system will generally follow paths identified in the Future Land Use Concept map illustrated in Figure 6.
2. The pathway/trail will not support any ATV/quad use.
3. Highway 760 is considered appropriate for the development of a parallel path for trails for pedestrian and equestrian use, and will be constructed in such a way to discourage use of ATV/quad use.
4. The pathway along Highway 760 will be constructed within either the road right-of-way or parallel to municipal reserve dedication.
5. Future Municipal Reserves should be taken as land, cash in lieu, or a combination of the two, as required to best fulfill this objective.

6. The County should continue to work with the Town of Sundre to determine long range recreation needs.
7. The Town of Sundre has an Open Space and Master Plan and the County should consider this for future trails and linkages in this area.
8. The Red Deer River will be protected from any development along the shoreline.
9. Any future development within 100 metres of the Red Deer River and shoreline must receive permission from provincial authorities.
10. Any proposed recreational vehicle parks in the Plan Area will require a landscape management plan.





**Mountain View
COUNTY**

**South East Sundre
Area Structure Plan
Figure 6: Future Land
Use Concept Plan**



Scale: 1:55,000

Legend

 Recreational	 Aggregate Advisory Area
 Agricultural	 Aggregate Impact Area Setback
 Country Residential	 Waste Transfer Station Setback
 Commercial	M Waste Transfer Station
 Business Park	 Gravel Pits
 Proposed Pathway	



6.0 GENERAL POLICIES

This section contains policies to guide future development in the Plan Area, based on the Future Land Use Scenario. The Land Use Scenario will guide the community's residential and commercial growth over time. The scenario also promotes the development of recreational amenities linked through a pedestrian pathway along Highway 760.

The following general policies will apply to the entire Plan Area:

- a) Much of the ASP area has a high ground water table and/or soil or drainage conditions that are not conducive to basement construction. Basements will only be allowed within the ASP area when recommended by a hydro-geological report for the site specific area which shows that the soils, drainage conditions and water table for the particular parcel can accommodate such development. The County may relax this requirement when it is satisfied that local conditions would allow for basement development.
- b) Lands surrounding the Plan Area are still considered to be of particular interest to the community and any uses proposed on these lands should reflect compatibility with the goals, objectives, and vision for the Southeast Sundre Area, as outlined in this document.
- c) Home-based businesses are encouraged where impacts on adjacent properties are fully addressed. Requirements outlined in the Land Use Bylaw must be satisfied.
- d) All multi-lot re-designation and subdivision applications proposed in the Plan Area may be required to submit a Concept Plan that may include:
 - i. surface drainage and stormwater management plan;
 - ii. municipal and environmental reserve dedication strategy;
 - iii. transportation network illustrating access points and roads that meet current County standards;
 - iv. phasing for development, including the provisions of servicing, access points and provision of municipal reserves;
 - v. servicing strategy;
 - vi. emergency services plan that will be coordinated with the County;
 - vii. demonstration of how the new development will be compatible with existing development and adjacent agricultural operations;
 - viii. a strategy to address recreational uses and open spaces for use by area residents;
 - ix. traffic impact assessment;
 - x. community consultation program;
 - xi. geotechnical evaluation; and
 - xii. hydrogeological evaluation.

- e) The number of lots allowed to be subdivided from a quarter section that are identified for multi-lot development shall be to a maximum of 48 parcels.
- f) All development, re-designation, and subdivision applications must meet all Mountain View County regulations and standards.
- g) Any application to amend the Southeast Sundre ASP will be considered only after a community consultation exercise has been conducted and the proposed amendment is found to meet the vision and mission for the community and has received community support.
- h) No new accesses will be constructed on Highways 27 and 760 in the Plan Area for any future developments; all future development must access the plan area from existing accesses on Highway 27 and 760 and/or local Mountain View County roads.
- i) All developers must follow all ERCB requirements, including any development setbacks and pipeline right-of-ways.
- j) All proposed multi-lot subdivision/development applications shall require a concept plan when required by the MDP and shall be prepared in accordance with the MDP, to support re-designation and subdivision applications in the residential areas.

