

**MOUNTAIN VIEW COUNTY**

**BYLAW NO. 12/24**

**WATER VALLEY / WINCHELL LAKE  
AREA STRUCTURE PLAN**

**Mountain View County  
Province of Alberta**

**Bylaw No. 12/24**

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

**SECTION 1 - AUTHORITY**

- 1.01 Section 633(1) of the *Municipal Government Act*, as amended from time to time, provides Council the authority to prepare and adopt an Area Structure Plan describing the land uses proposed, the density, the transportation routes and public utilities proposed and such other things Council considers necessary for the area.
- 1.02 This Bylaw may be cited as the “Water Valley / Winchell Lake Area Structure Plan”.
- 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 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 land use, subdivision potential and development.

**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 All redesignation, subdivision and development applications received in a complete form prior to the effective date of this Bylaw shall be processed and considered based on the policies in effect and consistent with Bylaw No. 10/13, unless prior to a decision being made on the application, the County receives a duly signed amendment application requesting that said redesignation, subdivision, or development application be processed and considered based on this Bylaw.
- 3.02 The aforementioned amendment application for redesignation, subdivision or development permit received by the County, prior to the effective date of this Bylaw, may be made free of any otherwise applicable fees for amendment.

**SECTION 4 – REPEAL OF BYLAW**

- 4.01 Bylaw No. 10/13 and all amendments thereto are hereby repealed.

**SECTION 5 - EFFECTIVE DATE**

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

Read the first time this 28 day of August 2024,

Read the second time this 9<sup>th</sup> day of October 2024,

Read the third time this 9<sup>th</sup> day of October 2024.



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Deputy Reeve



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Acting Chief Administrative Officer

October 16, 2024

Date of Signing



**Mountain View**  
C O U N T Y

**Schedule "A"**  
**WATER VALLEY/WINCHELL LAKE**  
**AREA STRUCTURE PLAN**

# Table of Contents

<b>1</b>	<b>INTRODUCTION</b> .....	<b>6</b>
1.1	BACKGROUND.....	6
1.2	PURPOSE OF PLAN.....	6
1.3	PLAN AREA.....	6
1.4	REVIEW PROCESS AND COMMUNITY CONSULTATION .....	7
<b>2</b>	<b>POLICY CONTEXT</b> .....	<b>8</b>
2.1	PROVINCIAL LEGISLATION .....	8
2.2	LAND USE FRAMEWORK .....	8
2.3	MUNICIPAL DISTRICT OF BIGHORN INTERMUNICIPAL DEVELOPMENT PLAN .....	8
2.4	MUNICIPAL DEVELOPMENT PLAN .....	9
2.5	LAND USE BYLAW.....	9
2.6	ENVIRONMENTALLY SIGNIFICANT AREAS.....	9
<b>3</b>	<b>KEY PRINCIPLES</b> .....	<b>10</b>
<b>4</b>	<b>LAND USE POLICY AREAS</b> .....	<b>11</b>
4.1	LOW DENSITY .....	11
4.2	MEDIUM DENSITY .....	12
4.3	NEIGHBORHOOD COMMERCIAL/COMMUNITY CENTRE.....	13
4.4	BUSINESS PARK .....	14
<b>5</b>	<b>SPECIFIC POLICY AREAS</b> .....	<b>17</b>
5.1	ENVIRONMENTALLY SIGNIFICANT AREAS.....	17
5.2	RECREATION.....	18
5.3	NATURAL RESOURCE EXTRACTION .....	20
5.4	CROWN LANDS.....	21
5.5	ROADS AND UTILITIES .....	22
<b>6</b>	<b>ADMINISTRATION</b> .....	<b>24</b>
6.1	DEVELOPMENT PHASING .....	24
6.2	MONITORING AND REVIEW .....	24
6.3	PLAN AMENDMENT(S) .....	24
6.4	PLAN INTERPRETATION .....	24
	<b>GLOSSARY OF TERMS</b> .....	<b>25</b>
	<b>LIST OF FIGURES</b> .....	<b>29</b>

# 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 agricultural operations, oil and gas activities, mining, forestry, and recreation. About 12,981 people live in the County and another 17,388 reside within the Towns of Sundre, Olds, Didsbury, Carstairs and the Village of Cremona<sup>1</sup>. 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 recreational uses. The Water Valley/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 this Area Structure Plan would support the community to ensure that the appropriate forms and densities of future development will uphold 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), as amended from time to time. Section 633 (1) allows for municipalities to adopt Area Structure Plans (ASPs). 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; and
- 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 in Figure 1, is comprised of 47 sections of land, located in the southwest corner of the County and is identified as a Growth Centre in the County's Municipal Development Plan, which encompasses the Water Valley and the 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.

Over the years there has been an increase of development in the Water Valley/Winchell Lake area that consequently has created water and wastewater issues. These two themes will be the platform

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<sup>1</sup> Statistics Canada 2021

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 Review Process and Community Consultation**

The Water Valley/Winchell Lake Area Structure Plan Bylaw No. 10/13 was adopted by Council on September 25, 2013.

County Council approved the Water Valley/Winchell Lake Area Structure Plan review in the 2023 Budget, and appointed members of the community and Council to sit and lead the ASP review with Administration's aid to serve as technical support. The Steering Committee consisted of:

- Dawn Lashmar, Public Member and Chair
- Arya Ahmadi, Public Member and Vice Chair
- Nolan Aldred, Public Member
- Lorne Patmore, Water Valley Community Association
- Dwayne Fulton, MVC Councillor, Division 1
- Greg Harris, MVC Councillor, Division 2
- Alan Miller, MVC Councillor, Division 3

The Steering Committee met nine times over the course of one year, from April 27, 2023, to April 30, 2024. The meeting Agendas and Minutes were posted on the County's website for public viewing.

