



**Mountain View**  
**COUNTY**

**YourCounty. YourPlan.**

## **MUNICIPAL DEVELOPMENT PLAN**

**BYLAW NO.**

**20/20**

**SCHEDULE A**

**Consolidated Version (Bylaw No. 25/21) October 13, 2021**

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

**Municipal Development Plan Bylaw No. 20/20 amended by the following:**

Bylaw No. 25/21 as of October 13, 2021

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## **1.0 INTRODUCTION**

Agricultural preservation is paramount in Mountain View County (MVC). It is the backbone of the local economy, and the County will provide all necessary support to the industry when making land use decisions.

MVC is changing, as are most rural municipalities in Alberta. While the main economic base of the County remains steadfastly rooted in agriculture, it is also developing in the fields of oil and gas, as well as various forms of commercial and residential growth. The agricultural base consists of over 1,800 farms and ranches known for forages, grains, oilseed, beef, dairy, exotic livestock, value-added agriculture, specialty crops, and tree and berry operations.

Forestry is also an important industrial sector to the County. As the Provincial economy has grown, greater and greater demands have been placed on the forestry industry to respond to the increasing requirements for building materials for all types of construction. This industry provides employment for many County residents in falling, skidding, trucking, and in the lumber mills.

Oil and gas operations have greatly expanded in the last couple of decades. MVC sits on significant oil and gas reserves. Every year, numerous wells are drilled and brought into production. This provides a wide range of employment opportunities, but also places pressures on services and roads. While the taxes generated by the oil and gas industry are significant, their impacts are also significant.

MVC has recently experienced significant growth pressures. The County is bisected by the Highway 2 and 2A Corridors. This creates demand for businesses, which utilize this major transportation corridor (see Figure 1). A second growth area is tourism and recreational development based on the area's natural beauty. The Highway 2/2A Corridor also provides opportunities for a variety of developments within commuting distance of major centres such as Red Deer and Calgary.

Council wants to be proactive, not reactive. The aim is to ensure that viable agricultural land and environmentally significant areas are preserved, and that all new development follows sustainable development guidelines, recognizes the impact on the environment, and benefits the community rather than putting pressures on the community. MVC wants to lead development and not be led by the development.

This Municipal Development Plan (MDP) provides clear rules and regulations that are visionary. The Plan addresses very sophisticated principles but is presented in an uncomplicated manner, so developers and residents find it is easy to read, understand and interpret. Based on landowner input, Council has prepared a plan that will result in development that is sustainable, orderly, and appropriate for Mountain View County.

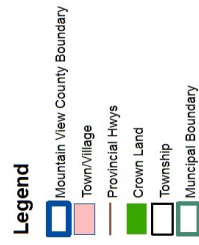
### **1.1 THE COUNTY CONTEXT**

MVC is situated in Central Alberta, stretching from the eastern slopes of the Rockies to the highly productive prairie lands. The County is bounded by Red Deer County to the north, Rocky View County to the south, Clearwater County to the northwest, Municipal District of Bighorn

to the southwest, and Kneehill County to the east. The County is bisected by the Highway 2/2A Corridor. The urban municipalities located within the County are Carstairs, Cremona, Didsbury, Olds, and Sundre. Mountain View County consists of twenty diverse rural communities as shown in Figure 2.

# Mountain View County

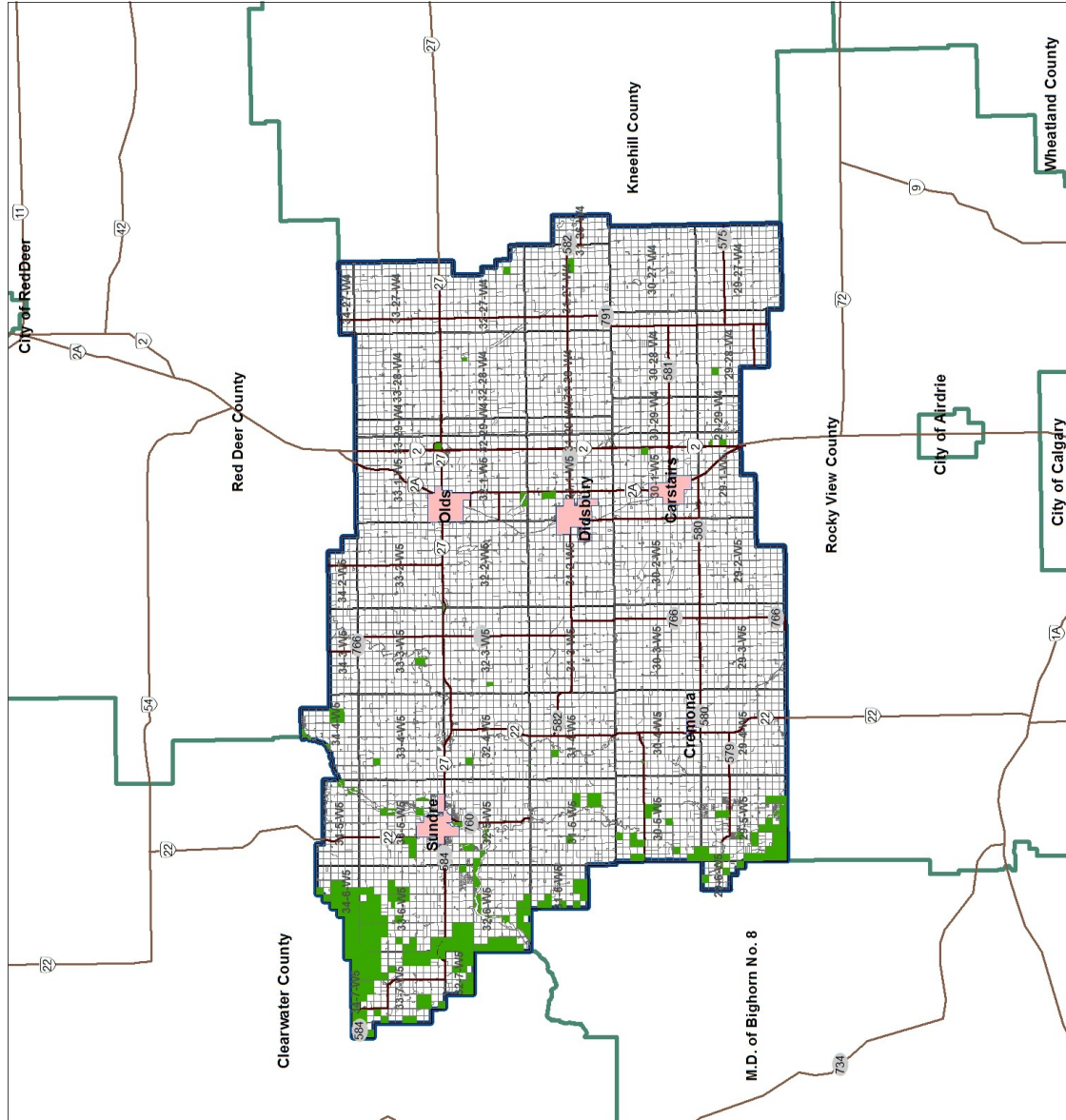
Site Location  
Figure 1



Scale: 1:625 000







March 12, 2014

Not responsible for errors or omissions



## Mountain View County

Rural Neighbourhoods  
Figure 2

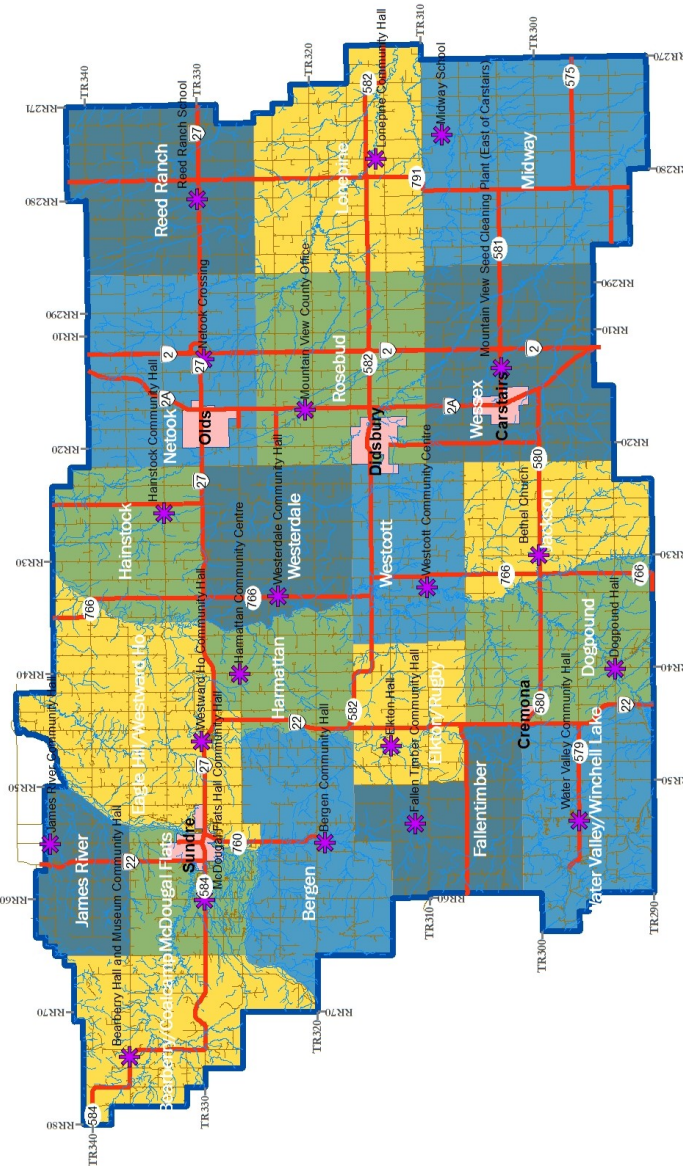
- Legend**
-  Neighbourhood Reference Points
  -  Highway
  -  County Roads
  -  Rivers and Creeks
  -  Town/Village
  -  Mountain View County Boundary