6.1.1 Servicing

Presently, the existing country residential subdivisions located in Sections 34 and 35 of the Plan Area use individual wells and private on-site sewage. This plan supports the protection of drinking water from contamination.

Much of the ASP area has a high ground water table and/or soil or drainage conditions that are not always conducive to basement construction. Basements will only be allowed within the ASP area when recommended by a hydro-geological report for the site specific area which shows that the soils, drainage conditions and water table for the particular parcel can accommodate such development.

Goals

- a) That appropriate individual water and wastewater solutions be employed until such time as communal water and wastewater services become available.

Policies

1. Developers are responsible for the required payment, engineering and installation of all future servicing of shallow utilities.
2. The future servicing systems should accommodate adequate water supply for fire protection.
3. Any proposed development, before piped servicing becomes available, should be serviced by individual groundwater well and private sewage systems that meets all applicable provincial and municipal requirements, and absolutely no overland sewage from septic fields is allowed.

4. Basements will only be allowed within the ASP area when recommended by a hydro-geological report for the site specific area which shows that the soils, drainage conditions and water table for the particular parcel can accommodate such development.
5. No new pump and haul sewage type systems are allowed in the Plan Area as the Mountain View County MDP does not support the use of such systems.
6. Shallow utilities shall be provided by private service providers and shall be extended at the sole cost of the developer at the time of subdivision.
7. New development may require upgrades and extensions for gas, power, and shallow utilities.

6.1.2 Overland Drainage/Stormwater Management

Within the Plan Area, some flooding has occurred recently and has affected residents mostly in the north western portions of the Plan Area. Basements were flooded in some homes within the ASP. Residents have reported that surface water drains into a low-lying area near the Tanas Commercial Development and some ditches along the country roads. Any future development within the Plan Area including infill development may require stormwater management plans to address potential drainage problems.

Mountain View County strongly discourages flood hazard area fragmentation and wetland degradation. Development should limit the removal of existing vegetation to accommodate additional building sites to mitigate the increase of imperviousness and flooding.

Bylaw No. 10/15The following are recommendations from the Sundre East Regional Stormwater Plan completed in March 2012 for Mountain View County and are incorporated into this ASP:

- a) For consistency of design, the Town of Sundre establishes engineering design parameters that are appropriate to the region (i.e. rainfall data, Chicago Storm parameters values.)
- b) A single event and a continuous simulation model are performed to determine the optimum size of the stormwater facilities.
- c) A pond report, detailing the wet pond design components, including the outfall control structure and computer simulation modeling to verify the ultimate stormwater storage facility will be prepared at detailed design and submitted to the approving agencies.
- d) To maximize the efficiency of the stormwater facilities and minimize the cost of maintenance, a minimum 2.0 ha pond should be established. (Off-site storage ponds within the major/overland stormwater drainage plan).
- e) Sections 2.3, 2.4 and 2.5 of the Sundre East Regional Storm-water Plan have recommended Best Management Practices, Stormwater Quality Enhancement and Sediment Forebay recommendations for inclusion in on-site stormwater management planning.

- f) Natural drainage pathways, wetlands and springs should be protected from development and if necessary enhanced. The County will require drainage easements at the time of subdivision approval to protect drainage corridors. Public Utility lots will also be taken as required.
- g) In the interest of an environmentally sensitive development, Best Management Practices should be incorporated in the land development design. At source control should be the preferred method for runoff volume control.
- h) A development boundary should be established to protect any escarpments.
- i) A detailed study of the large swampy area within Sec. 26-32-5-W5M should be performed to explore the possibility of discharging east versus west.