The review process also included an Open House, held on March 26, 2024, at the Water Valley Community Hall. Approximately 60 residents attended the Open House and took part in the presentation with a Question and Answer period. Residents had the opportunity to provide comments/feedback for the Steering Committee to consider. The feedback was developed as a comment-style form for participants to easily indicate their preferences either in support or objection to the proposed *Future Land Use Concept* and any other matters of importance. Following the Open House, a report was presented to the Steering Committee that documented the public feedback that was gathered. During this meeting, the Steering Committee made minor revisions to the draft ASP and advised Administration to start preparing for the last stages of the review and to schedule meetings with Council to seek approval of the ASP document.

## 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), as amended from time to time. The plan is intended to provide guidance and policy direction for future land use, subdivision and development within the plan area. According to the MGA, an ASP must address the following:

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

(2) An area structure plan

(a) must describe

- i. the sequence of development 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, including matters relating to reserves, as the council considers necessary.”

### 2.2 Land Use Framework

The Land Use Framework is implemented through Bill 36, the *Alberta Land Stewardship Act* (2009) that allows the establishment of regional land use plans. The purpose of the *Land Use Framework* is to manage growth through sustainable and smart growth principles. Local decision-making is left up to municipalities; however, in the future, their decisions and plans will have to be consistent with this regional plan. There are a total of seven regional plans, with Mountain View County being within the Red Deer Regional Plan. This Regional Plan has not yet been developed by the Province at the time of this ASP Review. Once the Red Deer Regional Plan is adopted, this ASP will be reviewed for compliance.

### 2.3 Municipal District of Bighorn Intermunicipal Development Plan

Mountain View County and the Municipal District of Bighorn worked together to develop an Intermunicipal Development Plan (IDP). The IDP, as shown on Figure 2 Intermunicipal Development Plan, delineates lands in MVC that are adjacent to the M.D. of Bighorn. The purpose of the IDP is to formalize and define the relationship between the two municipalities as follows:

a) sets the policy framework for planning matters; and



b) defines how communication, cooperation, decision-making and dispute resolution shall occur.

## **2.4 Municipal Development Plan**

The County's Municipal Development Plan (MDP) provides guidance for managing growth and development into the future. The MDP aims to facilitate good, sound and sustainable development within the County's boundaries. It identifies the Water Valley/Winchell Lake ASP area as a Growth Centre, which is suitable for higher density growth. Generally, Growth Centres are intended to support opportunities for economic development that can offer a variety of options, opportunities and services to residents and businesses.

## **2.5 Land Use Bylaw**

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

## **2.6 Environmentally Significant Areas**

Mountain View County has prioritized the protection of Environmentally Significant Areas (ESAs) through the adoption of policies and regulations contained within Statutory Plans and the Land Use Bylaw. The 2008 Environmentally Significant Areas Report, completed by Summit Environmental Consultants, and the 2014 Provincial Environmentally Significant Areas Report, completed by Fiera Biological Consultants, shall be considered the baseline information on determining when additional studies may be required on a specific site to determine the site suitability of a proposal. There are three areas within the ASP area, as shown on *Figure 3 Environmentally Significant Areas*, that are subject to an ESA Classification.

### 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 the ASP, and provide guidance for the ongoing planning process in the plan area:

- *Recognize that agriculture is the predominant activity in the Water Valley/Winchell Lake area. Other land uses and development must respect and be compatible with agricultural operations.*
- *Ensure reasonable management of the natural environment to minimize the impact on land, water, wetlands, wildlife and vegetation.*
- *Recognize and respect the rural heritage of the area while balancing the needs for future development.*
- *Ensure that residential development of various densities is accommodated in appropriate areas in accordance with this plan.*
- *Recognize that the area is rich in natural resource extraction. Land uses and development must respect and be compatible with natural resource-based industries.*
- *Allow for a range of recreation and open space opportunities that meet the needs of the local and general population.*
- *Provide commercial recreation opportunities which are appropriately sited, without materially interfering with or affecting the use and enjoyment of neighbouring properties.*
- *Transportation routes and road access are important factors to guide development in this area.*

## **4 Land Use Policy Areas**

This section contains the specific policies to guide future land use and development within the Water Valley/Winchell Lake ASP area, as illustrated on *Figure 4 Future Land Use Concept*. These policies should be utilized in conjunction with the 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 new applications.

### **4.1 Low Density**

#### **4.1.1 Purpose**

Given the history and importance that agriculture has been to the character and economy for the area, the community supports existing farming operations to remain as the predominant land use. However, local community members also find it important to provide opportunities for residential development of different sizes that enhance the character of the area, while existing agricultural operations may continue or expand 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.
- e) To allow for residential development of various sizes within a rural agricultural area.

#### **4.1.3 Policies**

- a) Applications for agricultural purposes shall occur in conformity with the policies of the Municipal Development Plan and the agricultural regulations of the Land Use Bylaw.
- b) Applications for residential purposes are subject to redesignation and subdivision approval. The parcel size should be a minimum of 3.0 acres and a maximum of 15.0 acres. Larger parcels should reflect the existing use and conditions of the land.
- c) The areas identified as Low Density in Figure 4, are intended to accommodate residential or agricultural subdivisions of up to three titled lots, retaining the balance of the quarter as the fourth title.
- d) Agricultural land uses should be promoted and encouraged to continue within the plan area.
- e) The rights of existing agricultural developments to continue operating shall be supported in accordance with the Agricultural Operations Practices Act.
- f) Applications with the intent to create residential parcels shall be sited in a manner that respects the surrounding agricultural practices.
- g) Applicants are encouraged to implement FireSmart design principles, to ensure the safety of the community.

- h) Upon review of an application for redesignation or subdivision, an applicant may be required to provide additional information or supportive studies in accordance with County policies.

## **4.2 Medium Density**

### **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 a rural lifestyle, focused on the natural landscape and residential options, which could accommodate the various segments of the population.