Scale: 1:500,000

March 12, 2014

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## 1.2 NEW DIRECTIONS

The new direction for the MDP is to provide guidance and clarity for the facilitation of good, sound sustainable development. Therefore, the new directions include:

- encouraging the conservation of agricultural land and the rural lifestyle;
- being open to innovation and new technology;
- concentrating and directing non-agricultural development to redefined growth centres and Economic Nodes;
- being sensitive to rural and agricultural views and vistas when allowing development;
- planning for higher densities in redefined growth centres to ensure that new development is making efficient use of land taken out of agricultural production;
- working towards safe and effective fresh water and waste water systems;
- ensuring there is strong policy direction for the protection of environmentally significant areas;
- ultimately preparing/reviewing ASPs for the redefined growth centres and Economic Nodes to provide more detailed planning direction;
- making sure that the MDP encourages and allows for a diversity of land uses, lifestyles and housing types to meet the needs of all Mountain View County residents;
- directing future residential, commercial, and industrial development at higher densities, to identified growth centres and the Economic Nodes to take advantage of existing infrastructure, recognize historical patterns of growth and development and to minimize land taken out of agricultural production;
- working with adjacent municipalities and jurisdictions to conduct joint planning and infrastructure sharing for more effective and efficient use of resources when required; and
- developing and adopting plans for infrastructure as needed.

## 1.3 HIERARCHY OF PLANS

The Municipal Government Act (MGA) delegates the responsibility for land use planning to municipalities (Part 17 – Planning and Development). the MGA identifies a hierarchy of plans that must be consistent with one another and states which plan(s) shall prevail when there are inconsistencies between plans. Statutory plans provide guidance to the municipality and the developer to a logical process for the ultimate development and management of land. The MGA identifies what each statutory plan must address and what each statutory plan may provide for.

### ***Intermunicipal Development Plans***

Intermunicipal Development Plans (IDP) are the highest statutory plans that municipalities must develop and adopt by bylaw with neighbouring municipalities. If there is any conflict or

inconsistency between IDPs and any other statutory plans, the IDPs prevail. IDPs are prepared, adopted and administered jointly between municipalities with shared boundaries and have shared interests. The County has five (5) IDPs with neighbouring municipalities which includes the Towns of Sundre, Olds, Didsbury, Carstairs and the Village of Cremona. One (1) IDP has been adopted with the MD of Bighorn No. 8, and the County agreed with the other four (4) rural municipalities: Clearwater County, Kneehill County, Red Deer County and Rocky View County, not to adopt IDPs at this time.

### ***Municipal Development Plans***

The MDP provides a broad land use framework that includes high-level policies for the entire County. As required by the MGA, the MDP is a mandatory statutory plan that must be adopted by bylaw.

### ***Area Structure Plans and Area Redevelopment Plans***

Other tools for a municipality to provide a more detailed level of planning are ASPs that are generally prepared for undeveloped land within the municipality. Alternately, Area Redevelopment Plans (ARP) are generally prepared for areas of a municipality that have previously developed and are looking to intensify or change the character of the development. These plans are also statutory plans adopted by bylaw. These plans provide a framework for subsequent subdivision and development and may include an area of any size that Council determines appropriate.

ASPs and ARPs adopted by MVC shall be consistent with the higher statutory document, the MDP and the highest statutory document the IDP. If any inconsistencies arise, the highest statutory plan prevails. In addition to addressing the MGA requirements, MVC may require ASPs and ARPs to include all or some of the following information to guide future land use and development:

- A description and/or evaluation of the plan area utilizing the following factors: natural resources; existing land use; ownership; existing development; topography; agricultural capability; soil; vegetation; environmental sensitivity and significance; geotechnical considerations; archaeological and historical considerations; existing utilities and transportation routes; and adjacent land uses; and
- A land use concept which includes a future land use scenario; a scenario for the accommodation and/or integration of existing development; reserve areas (municipal/environmental); main transportation routes; provision of utilities; anticipated improvements to existing infrastructure necessary to serve the future land use scenario; population densities and population projections; phasing of development; and constraints to development. In circumstances where landowners, developers or parties other than the County propose and/or prepare an ASP or ARP, the County may require a due diligence study in the form of a market analysis/assessment to verify and provide justification for proposed land uses, densities and servicing. The ability to prepare ASPs or ARPs must be approved by Council first, prior to landowners, developers or parties other than the County proceeding with them.

### ***Relationship of Plans***

The IDP(s), MDP, ASP(s) and ARP(s) are statutory plans; therefore, the adoption process for each plan must include a public consultation process to allow any person who may be affected by the adoption of the plan to make suggestions and representations. The public, including school divisions, must be notified of the plan preparation process, and in the case of the MDP or an ASP that abuts another municipality, the adjacent municipality(ies) must be notified.

The Municipal Government Act (Section 638) states that if conflict or inconsistency arise between statutory plans the higher statutory plan(s) prevail. If conflict or inconsistency arise between statutory plans or a land use bylaw and an ALSA regional plan, the ALSA regional plan prevails.

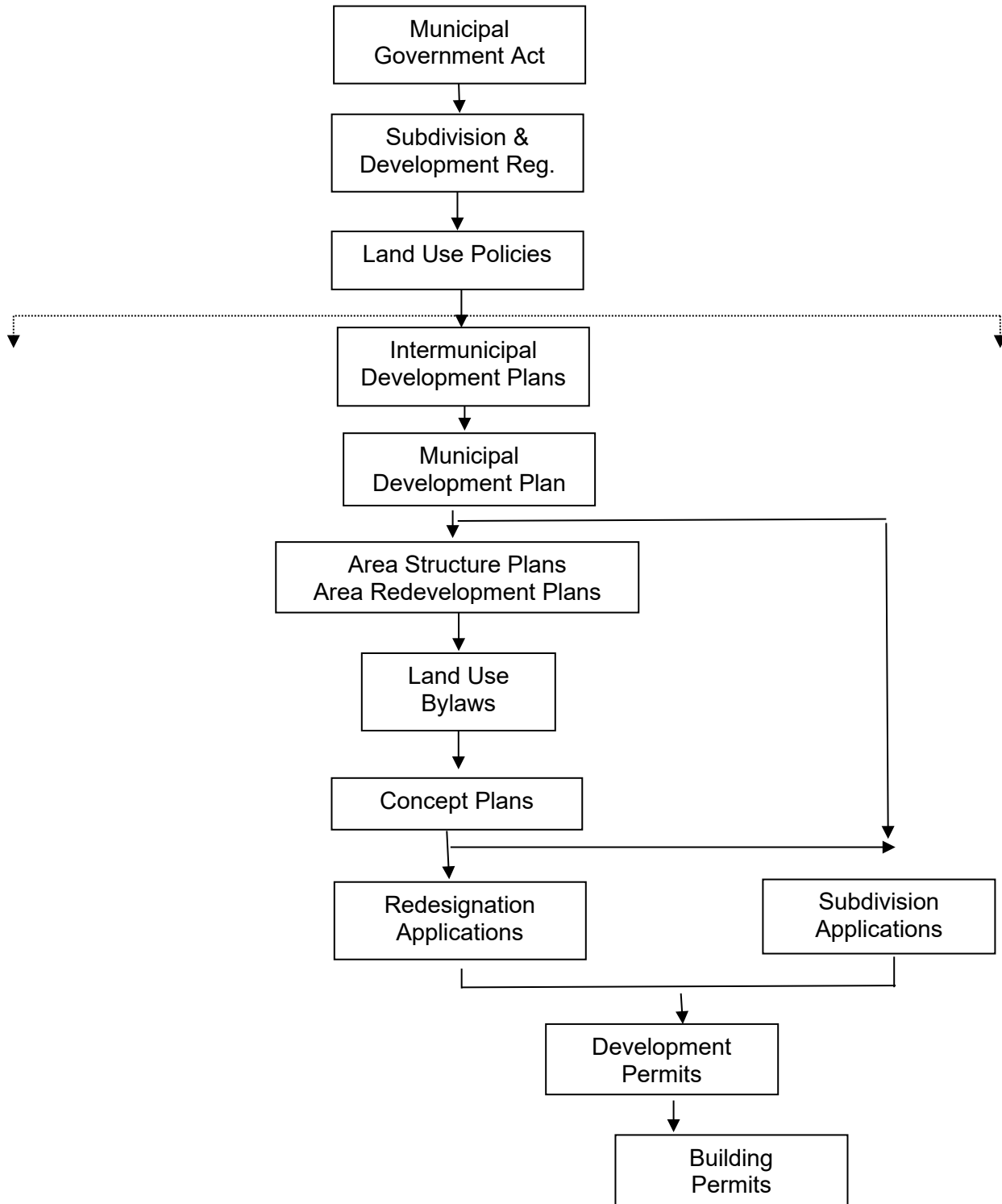
### **Concept Plans**

The Municipal Government Act also allows for the development of Concept Plans to obtain greater detail of the proposed development and its future impact on adjacent lands, as well as to demonstrate how this individual application complies with any applicable ASP or ARP; the MDP and any applicable IDPs. Mountain View County has determined that Concept Plan preparation shall be tied to the scope and intensity of proposed development and shall include a public consultation process.