6.1.3 Transportation and Access

The area contains a road network based on local county roads and provincial highways, namely Highway 760 and Highway 27. Figure 4 shows the road network for the Plan Area. Proposed developments within a half mile of both highways must meet AT criteria. Any proposals for development and access onto the highway system must meet the standards and specifications of AT. Additionally, local subdivision roads proposed within the Plan Area must meet county road standards:

- a) AT will not permit any new access for Highway 27 and Highway 760 into the Plan Area; county roads will provide access for new developments.
- b) All proposed local subdivision roads must meet current County standards at the time of subdivision including the dedication of road widening at time of subdivision.
- c) Applications for subdivision or development within the Plan Area are required to obtain Roadside Permits and approvals from AT, in accordance with the Subdivision Regulations.
- d) All costs for construction and improvements to County Roads will be borne by the developers.
- e) All costs for design and construction for local subdivision roads will be borne by the developers.
- f) Applications for multi-lot subdivision resulting in 4 or more additional lots on a quarter section or large scale development that is within 800 metres (half mile) of Highway 27 or Highway 760 shall be supported by a traffic impact assessment.

6.2 ENVIRONMENTALLY SIGNIFICANT AREAS

The Plan Area includes several elements of environmental features, the Red Deer River, forested areas, wetland areas, wildlife habitat, and riparian grasslands. The Southeast Sunde community supports the protection and conservation of all features.

Goals

- a) To conserve environmentally significant lands.

- b) To promote appropriate responsible development within and adjacent to environmentally sensitive features.
- c) To guide development in a sustainable manner with surface and groundwater resources.
- d) To ensure land use activities do not compromise the conservation 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.

Policies

1. The County will require the dedication of environmental reserve or an environmental reserve easement for the following:
 - i. a swamp, gully, ravine, and natural drainage course;
 - ii. land that is subject to flooding;
 - iii. land that is considered unstable; and
 - iv. land that is abutting the bed and shore of a lake, river, stream, or other body of water.
2. The forested areas in the Plan Area are very important for their ecological integrity. The forested lands should remain as treed areas to the maximum extent as possible.
3. The conservation of treed areas in the Plan Area is supported; however, any future development that requires any removal of trees should be reviewed by the development authority and selective tree cutting is recommended.
4. No development shall take place in the floodway unless compliant with the regulations set out in the Land Use Bylaw. Development within the flood fringe may be permitted if compliant with the regulations set out in the Land Use Bylaw. Development within areas prone to flooding may be permitted if compliant with the regulations set out in the Land Use Bylaw.

Bylaw No. 10/15

5. The conservation of habitat and/or open space corridors will be encouraged.
6. 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.

6.2.1 Environmental Protection Area

In March 2012, the Sundre East Regional Storm-Water Plan was prepared. The study identified an important wetland located in Section 26 and the southern half of Section 35 of

the plan area. This wetland provides natural flood attenuation and water quality improvement, and thus should remain unaffected by development.