As the population grows within the plan area, demand for water supply and private sewage disposal systems will also increase. Adequate 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 different parcel sizes to appeal to and accommodate a wider population demographic.
- c) To allow for residential development while being conscious of land conservation measures.
- d) To encourage residential development that is sustainable and designed to minimize County costs to deliver services, maintenance and operations.
- e) To ensure water and appropriate wastewater disposal for all existing and future residences.
- f) 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) Applications for redesignation or subdivision shall be in accordance with the *Future Land Use Concept*, as shown on Figure 4.
- b) When reviewing multi-lot applications for the consideration of the fifth title or beyond the fifth parcel on a quarter section, an applicant or developer may be subject to, but not limited to, the following requirements:
  - i. A Concept Plan inclusive of community consultation, as defined in the MDP for the entire build out of the quarter section;
  - ii. Servicing study (groundwater and septic suitability analysis);
  - iii. Stormwater Management Plan; iv. Biophysical Assessment;
  - v. Geotechnical Assessment;
  - vi. Traffic Impact Assessment; and vii. any other matters deemed appropriate.
- c) The Concept Plan and supportive studies shall meet Provincial standards and the requirements of the County's Policies and the Land Use Bylaw.

- d) The County shall recognize any existing residential subdivision approvals. Should the future development be realized, new applications shall comply with current County standards and policies.
- e) The identified medium density areas in Figure 4, are intended to accommodate subdivisions of up to 15 titled lots per quarter section. Applications for residential purposes are subject to redesignation and subdivision approval. The parcel size should be a minimum of 3.0 acres and a maximum of 15.0 acres. Larger parcels should reflect the existing use and conditions of the land.
- f) Notwithstanding Policy 4.2.3.e) above, applications for agricultural purposes within areas identified as Medium Density in Figure 4 may be considered in accordance with Section 4.1 of this Plan.
- g) 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 in accordance with the provisions of the Land Use Bylaw.
- h) Notwithstanding the maximum parcel density per quarter section for areas identified as Medium Density in Figure 4, an application with the intent to create additional lots within the north half of SE 34-29-5-5 and the south half of SW 21-29-5-5 may proceed in accordance with the Low Density policies of Section 4.1 of this Plan.
- i) Applicants are encouraged to implement FireSmart design principles, to ensure the safety of the community.
- j) 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 should respect and complement the existing community character.

### **4.3.2 Goals**

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

### **4.3.3 Policies**

- a) Development in the community centre area shall be limited to retail, institutional and service uses.
- 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; and
  - ix. servicing arrangements.
- c) New or expanded commercial development shall be designed so its size and appearance complement the area. All neighbourhood commercial development applications shall comply with the County's policies and the Land Use Bylaw.
- d) Building designs should complement the existing community character and adjacent development.
- e) Future redesignation and subdivision of land within the community centre area may require the completion of a Concept Plan and technical supportive information. The recommendation to prepare a Concept Plan will depend on the parcel size and density of the proposal.
- f) The Concept Plan and supportive studies shall meet Provincial standards and the requirements of the County's Policies and the Land Use Bylaw, including but not limited to:
- i. Servicing Study;
  - ii. Geotechnical Assessment;
  - iii. Environmental Site Assessment;
  - iv. Traffic Impact Assessment;
  - v. Stormwater Management Plan;
  - vi. Ground Water Supply Evaluation;
  - vii. Septic Suitability Analysis; and
  - viii. Emergency Response Plan.

## **4.4 Business Park**

### **4.4.1 Purpose**

The Water Valley/Winchell Lake area economy plays a significant role in providing local employment opportunities that contributes to the diversification of the County tax base. Low impact businesses such as light industrial, offices, service trades, subsidiary occupations, and commercial uses are considered suitable for the area. However, it is important to implement buffering and landscaping measures to minimize the impacts on surrounding lands. To anticipate the desired industrial/commercial development in the area, a Concept Plan will be required to proceed with an application to the County.

#### **4.4.2 Goals**

- a) To provide areas for light industrial uses in order to serve area residents and businesses.
- b) To provide adequate buffers between light industrial uses and adjacent land uses in order to limit the negative impacts on the surrounding community.
- c) To apply the County's Business, Commercial and Industrial Design Guidelines
- d) To ensure screening requirements are in place for outdoor storage.

#### **4.4.3 Policies**

- a) New industrial/commercial development is encouraged to locate within the Business Park Commercial area as identified in Figure 4. Proposals for industrial uses outside of this designated area may be considered if there is adequate justification as to why the development cannot or should not be accommodated within the business park area. Standalone proposals for industrial/commercial development located outside areas identified as Business Park Commercial are discouraged.
- b) A Concept Plan and supportive studies will be required for the expansion of existing industrial/commercial business parks or for any proposed business park.
- c) The Concept Plan, inclusive of community consultation as defined in the MDP, and supportive studies shall meet Provincial standards and the requirements of the County's Policies and the Land Use Bylaw, including but not limited to:
  - i. Servicing Study;
  - ii. Geotechnical Assessment;
  - iii. Environmental Site Assessment;
  - iv. Traffic Impact Assessment;
  - v. Stormwater Management Plan;
  - vi. Ground Water Supply Evaluation;
  - vii. Septic Suitability Analysis; and
  - viii. Emergency Response Plan.
- d) In the absence of a Concept Plan, stand-alone applications, if supported, for industrial/commercial development shall comply with the County's Policy with regards to the Business, Commercial and Industrial Design Guidelines.
- e) Proposed development adjacent to residential development or other sensitive land uses, shall require sufficient landscape buffer and/or screening.
- f) Internal accesses are encouraged between the sites in order to reduce the number of access points to County roads. However, all applications will be circulated to Alberta Transportation to determine the standards for development.
- g) 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 Road Network.