Council, with recommendations from administration, shall give direction to applicants to prepare a Concept Plan. Concept Plans may be a requirement to accompany redesignation and subdivision applications for developments that contain multiple phases and for developments that are within an ASP and/or ARP. In certain circumstances, where an ASP and/or ARP is not necessary given the scale of the proposed development, a Concept Plan may be required. Concept Plans should not precede the preparation of ASPs and/or within the identified growth centres and the Economic Nodes.

These plans shall document the existing situation of the plan area as well as relevant development considerations. These plans shall be developed to a minimum scale of the proposed development area, with larger applications including a minimum scale of the quarter section, and should require additional supportive information including but not limited to: servicing study, geotechnical assessment, traffic impact assessment, stormwater management plan, biophysical assessment and preliminary engineering plans and specifications.

Chart 1  
Hierarchy of Plans and Planning Process in Mountain View County



## 1.4 INTERPRETATION

In this MDP document, and particularly within the policy sections, three (3) key operative terms, ***Shall***, ***Should***, and ***May*** are used for consistency and clarity. The interpretation of these terms, are outlined as follows:

- ***Shall*** – is a directive term that indicates that the actions outlined are mandatory, therefore must be complied with, without discretion.
- ***Should*** – is a directive term that provides direction to strive to achieve the outlined action, but is not mandatory. When the policy is directed to the developer, the onus is on the applicant to justify why the desired action/result is not proposed and/or will not be achieved.
- ***May*** – is a discretionary term, providing notification that the policy in question can be enforced if the County chooses to do so, and is usually dependent on the particular circumstances of the specific site and application.

The MDP and its policies also reference “*unsubdivided quarter sections*”. The interpretation of this usually refers to (+/-) 160 acres ((+/-) 64.75 ha) of land and is based on the original survey and legal description as per the Alberta Land Titles office. In addition to this traditional interpretation, the County may also consider quarter sections that include *gore strips*, lots created for and still used for public use (i.e., schools), railway lots, and/or utility lots or reconfigured quarter sections that did not result in any additional titles as “unsubdivided quarter sections”. The effect of this interpretation will allow the County to consider subdivision applications that may otherwise not meet the policies outlined within this MDP. Municipal Reserve dedication shall be required in accordance with the Municipal Government Act, including when the first parcel has been subdivided from a quarter section and the MDP identifies the remaining parcel as an unsubdivided quarter section.

The ***County Collector Network*** is referenced throughout this document and shall be interpreted as the officially recognized road network for which long term plans for maintenance and/or upgrading exist and may or may not include asphalt paved, chip sealed and gravel roads.

## **2.0 GROWTH MANAGEMENT CONCEPTUAL STRATEGY**

As Mountain View County grows, preserving the agricultural qualities and maintaining the rural lifestyle for residents is paramount. Based on public input through statistically valid surveys, administration's input and direction from Council, a growth management strategy has been developed in the form of a conceptual map. Figure 3 - The Growth Management Concept Strategy is a map of Mountain View County adapted from the Canada Land Inventory Class 1, 2 and 3 soils and Agricultural Regions of Alberta Soil Inventory Database (AGRASID) Land Suitability Rating System (LSRS) Class 2 and 3 soils as the 1<sup>st</sup> Dominant, or Co Dominant, in combination with Environmentally Significant Areas (ESA) mapping. It is conceptual in nature and is to be used as a baseline to determine where certain types of development should and should not occur within the County. Development applications that may conform to the proposed type of development outlined for a particular area does not necessarily guarantee an approval. Conversely, development applications in areas of the County that do not conform to what is illustrated in the conceptual map does not necessarily mean refusal. Generally, development applications are subject to administration, Council, and public consultation on a case by case, site-specific basis. The Growth Management Conceptual Strategy is a starting point for which development applications will be reviewed and measured.

### **Agricultural Preservation Area**

Agriculture continues to be the most important lifestyle and economic activity in Mountain View County. Agriculture is an industry that is becoming much broader and complex than the traditional family operated farm as seen in the past. New farm technologies and farming practices, coupled with the need to achieve economies of scale, have resulted in larger sized farms and intensive forms such as Confined Feeding Operations (CFO's). The intent for the Agricultural Preservation Area is to only allow for first parcel out residential development to ensure productive agricultural land in the County is preserved for agricultural purposes. The majority of this area will be subject to the applicable Agricultural Land Use Policies outlined in Section 3.0 of the MDP, as well as site specific analysis. Subdivision and development applications that deviate from this general policy approach within the Agricultural Preservation Area are strongly discouraged and shall require significant justification and supporting evidence.

### **Potential Multi-Lot Residential Development Area**

The illustrated Potential Multi-Lot Residential Development, subject to consultation with local residents and Council and subject to the maximum number of dwelling units that are allowable in a quarter section, may be suitable for multiple lot residential development (two (2) to three (3) lots) with the remainder of the balance of the quarter section as the fourth (4th) titled lot.

### **Growth Centres Policies**

The County has identified three (3) growth centres as areas more suitable for future development including higher density residential, commercial and industrial uses. The growth centres include the area southeast of the Town of Sundre, McDougal Flats west of Sundre, and the Water Valley-Winchell Lake area. These areas, have existing ASPs that support the potential growth of non-agricultural uses. The growth centres are areas where more detailed studies are required (i.e. ASPs, Concept Plans) and do not necessarily imply the landowner(s)

must develop. The boundaries of the growth centres are conceptual in nature and require further delineation with supporting studies as well as significant public consultation. The most applicable policy sections for the Growth Centres include the Residential Land Use Policies outlined in Section 4.0 and Growth Centre Policies outlined in Section 7.0.

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### **Intermunicipal Development Plans (IDP)**

Mountain View County and our adjacent urban municipalities have adopted IDPs that outline growth management strategies for areas surrounding the urban municipalities. All lands identified within these IDP's, including the IDP Fringe and IDP Referral Areas, shall be guided by the policies within these IDP's. Where any inconsistencies exist between the IDP and the MDP, the policies of the IDP shall prevail for the area contained within the IDP.

### **Economic Nodes**

Similar to the illustrated growth centres, the County recognizes the importance in growing its assessment base through taking advantage of future potential economic development opportunities for commercial and industrial growth in Economic Nodes. It is anticipated that the Highway 2 and 27 corridor's importance will continue to increase and there may be opportunities for development to locate in Economic Nodes given the benefits of access and exposure along these Highway corridors. The County has also identified the Olds-Didsbury Airport, as an additional economic development location given existing development within the area. Developments within the Economic Nodes will generally require an ASP prior to or in conjunction with development applications and subdivision applications. The most applicable policy sections for this area within the conceptual map are the Growth Centre Policies outlined in Section 7.0 and the Economic Development Land Use Policies outlined in Section 5.0.





## **3.0 AGRICULTURAL LAND USE POLICIES**

Approximately one-third of the County's population derives its livelihood from agriculture; some families have been farming and ranching in the County for generations. The conservation of farmland and ranchland is very important to the history and character of the County. As a starting point, the County has used the Canada Land Inventory Class 1, 2, and 3 soils and Agricultural Regions of Alberta Soil Inventory Database (AGRASID) Land Suitability Rating System (LSRS) Class 2 and 3 soils as the 1<sup>st</sup> Dominant, or Co Dominant, in conjunction with Environmentally Significant Areas (ESA) mapping (illustrated in Figure 3 – Growth Management Conceptual Strategy) as a baseline assessment to generally identify “productive” farmland that is worth preserving. Future development of agricultural lands shall only occur if it meets the guidelines and criteria set out in the MDP and any other applicable plan. Where “first parcel out” subdivision applications concern viable agricultural land in the County, the County's Agricultural Services Department shall be circulated for review and comment.

### **3.1 GOALS**

- 3.1.1 To conserve agricultural land and preserve the agricultural nature of the County.
- 3.1.2 To encourage all agricultural operations to employ beneficial management practices.
- 3.1.3 To ensure that agriculture remains an integral and viable component of the County's economy.
- 3.1.4 To encourage innovative, sustainable, and diversified agricultural activities.

### **3.2 OBJECTIVES**

- 3.2.1 To conserve agricultural land by encouraging the development of long-term preservation strategies for the County's agricultural/environmental land base.
- 3.2.2 To minimize the loss of agricultural land by limiting the amount of land removed from agricultural use.