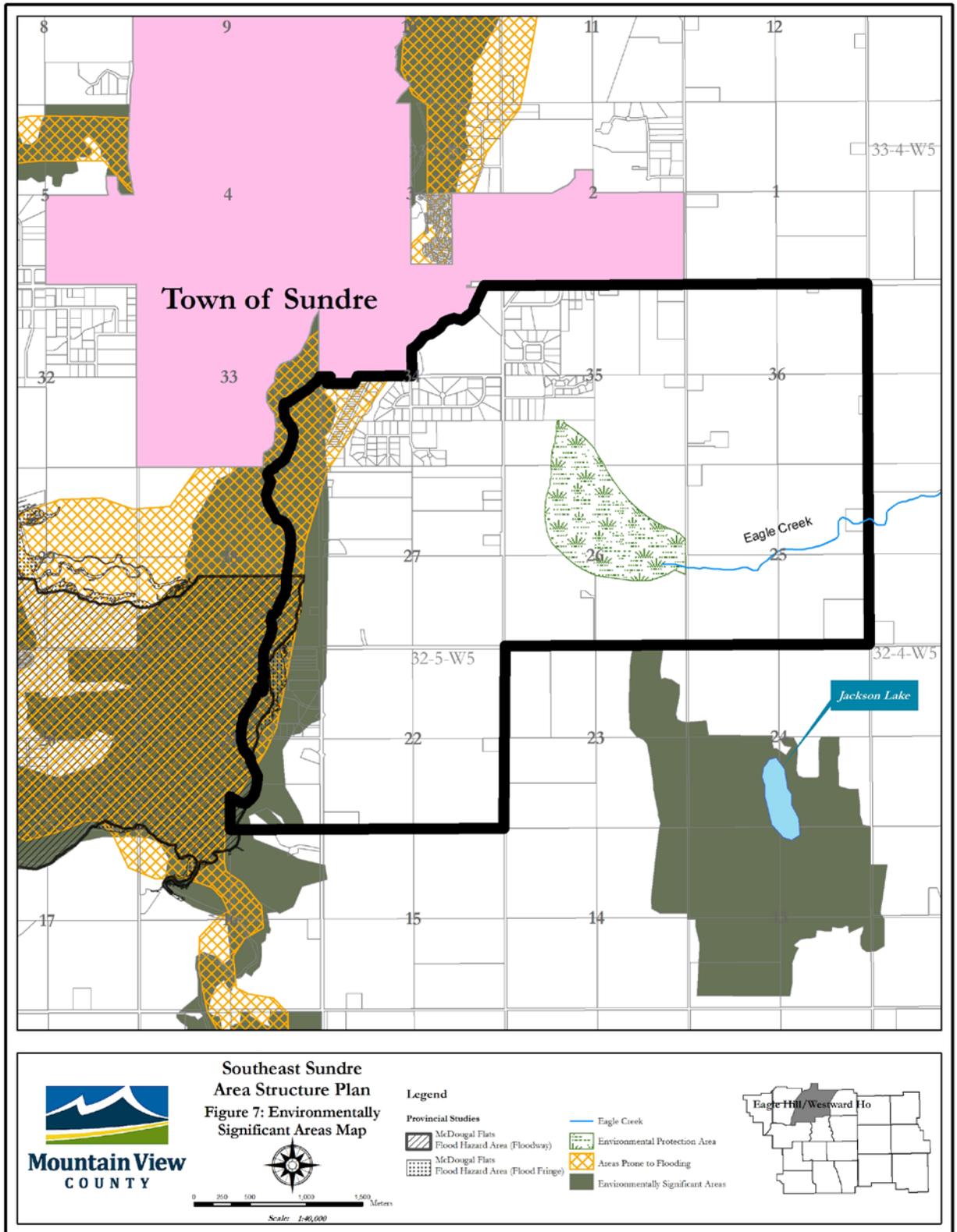
Policies

1. Applicants for development in lands located in Section 26 and the southern half of Section 35 may be required to complete a bio-physical and hydrological assessment when the scale of the development warrants one. The developer must demonstrate how the proposed development will be low impact, minimize impacts on the environment, and not impact adjacent lands.
2. Any proposed development in the Environmental Protection Area must demonstrate that the development will not negatively impact the area.
3. Future development in the Environmental Protection Area should be limited to passive recreational or ranching and farming.
4. Subdivision shall be limited to a single parcel removal for each quarter in lands located in Section 26, and the southern portion of Section 35 where appropriate.

6.2.2 Environmental Reserves

The Red Deer River banks and riparian area will be protected through an environmental reserve dedication as it is important for the region.

- a) Developers at the time of subdivision will dedicate an environmental reserve at a minimum of 30 metres from top of bank, surveyed at the cost of the developer to protect the Red Deer River.
- b) Any environmentally significant areas should be identified and conserved.