- h) New residential development shall 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.



## 5 Specific Policy Areas

There are other planning and land uses within the Plan area that are unique and require specific policy direction. The policies of this section are intended to supplement the *Land Use Policy Areas* of Section 4 of this Plan.

### 5.1 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 this area a desirable 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 promote appropriate responsible development within and adjacent to environmentally sensitive features.
- b) To provide for development in a sustainable manner with surface and groundwater resources.
- c) To encourage vegetation buffers wherever possible.
- d) To work with stakeholders and other partners to inform and educate residents and visitors on the BearSmart and FireSmart programs.
- e) 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 Management Plan and/or a 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 must meet the requirements of the Land Use Bylaw.
- 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 Management Plan or a 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 steep slopes and drainage courses.
- h) All redesignation, subdivision and/or development shall have regard for 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.
- i) At the time of subdivision, and as a first priority, environmental reserve dedication will be taken around the Winchell Lake Coulee complex.
- j) 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 its boundaries, in order to help maintain the character and integrity of the Coulee.

## **5.2 Recreation**

### **5.2.1 Purpose**

The community has identified the need to support and expand on existing community recreational facilities while allowing commercial recreational development opportunities to expand and be developed. As the community grows and thrives, recreational development has become a popular economic development driver that will continue to increase due to the area's natural amenities and proximity to major urban centers. Recreational development in the plan area is diverse and can generally be categorized as:

- i. Community Recreational Facilities such as the Water Valley Library, Water Valley Community Hall, baseball fields, or any other non-profit recreational development benefiting the community.
- ii. Commercial Recreational Facilities such as tourist campgrounds, recreational resorts or any other recreational development that is permanent in nature and run by a third party.

### **5.2.2 Goals**

- a) To support the expansion of existing community recreational facilities.
- b) To support a variety of commercial recreational development that is compatible with current and future land uses.
- 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.

### 5.2.3 Policies

- a) The County should support the community's desire to improve existing community recreational facilities by facilitating access to available grants.
- b) When possible, the County should support efforts on promoting fundraising events.
- c) Applications for the expansion of existing commercial recreational facilities may be approved, subject to a Concept Plan, inclusive of community consultation, as defined in the MDP, and may require supportive technical studies.
- d) New commercial recreational development shall consider and have regard to the following:
  - i. nature and intensity of the recreational use without causing significant offsite impacts;
  - 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. existing and proposed access arrangements to the proposed development site; and
  - v. reasonable means to address any issues identified through community consultation.
- e) 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;
  - 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; and
  - xii. Community Consultation.
- f) The level of requirements for a Concept Plan and supportive studies shall meet Provincial standards, and the requirements of the County's Policy and the Land Use Bylaw.
- g) County owned lands within the plan area should be retained for long term recreational purposes with community consultation.

## **5.3 Natural Resource Extraction**

### **5.3.1 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.

### **5.3.2 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 appropriately 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.

### **5.3.3 Policies**

- a) All new gravel pit extraction and expansions of existing gravel pits shall require redesignation approval to the appropriate district in compliance with the MDP and the LUB.
- b) 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.
- c) 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 4.
- d) 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.
- 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); and
  - 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 harvesting plan compliant with the provisions of the LUB.
- h) Phased extraction and reclamation plans shall be required for all natural resource development proposals.

## **5.4 Crown Lands**

### **5.4.1 Purpose**

A significant portion of lands within the plan area are Crown Lands, as shown on Figure 1. Crown Lands are managed by the Ministry of Environment and Protected Areas. 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 Crown Lands and the County's environmental protection guidelines.

### **5.4.2 Objective**

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

### **5.4.3 Policies**

- a) Where Public Land forms part of or is adjacent to an ESA or sensitive feature, the County requires that any use of that Public Land be undertaken in a manner that:
  - i. minimizes impacts on the lands;
  - ii. promotes continuity of habitat; and
  - iii. preserves site amenities, such as 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.

## **5.5 Roads and Utilities**

### **5.5.1 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 5). 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.

### **5.5.2 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 access management objectives for access along Highway 579.
- d) To support the County access management guidelines and improvements to the County Collector Network.

### **5.5.3 Policies**

- a) Proposed subdivisions within 1.6 kilometers or proposed developments within 800 meters of Highway 579 shall obtain approval from Alberta Transportation.
- b) Proposed subdivisions or development adjacent to a County unwidened and developed road allowance shall accommodate land for future road widening, if required.
- c) Proposed subdivisions or development applications may require a Traffic Impact Assessment study to be completed in accordance with Provincial standards, the requirements of County's Policy and the Land Use Bylaw. The cost of the study shall be at the expense of the developer.
- 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 improvement of roads which are impacted by new subdivisions or developments, in accordance with County's Policy or Provincial requirements.
- f) The frequency and location of individual points of access onto County roads should be limited to maintain safe traffic flow and vehicle turning movements. Accesses shall be reviewed against County access management policies.

- g) When required, multi-lot subdivisions or large development proposals should accommodate an emergency access and at least two points of access/egress.
- h) New subdivision or development 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 subdivisions 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 to 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 subdivisions and/or developments within the plan area.

## **6 Administration**

### **6.1 Development Phasing**

The Municipal Government Act (MGA), as amended from time to time, requires that an ASP must describe the sequence of development or that the sequence of development will be considered on an application basis within a particular policy area.

### **6.2 Monitoring and Review**

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

- a) The County shall monitor the effectiveness of this plan:
  - i. as the Plan’s policies are applied in processing proposed applications to redesignate, subdivide and develop land; and
  - ii. in communication with other authorities and community groups in dealing with matters of common interest that affect the Plan area.
- b) The County should review this Plan in its entirety every ten years.
- c) Between major reviews, the County shall monitor the rate and form of land use change in the Plan area. In the opinion of Council, if the rate and form of growth seems to exceed or lag behind that of the planning direction for the Water Valley/Winchell Lake area, Council may initiate an amendment to this Area Structure Plan.