### **3.3 POLICIES**

- 3.3.1 All lands in the County are deemed to be agricultural use unless otherwise designated for other uses.
- 3.3.2 MVC supports existing agricultural operations and supports the ‘right to farm’.
- 3.3.3 All new farm residences and other buildings shall be encouraged to locate within the quarter section to minimize the impact on agricultural operations.
- 3.3.4 Non-agricultural uses shall respect the existing agricultural operations, including their hours of operations, the odours and noises emanating from an agricultural operation and traffic movements.
- 3.3.5 (a) The “first parcel out” of a previously unsubdivided quarter section may only be supported by the County for the creation of one additional parcel, subject

to redesignation and subdivision application and the provisions of the Land Use Bylaw and the MDP.

- (b) A first parcel out subdivision within the Agricultural Preservation Area or the Potential Multi-Lot Residential Development Area shall be evaluated in accordance with section 3.0 of the MDP.

- 3.3.6 The maximum number of titles in the Agricultural Preservation Area should be two (2) titles per quarter section.
- 3.3.7 The minimum parcel size for a newly proposed or existing agricultural parcel that is the subject of a redesignation and subdivision application, and not a fragmented parcel should be (+/-) 40 acres ((+/-) 16.19 ha). Parcel configuration should reflect the existing conditions and use of the land and shall require redesignation to the appropriate land use district and a concurrent subdivision application. Applications for subdivision of new agricultural parcels shall demonstrate the land being subdivided is being used for agricultural purposes to avoid future fragmentation. Agricultural parcel subdivisions that create more than two titles per quarter section may be considered within the Potential Multi-Lot Residential Development Area.
- 3.3.8 All new titles created in an agricultural district for non-agricultural use, shall require a redesignation to the appropriate land use district and a concurrent subdivision application.
- 3.3.9 Non-agricultural uses shall be directed to areas that minimize the impact on agricultural operations.
- 3.3.10 A farmstead separation, considered a non-agricultural use, may be subdivided from a previously unsubdivided quarter section, where the farmstead has been in existence for a minimum of 10 years or more at the time of application.
- 3.3.11 The maximum parcel size for farmstead separations should be 9 acres (3.64 ha) with a minimum parcel size of two (2) acres ( 0.81 ha). Larger lot sizes may be permitted when required for shelter belts, ancillary buildings, physical characteristics and land required to provide physical access.
- 3.3.12 Farmstead separation applications shall be considered a non-agricultural subdivision and therefore shall require redesignation to an appropriate land use district, and will be reviewed in accordance with the following criteria:
  - (i) Demonstration that the Farmstead satisfies the definition of a Farmstead as contained in the Plan;
  - (ii) The proposed parcel is a single parcel created from a previously unsubdivided quarter section;
  - (iii) The proposed parcel is compact and limited in size to the original Farmstead as defined by physical characteristics, vegetation and shelter belts and such other land as required to provide physical access to the site and does not include cultivated farmland, pasture land or lands suitable for agricultural

production as part of the remainder unless included within a shelter belt and the physically defined area of the farmstead. Fencing alone shall not constitute a physical defined area of the farmstead;

- (iv) Access to the proposed parcel is available via direct access or easement or panhandle road to a developed public roadway acceptable to the Municipality;
- (v) The balance of the quarter section is maintained as an agricultural land use; and
- (vi) Where two (2) detached dwelling units exist on the proposed farmstead separation parcel, the County may consider redesignation and subdivision approval. At the Subdivision stage, the Approving Authority (Municipal Planning Commission or Administrative Subdivision and Development Approving Authority) may deem the additional dwelling legally non-conforming.

- 3.3.13 A Country Residential parcel may be permitted from an unsubdivided quarter subject to redesignation and subdivision in lieu of an agricultural parcel or farmstead separation. The parcel size should be two (2) to three (3) acres (0.81 to 1.21 ha). Lot sizes greater than three (3) acres (1.21 ha) (up to a maximum of five (5) acres (2.02 ha)) may be considered where setbacks, topography and easements prevent the creation of a reasonable building envelope.
- 3.3.14 Secondary suites shall be developed in accordance with Mountain View County Land Use Bylaw as approved and amended by Council from time to time. Secondary Suites and home occupations that do not negatively impact adjoining uses shall be considered appropriate in the agricultural area.
- 3.3.15 Development of new Confined Feeding Operations (CFOs) shall not be supported within 1.6 km (1 mile) of any identified growth centre or an IDP with adjacent urban municipalities. Notwithstanding Figure 3's identification of the Agricultural Preservation Area and Potential Multi-Lot Residential Development Area and applicable policies, redesignation and subdivision within an 800 metres radius surrounding a quarter section where an approved CFO is located may be considered and shall be limited to one (1) parcel out of a previously unsubdivided quarter section as a farmstead separation or an agricultural parcel. New subdivision shall not be supported on the quarter section where an approved CFO is located.
- 3.3.16 Notwithstanding policy 3.3.15, the setback for new Confined Feeding Operations from a business park will not be required.
- 3.3.17 Applications for new or expanding Confined Feeding Operations shall meet all Provincial standards.
- 3.3.18 After provincial approval is obtained for new or expanding Confined Feeding Operations, the construction shall be subject to Mountain View County Road Use Agreement Policy.

- 3.3.19 Notwithstanding other Policies in Section 3.3, a previously unsubdivided quarter section shall include those quarter sections with lots created for and still used for public use (i.e. schools), railway lots, oil and gas subdivision lots, and/or utility lots, thus future subdivision may be considered in accordance with the policies in Section 3.3.
- 3.3.20 A fragmented parcel may be considered for subdivision from an unsubdivided quarter subject to redesignation and subdivision in lieu of an agricultural parcel or farmstead separation or country residential parcel. The subdivision of a fragmented parcel, as defined in Appendix A shall be evaluated in accordance with Mountain View County Policy 6008 (as amended by Council) and may be supported if all the following criteria are met to the satisfaction of the County:
- (i) A suitable building site exists;
  - (ii) Legal and year-round physical access is sufficient to meet the needs of the proposed use;
  - (iii) The proposed use of the parcel does not negatively impact adjacent agricultural uses; and
  - (iv) The application demonstrates that the parcel can be serviced on site as per provincial regulations.
- 3.3.21 Notwithstanding Policies 3.3.6 and 3.3.7, minor boundary adjustments may be considered in accordance with Mountain View County Policy.
- 3.3.22 A panhandle subdivision may be considered for the purpose of providing access to an existing agricultural parcel that is either landlocked or does not have access from a developed County road allowance. The maximum area of the portion of land to form the panhandle should not exceed five (5) acres (2.02 ha) in size, and shall be consolidated with the title of the existing parcel that requires access.
- 3.3.23 Subdivision to create a new agricultural or residential parcel and the remaining parcel shall have direct physical and legal access to a developed County road allowance. If a County road allowance is undeveloped, the applicant shall be required to develop the County road allowance to Mountain View County standards. Access easement agreements shall not be considered.
- 3.3.24 An existing agricultural or existing residential parcel proposing development shall have direct physical and legal access to a developed County road allowance. If a County road allowance is undeveloped, the applicant shall be required to develop the County road allowance to Mountain View County standards. Should the County determine that natural constraints prevent the development of the undeveloped road allowance, the County may accept an access easement agreement that the County is party to as an acceptable means for access to a developed County road allowance.

- 3.3.25 Notwithstanding Policies 3.3.6 and 3.3.7, subdivisions for the expansion of existing Agricultural Parcels may be considered in accordance with Mountain View County Policy.

## **4.0 RESIDENTIAL LAND USE POLICIES**

The market demand for Country Residential lots in MVC has increased significantly in the past decade and is expected to remain strong into the future. The main concerns with residential development have traditionally been the provision of suitable servicing and the compatibility with surrounding existing uses, in particular agricultural operations. Land required or used for residential development takes the land out of agricultural production. The County needs clear guidelines to deal with the pressure for residential development and has prepared a conceptual map (Figure 3 – Growth Management Conceptual Strategy), which illustrates where potential multi-lot residential development may occur. This will result in future Country Residential developments being more restricted in size and location, as well as being required to meet specific criteria.

### **4.1 GOALS**

- 4.1.1 To minimize land taken out of agricultural production.
- 4.1.2 To make rural residential development economically sustainable for the County.
- 4.1.3 To allow for affordable housing options.

### **4.2 OBJECTIVES**

- 4.2.1 To minimize conflicts with agricultural uses.
- 4.2.2 To ensure that affordable housing options exist, including secondary suites.
- 4.2.3 To encourage live-work opportunities that do not negatively impact adjacent uses.
- 4.2.4 To concentrate development away from good agricultural land and into identified growth centres, Economic Node(s), and potential multi-lot residential development areas.

### **4.3 POLICIES**

- 4.3.1 Land Use Redesignation shall be required for new rural residential subdivision/development.
- 4.3.2 Land Use Redesignation and Subdivision applications shall be submitted simultaneously for consideration.
- 4.3.3 Low density residential subdivision/development of up to three (3) titled lots, retaining the balance of the quarter as the fourth (4<sup>th</sup>) title, including single lot applications beyond the first parcel out, may be supported if the following criteria are met:
  - a. Low density residential subdivision should only be permitted if the landowner has held title to the quarter section for at least five (5) years and the location of new lots should be directed to the least productive site on the quarter section.
  - b. Low density residential subdivision (up to three (3) lots with the balance of the quarter as the fourth lot) should generally occur within the areas identified as

Potential Multi-lot Residential Development Areas within Figure 3 – Growth Management Conceptual Strategy.