6.3 AGGREGATE RESOURCE EXTRACTION

Currently, there is gravel extraction in the southern portion of the plan area. Sand and/or gravel is transported on the local road network to the Provincial Highway network through road use agreements. The County supports sand and gravel as a value added resource and extraction will continue within the plan area in the foreseeable future. The County recognizes the importance of aggregate resources and will endeavour to provide for their extraction in accordance with sound environmental principles. It is recognized that aggregate resource extraction is an interim land use. Measures will be taken to mitigate any negative impacts on adjacent properties. Residents should be aware of the aggregate resource and the use of local roads to transport the sand and gravel.

Goals

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

Policies

1. The number of lots allowed to be subdivided from the SE 27 & East 1/2 of 22-32-5-W5M is restricted because of the setback from potential Aggregate deposits. Within the Aggregate Impact Area Setback, no new Country Residential lots are permitted. This setback area is the easterly 300 metres in each quarter. Throughout the westerly 500 metres of these quarters, landowners are advised of possible impacts from future aggregate operations. At the time of subdivision, the County will consider a possible Noise Easement Agreement to be registered on new titles. This can address such matters including but not limited to the noise and dust from the potential aggregate deposits adjacent to these areas as shown on Figure 6. The Southeast Sundre ASP will incorporate any changes if the Mountain View County Land Use Bylaw requires setbacks greater than 300 metres.

2. Within the Aggregate Impact Area Setback, Country Residential development is prohibited. Other forms of development are not recommended other than those permitted under the Land Use Bylaw in an Agricultural lot.
3. Any future sand and gravel extraction in and around the plan area will require appropriate approvals from government and non-government agencies and proper development setbacks. Aggregate resource extraction operations may require Provincial approvals.
4. Reclamation will consider the long-term land use strategy for the Southeast Sundre ASP.
5. All natural resource extraction shall occur in accordance with standards acceptable to Alberta Environment and Sustainable Resource Development, and the phased extraction area shall be reclaimed when extraction is finished. A reclamation certificate from Alberta Environment and Sustainable Resource Development may be required.
6. Aggregate resource extraction activities are considered an interim use rather than an ultimate or final land use within the plan area. Development permit applications for sand and gravel pits shall be accompanied by an end use plan that shall respect the land use concept map in Figure 6.
7. 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:
 - a) parameters of operation – depth, total area available to develop stand, standard hours of operation;
 - b) setbacks from roads, residential and other developments, including reciprocal setbacks limiting development encroaching on existing sand and gravel operations;
 - c) buffering and noise attenuation;
 - d) road use agreements including haul routes and/or development service agreements;
 - e) reclamation schedules;
 - f) environmental protection measures in accordance with an approved County policy; and any other matters deemed necessary by the County Approving Authority.
8. Extraction of resources, particularly sand and gravel deposits, prior to subdivision and development of the lands for other uses should be encouraged.
9. No aggregate resource extraction is permitted in or in proximity to an Environmentally Significant Area.

6.4 MOUNTAIN VIEW COUNTY WASTE TRANSFER SITE

The Sundre Eco-site is located in SW ¼ 36-32-5-5 within the Plan Area; however, Mountain View County owns the lands surrounding the eco-site and therefore must plan for the land uses surrounding it. The Mountain View Regional Waste Management Eco-site maintains the eco-site (the Town of Sundre or Mountain View County does not own and/or maintain the transfer station).

Presently, the site is in a treed area to provide a natural buffer. The eco-site does not have any plans to expand in the short-term or in the long-term and now provides recycling services.

The Mountain View County Waste Transfer Site requires a setback of 300 metres from any residential development in all directions. The setback will impact land uses within this ASP; however, the plan will identify possible and compatible future land uses such as recreational and/or natural areas to surround the waste transfer site.

Note: the 300 metre setback is from the facility not the property line; developer is responsible for survey.

Goals

- a) To identify possible and compatible future land uses such as recreational and/or natural areas to surround the waste transfer site.