### **6.3 Plan Amendment(s)**

Because of the dynamics of social and economic change, it may be necessary from time to time to consider changes to the Water Valley/Winchell Lake Area Structure Plan.

- a) The Council of Mountain View County or a person or persons having an interest in land in the Plan area may initiate an amendment to the Water Valley/Winchell Lake Area Structure Plan.
- b) If an amendment is initiated by a person or persons having an interest in the Plan area, prior to commencement of the bylaw amendment process, the County may require the initiator to support the proposed amendment with a report or reports and other background information.
- c) The process to consider a proposed amendment to the Plan shall be in accordance with the process required in the Municipal Government Act and County policies.

### **6.4 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.

### **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; and
  - 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; and
  - 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.

### **Contiguous**

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

### **County Collector Network**

The County's officially recognized road network for which long-term plans for maintenance and/or upgrading exists and may 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)**

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

## **Floodway**

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

## **Flood Design**

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

## **Flood Fringe**

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

## **Groundwater**

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

## **Growth Centre**

This refers to areas more suitable for future development including higher density residential, commercial and industrial uses and development. This Plan Area is identified as a Growth Centre in the Municipal Development Plan.

## **Hazard Land**

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

## **Municipal Reserve**

A subdivision authority may require the owner of a parcel of land that is the subject of a proposed subdivision to provide part of that parcel for park or school purposes at the discretion of the municipality. If for some reason reserve land is not required, the County can take cash in lieu of the land.

## **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 Area 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 areas, 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 is 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**

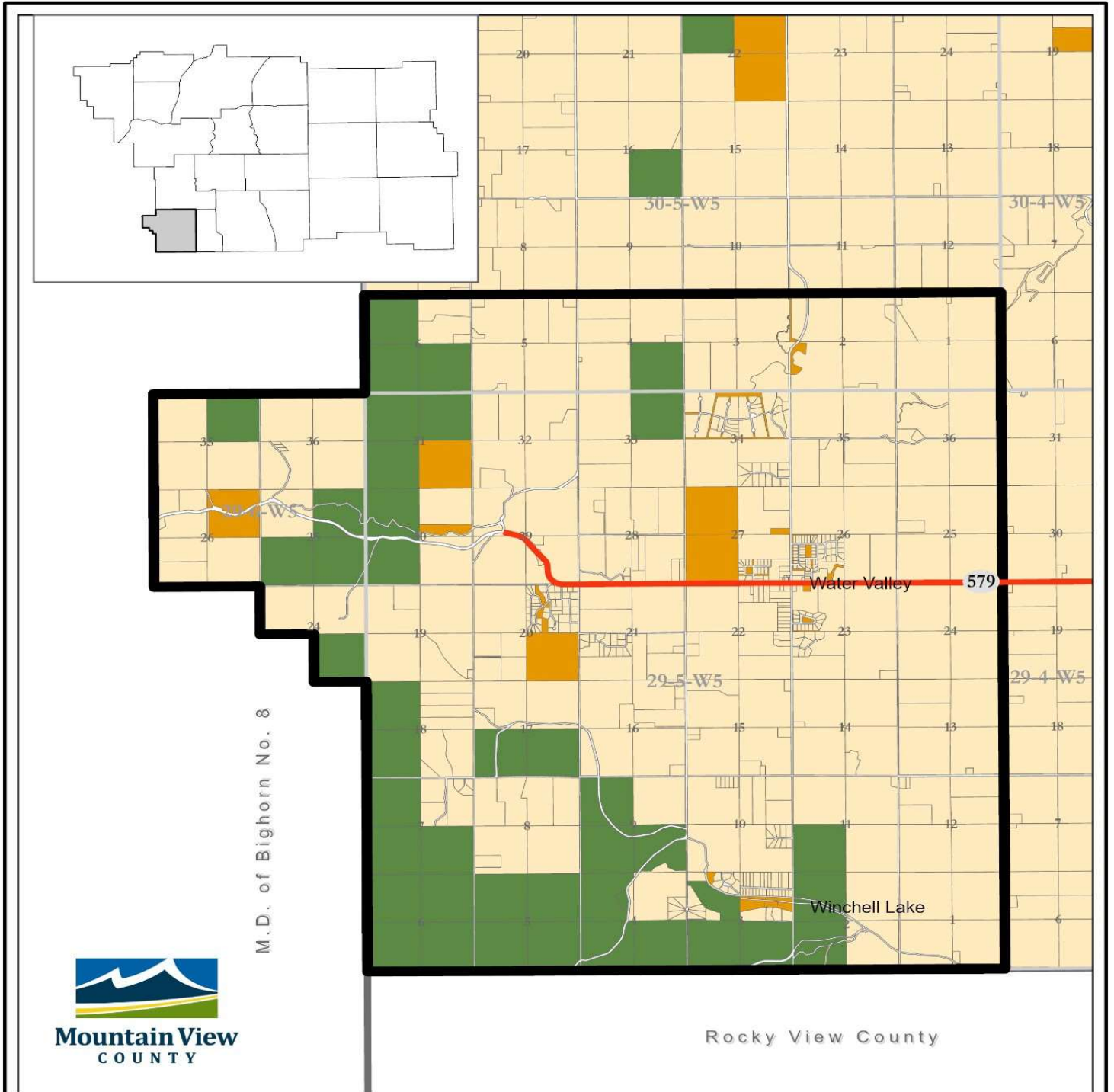
Areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support vegetation that is adapted for life in saturated soil conditions. Wetlands are protected through a variety of federal and other regulations.