- c. The subdivision shall not result in more than four (4) titles in the quarter section.
- d. The maximum total area taken from a quarter section for residential subdivision shall not exceed nine (9) acres (3.64 ha) including agricultural subdivisions smaller than nine (9) acres (3.64 ha). Larger areas may be considered where setbacks, topography and easements prevent the creation of reasonable building envelopes.
- e. The minimum lot size is two (2) acres (0.81 ha). Parcel sizes should be two (2) to three (3) acres (0.81 to 1.21 ha) however, larger lots may be considered (up to a maximum of five (5) acres (2.02 ha)) where setbacks, topography and easements prevent the creation of reasonable building envelopes.
- f. New undeveloped lots should be sited on the quarter section in a manner that allows for the most amount of agricultural land to be preserved.
- g. Lands in the Potential Multi-Lot Residential Development Area that are considered high quality forage lands shall not be subdivided for low density residential development. A site assessment will be done on the proposed area of subdivision looking at the permanent limitations to productivity on the property. The evaluation will include consultation with the Canadian Land Inventory (CLI) and Agricultural Regions of Alberta Soil Inventory Database (AGRASID) Land Suitability Rating System (LSRS) Class 2 and 3 soils as the 1<sup>st</sup> Dominant, or Co Dominant, the farmland assessment records, historical and current on-site management practices to guide the evaluation of land which will not be based on short term limitations.
- h. The development should be located on the periphery of the quarter section to minimize access roads, to discourage panhandle roads, and to minimize the use of agricultural land for roads.
- i. Panhandle lots are not to be considered appropriate subdivision design except for a farmstead separation or where existing utilities, topographic or farming practices preclude other design solutions.
- j. Development of residential lots along coulees or other natural features may be considered, if other provisions of the MDP are satisfied.
- k. Residential development shall be designed in accordance with the County's access management policy.
- l. Consultation with adjacent landowners should precede any application to the County when more than one (1) lot is proposed. Written confirmation from the neighbours and/or affected community should be provided to the County.
- m. The subdivision shall not result in more than the maximum allowable dwelling units per quarter section as set out in the Land Use Bylaw.

- n. Servicing suitability may be required in support of an application when proposing more than one (1) lot.
- 4.3.4 Multi-lot residential development (five (5) lots up to a maximum of 48 lots on a quarter section) shall be considered within the identified growth centres for land use redesignation and subdivision and may be supported if the following criteria are met:
- a. The proposed development is supported by an approved ASP. Generally, Concept Plans should not precede the preparation of ASPs and/or ARPs within the identified growth centres. A Concept Plan may be considered as an alternative to an ASP and/or ARP, as determined by Council.
  - b. The maximum lot size shall be determined by the ASP/ARP process. The minimum lot size shall be two (2) acres (0.81 ha).
  - c. The lots shall be sited to allow the balance of the quarter to remain as open space or in agricultural operation where appropriate.
  - d. The development should be proposed adjacent to any existing development or approved subdivision on contiguous neighbouring quarter sections.
  - e. The development should be proposed on the periphery of the quarter section to minimize access roads and to minimize the use of agricultural land for roads.
  - f. Developers shall prove suitable water and sewer services for all new developments that shall meet or exceed the standards of both the County and Alberta Environment. Servicing solutions shall be determined as part of the ASP and/or ARP process, or as part of the Concept Plan, where appropriate.
  - g. Dedication of future road right of ways and easements may be required at time of subdivision of the first phase of development.
  - h. Consultation with adjacent landowners should precede any application to the County. Written confirmation from the neighbours should be provided to the County.
- 4.3.5 ASPs may provide more detailed guidance and direction for the growth and development of an area and may provide supplementary policies regarding development densities.
- 4.3.6 Proposals to prepare an ASP for development shall require permission and direction by Council prior to commencing the ASP process.
- 4.3.7 The municipal road to the County Collector Network from internal subdivision roads for residential development in growth centres may be paved or chip sealed, as determined by Council, and provided at the developer's expense. The extent of paving or chip seal required shall be in accordance with approved County Policy.
- 4.3.8 Internal subdivision roads for low density residential development accessing a gravel municipal road shall be gravelled at the developer's expense. Internal subdivision roads for low density residential development shall be paved or chip sealed, as determined by Council, when directly accessing a paved municipal road on the



County Collector Network. The extent of paving required shall be in accordance with approved County Policy.

- 4.3.9 Internal subdivision roads for higher density residential development (five (5) lots or greater per quarter section) shall be paved or chip sealed as determined by Council and provided at the developer's expense.
- 4.3.10 Individual well and septic systems that meet municipal and provincial standards may be permitted for proposed residential developments.
- 4.3.11 New Residential redesignation and subdivision shall not be permitted within a floodway of any watercourse.
- 4.3.12 Notwithstanding any other policy in this Plan, subdivision and development shall not be permitted if the site is unstable, subject to erosion, subject to flooding, or unsuited for permanent structures, unless compliant with the regulations set out in the Land Use Bylaw.
- 4.3.13 Notwithstanding Policy 4.3.12, development may occur on the sides of coulees if the developer demonstrates, through reports and/or analysis prepared and certified by a professional engineer, that stormwater management and slope stability are properly addressed. The developer may be required to further demonstrate suitability of the site through slope adaptive housing, access roads and/or driveways that are less than 10% slope.
- 4.3.14 Slopes of 10% or more shall require a geotechnical report prepared and stamped by a registered professional geotechnical engineer, demonstrating stability and suitability for development along with the standards for development.
- 4.3.15 Application for bareland condominium subdivision for the development of seasonal recreational facilities and/or amenities shall be considered and as such shall be required to meet all criteria for access, services, and all other county standards identified for residential development. Bareland condominium subdivision for the development of residential uses that allow year-round occupancy is strongly discouraged; however, if approved, County standards shall apply.
- 4.3.16 MVC may support affordable housing options including secondary suites, attached housing, senior housing, and use of manufactured homes to allow people options for getting into the housing market.
- 4.3.17 The establishment of secondary suites may be considered within all residential and agricultural areas of MVC.
- 4.3.18 Secondary suites shall be built to code (the Alberta Building Code and Safety Codes Act) and follow all regulations set out in the Land Use Bylaw.
- 4.3.19 Home occupations that do not have any negative impact on the surrounding area are considered to be appropriate for rural residential areas.
- 4.3.20 A previously unsubdivided quarter section shall include quarter sections with lots created for and still used for public use (i.e. schools), railway lots, oil and gas

subdivision lots, and/or utility lots, thus future subdivision in accordance with the policies in Section 4.3 may be considered.

- 4.3.21 Notwithstanding other policies in the MDP, subdivisions for titled lots fragmented by way of natural or man-made features, such as, but not limited to, rivers, railway lines and highways, may be considered by Council. The application should not result in more than four (4) titles per quarter section, including first parcel out and farmstead separations, and shall not be permitted if the maximum number of dwelling units as set out in the LUB will be exceeded.
- 4.3.22 The County reserves the right to apply and create exclusionary areas where low density residential development is not desired.
- 4.3.23 Existing rural community centres may be considered appropriate locations for infill and small scale residential and local commercial developments. Consultation with the impacted community shall precede any application to the County.

## **5.0 ECONOMIC DEVELOPMENT LAND USE POLICIES**

It is important for any municipality, including MVC, to balance its tax base by taking advantage of economic development opportunities for commercial and industrial growth. The regional economy is growing at an unprecedented rate and while MVC straddles Highway 2/2A, a major transportation corridor, the commercial and industrial development pressures have been minimal to date. It is anticipated that as the corridor's importance continues to increase, and land prices in the Calgary/Airdrie and Red Deer areas increase at a relatively higher rate, MVC will become a prime location for commercial and industrial development.

MVC strives to balance its tax base and provide a variety of opportunities and services to residents and businesses. Much of the demand for new businesses in commercial and industrial development is as a result of servicing the agricultural, oil and gas, or forestry sectors. In addition to serving the regional population, future growth may also occur to meet servicing requirements for tourism related opportunities, transportation hubs and the travelling public. To ensure economic development opportunities are not lost, the County must be prepared to consider applications for commercial and industrial development. Council recognizes that economic viability is a key component when evaluating development applications but understands the best use of the land must be considered in its evaluations.

### **5.1 GOALS**

- 5.1.1 To establish opportunities for economic development that will provide variety and diversity in location, servicing standards, and types of uses.
- 5.1.2 To ensure that all future commercial and industrial development is developed in a sustainable manner.

### **5.2 OBJECTIVES**

- 5.2.1 To encourage economic development to occur in identified growth centres and within Economic Nodes to concentrate development and maximize economies of scale for servicing and infrastructure.
- 5.2.2 To ensure appropriate development standards are achieved, particularly within Economic Nodes and within the growth centres to ensure high quality visual aesthetics of the County's gateways and well-travelled areas.
- 5.2.3 To encourage and allow appropriate forms of home occupations as a legitimate type of development within MVC.