Policies

1. Residential development is prohibited within 300 metres of the Sundre Eco-site. The Southeast Sundre ASP will incorporate any changes the Mountain View County Land Use Bylaw makes to the setback regulations for waste transfer stations.
2. A minimum of 30 metres of the treed area surrounding the eco-site will be retained as a natural buffer from any future development.
3. The lands within the setback and outside the treed areas could be used for recreational purposes at the discretion of Council.
4. Industrial and commercial development is not encouraged in the SW 36-32-5-5 within the time horizon of this plan.
5. The County will confirm that the abandoned landfill was properly reclaimed following Alberta Environment and Sustainable Resource Development regulations and that proper setbacks from development are followed.

6.5 DEVELOPMENT PHASING

All future development will be considered based on the existing infrastructure. Development phasing will be prepared in accordance with approved Concept Plans. If new roads are required, or if existing roads require upgrading, the developer will fulfill the standards and requirements of Mountain View County and/or AT.

6.6 FIRESMART

Parts of the study area are largely treed and contain existing country residential subdivisions. Presently, there are no fire smart practices for these subdivisions. This plan strongly supports safety measures and will integrate FireSmart practices into the policies for all future developments in treed areas.

Goals

- a) To reduce the risk of wildfire in the wildlife habitat and urban interface is very important.

Policies

1. All developers will prepare and submit Wildfire Hazard Assessment with initial proposals.
2. All developers must prepare emergency plans with all concept plans. The plan must be developed in conjunction with the local fire department.
3. All developments in treed areas will provide fire service access routes.
4. All roads will meet adequate requirements for emergency vehicle access including width, grade, curves, layout, design, and maintenance.
5. The County supports implementation of fuel-management guidelines.
6. Landowners in existing subdivisions should work with the County and/or local fire department to develop a fire emergency access plan.
7. All developers and landowners must demonstrate FireSmart Principles in all proposals for development. The layout must consider the Wildland/Urban interface recommendations provided in the Province of Alberta FireSmart manual.
8. All future development will ensure wildlife corridors are not blocked.

6.7 COMMUNITY SERVICES

6.7.1 Police Services

- a) Police services to the Plan Area are provided by the Sundre detachment of the Royal Canadian Mounted Police (RCMP).

6.7.2 Fire Services

- a) The Plan Area is in an area of the Municipality that is serviced by a volunteer fire department in the Town of Sundre.

7.0 PLAN IMPLEMENTATION

The implementation of this Southeast Sundre ASP will require periodic review and amendments in order to continually serve its purpose. It is intended to serve as a policy guide in order to assess more detailed subdivision and Land Use Bylaw amendments. In effect, subdivision applications should be developed in conformity with this ASP and will be denied if they do not.

The Mountain View County Municipal Development Plan is the guiding document for all development within the municipality. The Land Use Bylaw establishes the land use rules and regulations. The Southeast Sundre ASP presents a greater level of planning detail within the Plan Area boundary and is required to be consistent with both the Municipal Development Plan and Land Use Bylaw.

Development in the Plan Area should be consistent with the policies contained within this ASP and acceptable to the community. The Southeast Sundre ASP does not supersede, repeal, replace, or otherwise diminish any other statutory plan in effect in the Plan Area.

- a) All proposed re-designation and subdivision applications shall be evaluated according to the policies in this plan.
- b) Any proposed amendments to the Southeast Sundre ASP must receive community support, meet the community's vision, and ensure a community consultation program has occurred.
- c) The Vision and policies of this plan should be reviewed periodically to ensure the direction of the document continues to meet the desires of the community.

ACKNOWLEDGEMENTS

Steering Committee:

Bruce Beattie,	Mountain View County Reeve
Paddy Munro,	Mountain View County Division 6 Councillor
Bob Orr,	Mountain View County Division 5 Councillor
Annette Clews,	Town of Sundre Mayor
Bob Nerrie,	Member at large and Chair
Ed Wicks,	Member at large and Vice-Chair
Tom Boucher,	Member at large
Kevin Seidle,	Member at large