## **Wildlife Corridor**

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

## List of Figures

- Figure 1 Plan Area
- Figure 2 Intermunicipal Development Plan
- Figure 3 Environmentally Significant Areas
- Figure 4 Future Land Use Concept
- Figure 5 Roads



## Water Valley Winchell Lake Area Structure Plan

Figure 1: Plan Area Map

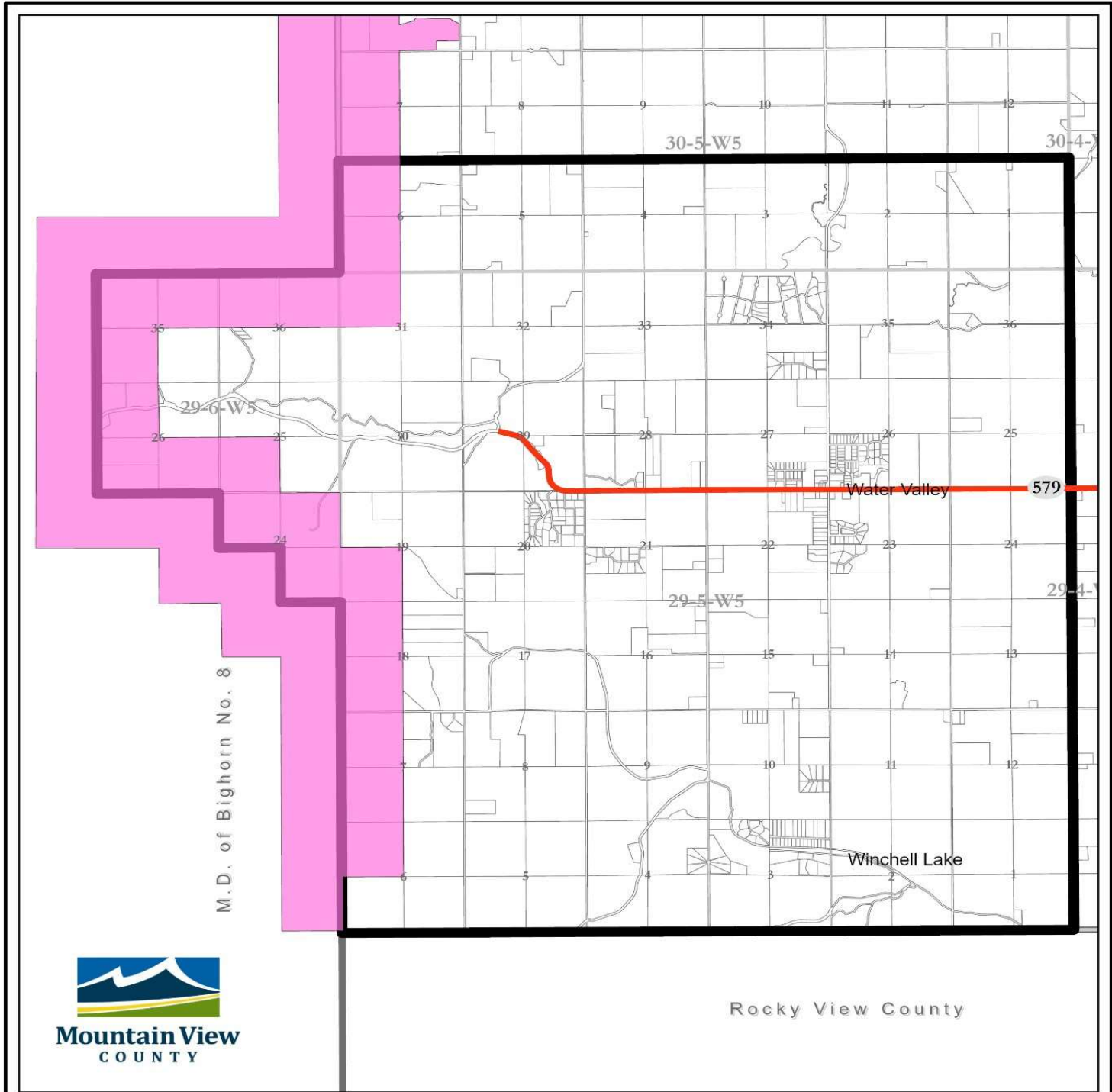
### Legend

- Provincial Highway
- County Land
- Private Land

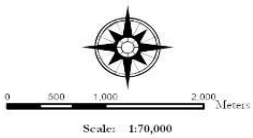