### **5.3 POLICIES**

- 5.3.1 Economic development may take the form of business parks, highway/entranceway commercial or recreational/resort type development.
- 5.3.2 Development within Economic Nodes shall be planned in a comprehensive manner and be concentrated at highway intersections, interchanges, service road locations, and airport. Notwithstanding Policy 5.3.4, piecemeal development along the highway and major county road corridors is generally discouraged as the intent is to locate

commercial and industrial uses in well integrated nodes in close proximity to highway access points.

- 5.3.3 Land Use Redesignation and Subdivision applications (if required) shall be submitted simultaneously for consideration.
- 5.3.4 Isolated commercial or industrial applications, not located within a growth centre or an Economic Node, may be considered and assessed on the individual merits of the application. Architectural design and landscape plans may be required. Locations adjacent to existing commercial and industrial developments are generally encouraged.
- 5.3.5 Where supported by an ASP, a Concept Plan may be required for all proposed Business Parks.
- 5.3.6 New business parks shall be located within a growth centre or within an Economic Node.
- 5.3.7 In general, business parks shall consist of multiple lots with shared access, appropriate servicing and concentration of compatible uses in a planned and properly developed area for industrial and/or commercial uses.
- 5.3.8 All business parks shall:
  - a. maintain high standards of visual appearance;
  - b. provide integration with the surrounding area;
  - c. mitigate negative impacts from such potential polluters including but not limited to noise, traffic, air emissions, runoff; and
  - d. address interface issues with current and future adjacent developments. This includes landscaping and buffering.
- 5.3.9 All business parks shall be encouraged to utilize green development guidelines wherever possible, particularly for water conservation, collection and storage of supplemental fire suppressant water sources and individual pressurized sprinkler systems. This may include LEED building standards and other energy efficient design, where appropriate.
- 5.3.10 Business parks shall provide architectural, design and landscape plans to conform to the County's Design Guidelines. These plans may include, but are not limited to:
  - a. a landscaping plan illustrating planting locations, buffering, fencing and other means to screen commercial and industrial uses from adjacent lands;
  - b. the location, surface treatment, and landscaping of parking areas;
  - c. the orientation of buildings (where there is a double frontage, the structure should provide two "front" facades); and
  - d. a signage strategy illustrating the theme and/or consistent signing throughout.

- 5.3.11 Intensification of existing industrial business parks shall be encouraged as a first priority for adding new sites for commercial and industrial use. This intensification may require piped water and sewer and is subject to the provisions of the applicable ASP and IDP.
- 5.3.12 Highway Commercial or Entranceway Commercial development shall be located outside of urban centres, on major roadways, and may provide a combination of services and uses for the travelling public and uses for the regional resident.
- 5.3.13 Highway Commercial and Entranceway Commercial shall be required to demonstrate design and aesthetic controls to ensure the appearance of the development complements the surrounding and neighbouring communities.
- 5.3.14 Internal roads within new commercial and industrial business parks and subdivisions shall be designed, built and paved at the developer's expense. The paved road standard and access management shall be in accordance with approved County Policy and, where applicable, in collaboration with the adjoining municipality or Alberta Transportation's requirements.
- 5.3.15 It is not mandatory for Commercial/Industrial uses to be serviced by piped communal or municipal water and sewer but appropriate servicing that meets the County's standards and Provincial standards is required.
- 5.3.16 MVC shall recognize and encourage home occupations throughout the County, as long as these home occupations do not have a negative impact on the surrounding area and are consistent with the uses outlined in the County's Land Use Bylaw.
- 5.3.17 An emergency response plan, emergency evacuation plan, and emergency access routes may be required by the County prior to approval of any development.
- 5.3.18 A traffic impact assessment may be required prior to approval of the development.
- 5.3.19 All studies shall be prepared at the cost of the developer.
- 5.3.20 All development applications shall provide for appropriate buffering and interface between current and /or future land uses.

## **5.4 RECREATIONAL DEVELOPMENT POLICIES**

Recreational development in Mountain View County is important in ensuring tourism related economic activities. Recreational development proposals continue to increase, and residents are concerned about the potential impacts on the environment, infrastructure and the existing community. Prior to filing applications for recreational uses, proponents shall engage in significant community consultation to identify and address issues that may require resolution through the public review process. Council has recognized the need to identify specific recreational development policies to ensure the orderly and efficient development of its lands for this purpose.

- 5.4.1 Locations for commercial recreational development shall be guided by the natural features of the site and developers are encouraged to ensure that there is a natural feature or element in their development.

- 5.4.2 Commercial recreational development in the rural area may include, but is not limited to: campgrounds, resorts, and “dude ranches” with fixed roof accommodation, spas, golf courses and the ancillary clubhouses and other forms of recreational operations that are operated for commercial gain.
- 5.4.3 Commercial recreational development may include bare land condominium subdivisions for seasonal recreational vehicle sites.
- 5.4.4 Recreational development in the flood hazard areas or areas prone to flooding may be appropriate land uses when complying with regulations set out in the Land Use Bylaw.
- 5.4.5 Recreational development applications shall include consultation with the County’s Economic Development Officer on a case by case basis.
- 5.4.6 Recreational development applications shall include community consultation with area landowners, residents, administration and Council.
- 5.4.7 The County shall maintain a recreational development strategy and/or mapping to identify areas that are appropriate for recreational development and associated uses, as well as to identify areas that are not suitable for recreational development and/or certain types of recreational uses.
- 5.4.8 Commercial recreational development applications shall satisfy appropriate servicing requirements relative to the type and form of the application proposed at the application stage and this may form part of the development agreement.

## **6.0 ENVIRONMENTAL LAND USE POLICIES**

MVC provides a wide range of landscapes. Within this landscape there are many areas that are considered to be environmentally significant or environmentally hazardous. The County desires to protect these lands as well as to protect people and property from development on hazardous lands.

### **6.1 GOALS**

- 6.1.1 To identify hazard lands.
- 6.1.2 To identify and protect environmentally significant lands.
- 6.1.3 To develop an environmental stewardship program.
- 6.1.4 To facilitate the development of a land trust for the protection of environmentally significant lands.

### **6.2 OBJECTIVES**

- 6.2.1 To maintain environmentally significant assets for future generations.

### **6.3 POLICIES**

- 6.3.1 Lands known to be environmentally significant in MVC are shown in Figure 4; the exact boundaries of these lands shall be determined at time of subdivision and/or development by a qualified professional at the developer's expense. Depending upon the intensity of the development proposed, the County may support a landowner in the delineation of environmentally sensitive areas through utilization of aerial photography, global positioning systems and geographic information systems.
- 6.3.2 The County should require a detailed biophysical assessment of a site to determine if there are any environmentally significant areas not generally identified in Figure 4 that may require protection or enhancement.
- 6.3.3 Higher density residential developments (containing five (5) or more lots) and business park developments should be required to complete a biophysical survey to verify locations and significance of environmentally significant lands.
- 6.3.4 Environmentally significant lands should be protected via the dedication of land as environmental reserve, or via the registration of an environmental reserve easement or restrictive covenant on the lands deemed to be environmentally significant subject to the provisions of the Municipal Government Act.
- 6.3.5 The County shall apply environmental protection measures and prescribe improvements upon the land as a condition of subdivision or development approval in accordance with Mountain View County Policy 6009 as approved and amended by Council from time to time.

- 6.3.6 Areas known to be Hazard Lands within MVC are identified on Figure 4. Further studies should be required as part of any subdivision or development application to determine the exact location of the lands within a site.
- 6.3.7 Hazard lands representing river valleys shall require a dedication of a minimum 6 metres environmental reserve, environmental easement and/or restrictive covenant from the delineated top of bank at time of subdivision or development. The extent of this restriction shall be guided by approved ASPs, existing provincial standards with respect to development in proximity to hazard lands and/or a geotechnical assessment prepared by a qualified professional engineer in support of the subdivision and/or development.
- 6.3.8 Development on lands identified as hazard land shall comply with the regulations set out in the Land Use Bylaw.
- 6.3.9 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.
- 6.3.10 Development within the flood fringe may be considered, if properly designed by a qualified professional engineer.
- 6.3.11 Wetlands shall be protected as environmental reserve, an environmental reserve easement or a restrictive covenant in accordance with Mountain View County Policy 6009.
- 6.3.12 Enhancement of a wetland may be required at the time of a subdivision application.
- 6.3.13 The developer should be required to provide a geotechnical report, prepared and stamped by a registered professional geotechnical engineer, for slopes over 10%, to demonstrate stability and suitability for development. The engineering report shall outline the standards for development of the site.
- 6.3.14 All future ASPs shall include detailed environmental studies identifying environmentally sensitive and hazard lands and wildlife corridors, and may include other requirements deemed necessary by staff and/or Council.
- 6.3.15 Redesignation, subdivision and development applications may require a Phase I Environmental Site Assessment prepared by a qualified professional.
- 6.3.16 The County recognizes that there are Provincial setback requirements from pipelines, wells, wastewater treatment facilities, active and reclaimed landfills as well as other facilities; these setbacks shall be implemented. The County recognizes that landfills and wastewater treatment facilities may need to be expanded in the future and this will be a consideration when adjacent lands are subdivided or developed.