0 500 1,000 2,000 3,000 Meters

Scale: 1:80,000



Rocky View County



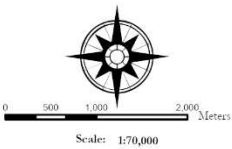
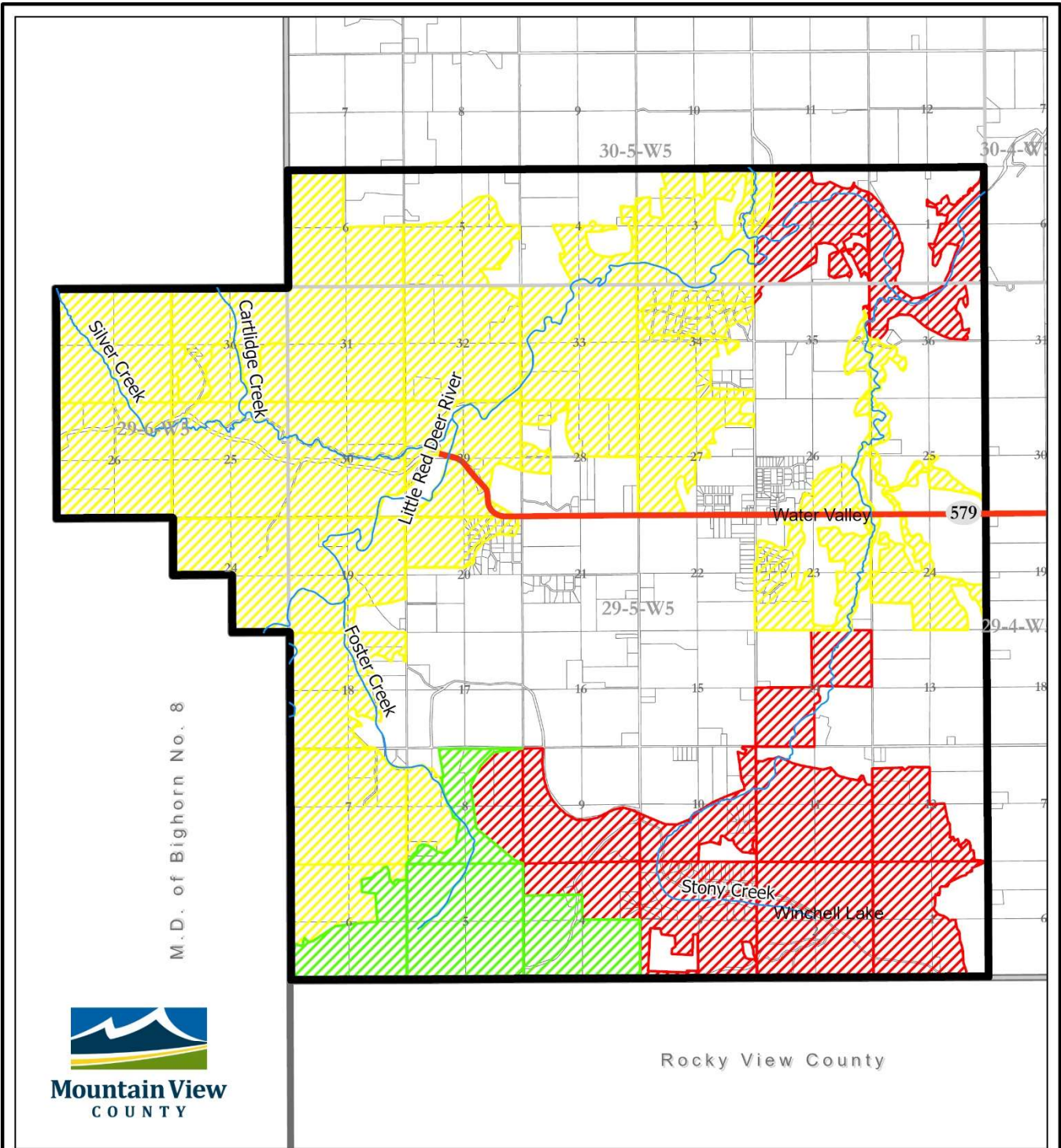
### Water Valley Winchell Lake Area Structure Plan

Figure 2: Intermunicipal Development Plan

**Legend**

- Provincial Highway
- Intermunicipal Development Plan










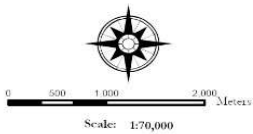
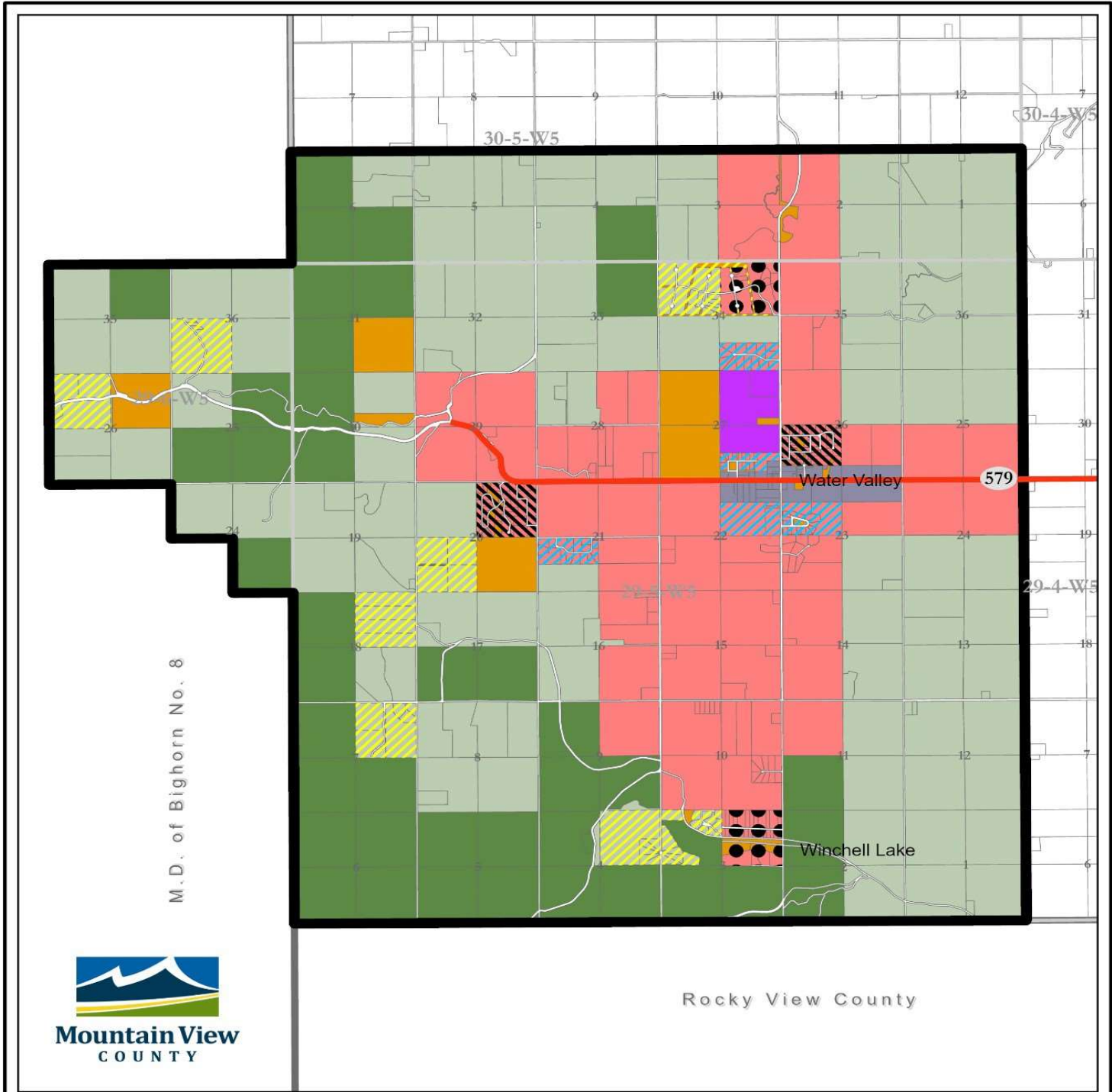
### Water Valley Winchell Lake Area Structure Plan