6.3.17 Subdivision applications shall be circulated to Alberta Environment and subdivision appeals shall be to the Municipal Government Board when a proposed parcel to be subdivided:

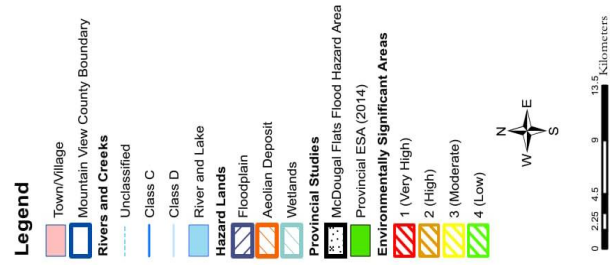
- (i) contains, either wholly or partially; or
- (ii) is contiguous to or would be contiguous to if not for a railway, road, utility right of way or reserve land

the bed and shore of:

- a) Rivers, Streams, Watercourses and Lakes that are named or partially surveyed and identified on the hydrology layer of a plan filed at the Land Titles Office or those portions identified on both the current Township Plan from the Land Titles Office and the River and Streams Data maintained by the Province of Alberta, or;
- b) Permanent wetlands classified as Open Water in the Alberta Merged Wetland Inventory maintained by the Province of Alberta.

## Mountain View County

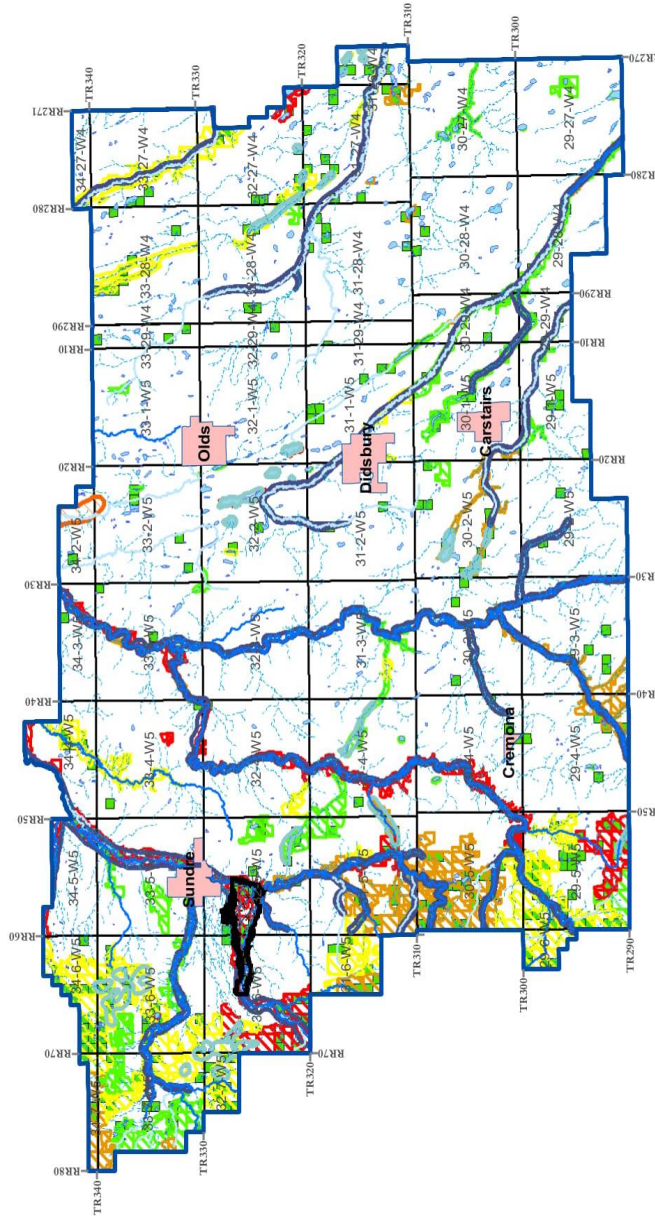
Environmentally Significant Areas  
Figure 4



Scale: 1:500,000

Date: 2/13/2018

Not responsible for errors or omissions



## **7.0 GROWTH CENTRES & ECONOMIC NODES**

With the objective of protecting most agricultural lands from the pressure to convert to other uses, the County has identified three (3) growth centres as the areas appropriate for future development (Appendix B). Lands not within a growth centre are considered to be identified for continued agricultural use. The designation of these growth centres is focused on higher density growth within existing South East Sundre, Water Valley-Winchell Lake and South McDougal Flats. Identification as a growth centre does not imply that these lands will be developed within the lifespan of this plan, nor does it imply that the landowner must develop the land.

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This MDP requires long term planning and identifies the areas where development is logical, advantageous, and appropriate. The market, landowners and the County will decide when the time is right for the actual development of the land. In addition to the growth centres, Council has identified Economic Nodes as an area within the County that is potentially suitable for more commercial, industrial and related developments. Development applications are subject to site analysis and development of lands within these areas is not guaranteed.

### **7.1 GOALS**

- 7.1.1 To identify areas for long term growth and development through the development of ASPs.
- 7.1.2 To identify growth centres in strategic locations in the County.
- 7.1.3 To allow for a variety of opportunities for residents and landowners.

### **7.2 OBJECTIVES**

- 7.2.1 To recognize the economic advantage of the Highway 2 Corridor.
- 7.2.2 To enhance the existing infrastructure and facilities in existing communities.
- 7.2.3 To recognize the future demand for second homes, commuter homes, home offices, and subsidiary occupations.
- 7.2.4 To recognize opportunities provided by economic development partnerships between the urban centres and the County.

### **7.3 POLICIES**

- 7.3.1 Future development of higher density residential (five (5) lots or greater per quarter section), highway commercial and industrial park, and/or higher intensity uses should be directed to the identified growth centres and Economic Nodes supported by an ASP/ARP and/or a detailed Concept Plan(s), where deemed applicable by Council.
- 7.3.2 Development within growth centres and an Economic Node may require piped communal or municipal treated water and sanitary sewer services, and asphalt internal roads with paved access to the County Collector Network. Developers may

provide communal water and sewer services for all new developments exceeding four (4) titles per quarter section and shall meet or exceed the standards of both the County and Alberta Environment except where interim servicing standards have been approved. IDPs prepared by the County and an adjacent urban centre may require that municipal water and wastewater infrastructure be provided to the same standards as lands within the urban centre. This Plan acknowledges that IDPs should require that infrastructure in the IDP Plan area be planned and if built, shall be consistent with the standards of the urban centre.

- 7.3.3 Notwithstanding Policy 7.3.2, staged servicing solutions for water and sanitary services may be permitted at the County's discretion, provided that it meets County and Provincial regulations and is consistent with any applicable IDP.
- 7.3.4 Notwithstanding other policies in this Plan, major developments and subdivision proposed outside of the identified growth centres and an Economic Node may be considered only if supported by an ASP and/or Concept Plan approved in accordance with the direction and intent of this bylaw. The preparation of an ASP or Concept Plan shall require permission and direction from Council.
- 7.3.5 All development applications shall provide for appropriate buffering and interface between current and/future land uses.

## **7.4 SPECIAL POLICY AREA: HIGHWAY 2/27**

The Highway 2/27 ASP area east of the Town of Olds is considered a Special Policy Area. There is an existing business park with potential future expansion at the Highway 2 interchange.

It is the intent of this Special Policy Area that subdivision and development proceed in a phased and coordinated manner. It is the County's intent that development be allowed in a manner that is fiscally responsible, environmentally sound and preserves the area's valuable agricultural lands. Where municipal servicing is required, it will be installed by the Developer prior to registration of subdivision plans and development occurring.

- 7.4.1 The intended future land use concept for the Special Policy Area is business park uses, and where appropriate, residential subdivisions. The maximum number of residential lots shall be 48 per quarter section and the minimum lot size shall be two (2) acres (0.81 ha).
- 7.4.2 Concept Plans shall be required to obtain greater detail of the proposed development and its future impact on adjacent lands. Preparation of the plan shall comply with section 7.5 and include a minimum of one quarter section.
- 7.4.3 If municipal water and sanitary systems are extended to service the area, all costs shall be the responsibility of the Developer and/or lot owners.
- 7.4.4 An application for redesignation and subdivision may be considered prior to the preparation of a Concept Plan if the application is for a residential first parcel

out/farmstead/fragmented parcel subdivision, subject to Council redesignating the proposed parcel to the appropriate land use district.