Figure 3: Environmentally Significant Areas

#### Legend

-  1 (Very High)  ASP Boundary
-  2 (High)
-  3 (Moderate)
-  4 (Low)



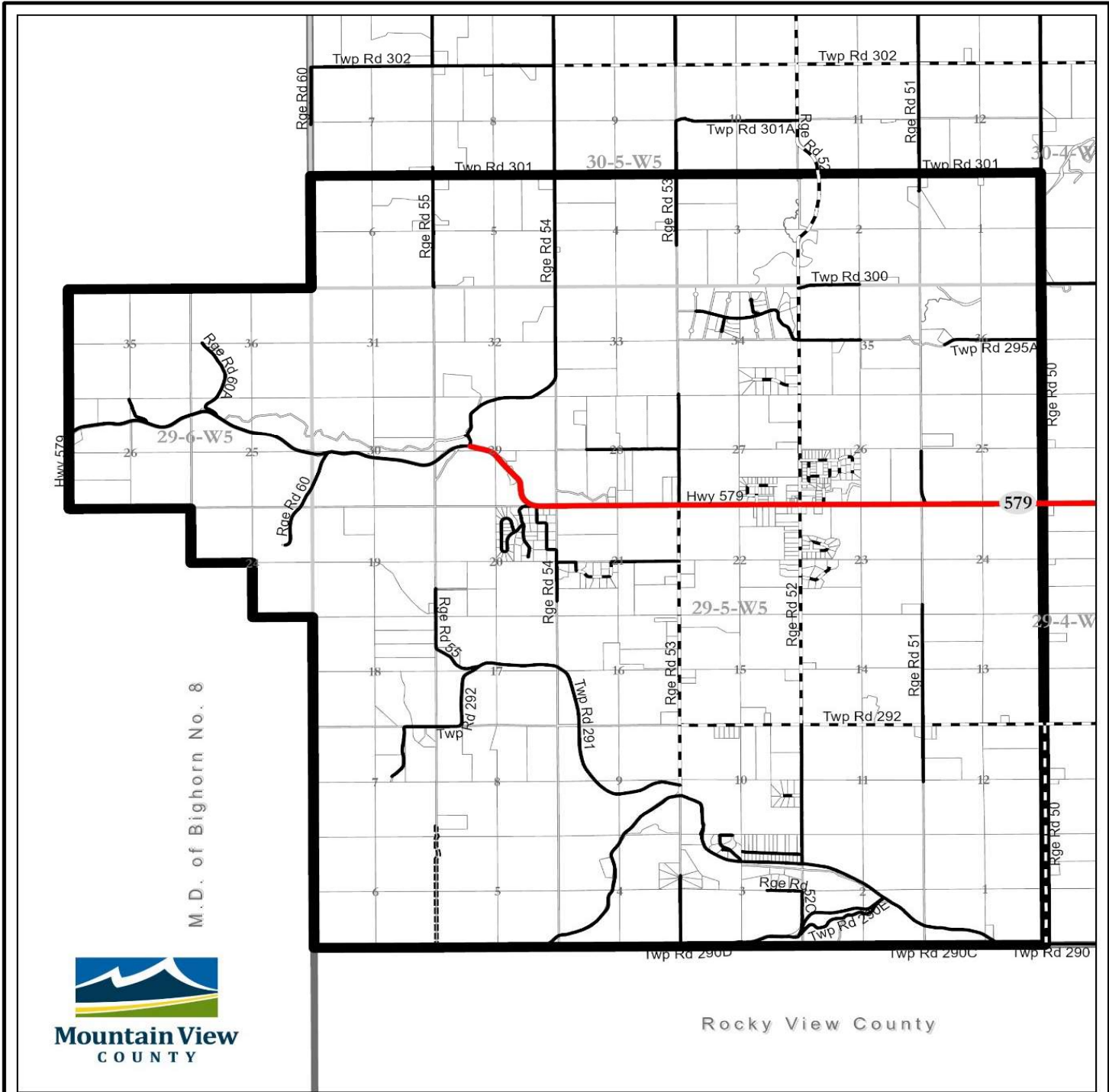


## Water Valley Winchell Lake Area Structure Plan

Figure 4: Future Land Use Concept Plan

Legend





- Business Park Commercial
- County Land
- Crown Land (Prov and Fed)
- Neighbourhood Commercial
- Medium Density
- Low Density
- MDP Density Met or Exceeded
- Medium Density Met or Exceeded
- Low Density Met or Exceeded
- No Further Subdivisions



## Water Valley Winchell Lake Area Structure Plan

Figure 5: Roads

### Legend

-  chip sealed
-  gravel
-  paved
-  unimproved



0 500 1,000 2,000 Meters  
Scale: 1:70,000