## **7.5 AREA STRUCTURE PLAN, CONCEPT PLAN AND AREA REDEVELOPMENT PLAN POLICIES**

- 7.5.1 Preparation of ASPs, Concept Plans and/or ARPs shall be in accordance with the requirements of the MGA as well as those requirements outlined in Section 1.3 of this MDP.
- 7.5.2 Existing ASPs and/or ARPs may be reviewed to ensure conformity with the MDP.
- 7.5.3 Preparation of an ASP, Concept Plan and/or ARP shall require permission and direction from Council.
- 7.5.4 Preparation of an ASP, Concept Plan and/or ARP adjacent to an urban centre shall include consultation with the affected urban centre.
- 7.5.5 Where landowners, developers or parties other than MVC propose and/or prepare an ASP, Concept Plan and/or ARP, the County may require a due diligence study in the form of a market analysis/assessment to verify and provide justification for proposed land uses, densities and servicing.
- 7.5.6 The preparation of a Concept Plan should not precede the preparation of an ASP and/or ARP unless otherwise stated within this plan.
- 7.5.7 Where supported by an ASP and/or ARP, a Concept Plan may be required for all proposed Business Parks.
- 7.5.8 All future ASPs, Concept Plans and/or ARPs shall include detailed studies identifying environmentally sensitive and hazard lands and wildlife corridors, and may include other requirements deemed necessary by the County.
- 7.5.9 All future ASPs, Concept Plans and/or ARPs shall consider the impacts of natural resource extraction operations on adjacent lands.
- 7.5.10 If an application for higher density subdivision (five (5) lots or greater per quarter section) is in an area of the County not subject to an ASP and/or ARP, the applicant may be required to wait until an ASP and/or ARP is complete or request to prepare an ASP and/or ARP, at the applicant's cost.
- 7.5.11 The applicant may be required to prepare a Concept Plan if an application for higher density subdivision (5 lots or greater per quarter section) or a Business Park is in an ASP and/or ARP.
- 7.5.12 ASPs and/or ARP shall be prepared for the County's defined growth centres and Economic Nodes.
- 7.5.13 Notwithstanding 7.5.12, minor development applications may be considered by the County prior to the preparation of an ASP and/or ARP.
- 7.5.14 Lot sizes and servicing strategy shall be determined by the ASP and/or ARP process within the County's defined growth centres and Economic Nodes.

7.5.15 The County may require Design Guidelines and/or Architectural Controls to be prepared at the applicant's cost and these may be included within ASPs and/or ARPs.

## **8.0 NATURAL RESOURCES**

MVC has significant natural resources including, but not limited to, sand, gravel, oil, gas, and forests. The extraction and/or harvesting of these resources are generally controlled through provincial legislation. The transportation of these resources utilizes both county and provincial roads. It is important for the County to maintain communication with the resource companies and provincial legislative bodies to allow for the planned and managed extraction of the resources to ensure the social and environmental impacts are minimized and mitigated.

### **8.1 GOALS**

- 8.1.1 To allow for well-planned and managed extraction of the natural resources in MVC.
- 8.1.2 To recognize extraction of resources as an interim land use requiring appropriate and timely reclamation.

### **8.2 OBJECTIVES**

- 8.2.1 To facilitate the timely and economic extraction/harvesting of natural resources, with the minimum amount of impact on neighbouring lands and infrastructure.
- 8.2.2 To facilitate a high level of ongoing communication with all resource companies doing work in the County.
- 8.2.3 To ensure that industry shall be responsible for road construction and/or maintenance and any potential damage to County roads as a result of resource related activity.
- 8.2.4 To minimize and mitigate negative impacts on County residents and the environment.

### **8.3 POLICIES**

- 8.3.1 Extraction of natural resources, particularly sand and gravel deposits, prior to the subdivision and/or development of the lands for other uses shall be encouraged.
- 8.3.2 Applications for new or expansion of existing aggregate extraction/processing shall be subject to redesignation and the provisions of the Land Use Bylaw.
- 8.3.3 All applications for resource extraction shall be required to address potential impacts on adjacent land uses including but not be limited to dust and other airborne pollutants, noise, hours of operation, and traffic generation, and groundwater.
- 8.3.4 The County shall work with natural resource extraction industry to coordinate planning, growth and development in the County.
- 8.3.5 Buffering and screening between the natural resource extraction industry and adjacent uses may be required when development permits are applied for.
- 8.3.6 The County shall require that natural resource extraction operators enter into a road use agreement, whether or not development approval from the County is required. A road use agreement with a neighbouring municipality may also be required.

- 8.3.7 All-natural resource extraction operations shall adhere to all Provincial standards and a reclamation certificate from Alberta Environment may be required. All sites shall be reclaimed to the satisfaction of MVC and/or Alberta Environment.
- 8.3.8 Reclamation plans may include returning the land to a developable state rather than the original natural state if the lands are located in a growth centre.
- 8.3.9 Future ASPs shall consider the impacts of natural resource extraction operations on adjacent lands.
- 8.3.10 A proactive approach to public consultation in the form of a community notice, preparation of land use plans, and community education programs shall be required by the resource extraction industry in order to work within the County.
- 8.3.11 The County will implement all Provincial regulations detailing the type and location of land uses adjacent to sour gas facilities.



## **9.0 TRANSPORTATION, SERVICING AND UTILITIES**

Access and transportation is a critical element for any municipality but even more so for a rural municipality. MVC straddles Highways 2 and 2A and is criss-crossed with a number of provincial highways (see Figure 5). The County Operational Services, through a number of studies, has developed a road hierarchy and a series of road standards (County Collector Network) to which they are constructed and maintained are critical elements for industry and the quality of life enjoyed by county residents. It is the intent of this plan 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.

In addition to roads, the County has recognized that the quality of life of residents and the potential for economic development is also dependent on the provision of safe and effective water and sanitary sewer systems, along with management of surface drainage runoff and stormwater. The services shall be provided to the standards identified by the County and/or Alberta Environment.

### **9.1 GOALS**

- 9.1.1 To prepare an implementation strategy for the construction of a long-range road hierarchy.
- 9.1.2 To prepare and implement a long-range water and sewer servicing strategy for the growth centres to be incorporated into all long-range land use plans.

### **9.2 OBJECTIVES**

- 9.2.1 To improve the quality of life of the residents, visitors, and business owners in the County.
- 9.2.2 To work cooperatively with adjacent urban and rural municipalities and regional servicing commissions to provide service to MVC.
- 9.2.3 To ensure that development pays for future servicing.

### **9.3 POLICIES**

- 9.3.1 The County's long-term road management strategy shall be referenced in all future development plans and applications.
- 9.3.2 MVC may require that municipal roads to the County Collector Network from internal residential subdivision roads be paved or chip sealed and provided at the developer's expense. The extent of paving required shall be in accordance with approved County Policy.
- 9.3.4 Internal residential subdivision roads, with the exception of development and/or subdivision under the provisions of Section 3.0 (Agricultural Land Use Policies), should be paved or chip sealed and provided at the developer's expense. The extent of paving required shall be in accordance with approved County Policy.

- 9.3.5 All new multi-lot development that requires access off a provincial highway shall develop the access to the standards of Alberta Transportation.
- 9.3.6 MVC shall continue to negotiate with Regional Servicing Commissions for membership and access to piped treated water.
- 9.3.7 MVC should continue to negotiate with urban municipalities for extension of services into the rural area, into the IDP areas and other adjacent rural developments as the County deems it necessary.
- 9.3.8 A stormwater management plan, prepared by a qualified professional engineer, may be required for all future subdivision and/or development in accordance with provincial regulations.
- 9.3.9 All new development may be required to provide grading plans and elevations to be registered on title through a restrictive covenant with the municipality prohibiting any development other than that which complies with the submitted grading plans and elevations, to ensure proper post-development drainage of the site.
- 9.3.10 Sanitary sewage shall be treated through a graduated method of systems to the satisfaction of MVC and depending on the density and the level of development, may include individual septic fields, communal septic fields, piped treated lagoons, or any other systems that pipe the waste to a regional treatment plant. Information supporting the proposed system will be submitted at time of redesignation and/or subdivision. Holding tanks are discouraged within residential developments.
- 9.3.11 The County may consider servicing solutions, including servicing via trucked in water and trucked out waste (from/to approved municipal facilities). These are not acceptable sewage solutions for residential development but are considered appropriate for recreational, commercial and industrial development.
- 9.3.12 Solid waste disposal plans shall be provided for each new development over four titles and for each growth centre.
- 9.3.13 Subject to the provisions of the Municipal Government Act, the County may require the owner of a parcel of land that is subject to a proposed subdivision to dedicate part of the parcel of land for the purposes of roads, public utilities, or both.



## **10.0 RESERVE LANDS**

As a rural municipality, MVC may take municipal reserve (MR) lands where there is a community benefit and cash-in-lieu where it is more appropriate. MVC is supportive of natural areas and participation of community groups for maintenance and upkeep. Environmental reserves (ER) are a means of protecting significant lands from development and protecting people from building on hazardous lands. MVC is supportive of the dedication of agricultural farmlands or environmentally sensitive lands under alternative protection methods.

### **10.1 GOALS**

- 10.1.1 To adopt and implement a MVC Recreation and Cultural Master Plan.
- 10.1.2 To ensure the residents are serviced with adequate recreational lands and facilities.
- 10.1.3 To identify and designate environmentally sensitive and significant lands for protection.

### **10.2 OBJECTIVES**

- 10.2.1 To create Land Trusts.
- 10.2.2 To take MR lands in a balanced combination of land and/or cash-in-lieu.
- 10.2.3 To identify ER lands and develop a strategy for protection and maintenance of the land.

### **10.3 POLICIES**

- 10.3.1 All new subdivision shall demonstrate a municipal reserve dedication strategy, including how the MR will link to adjacent lands for linear parks and trails as well as providing central open spaces, to the satisfaction of the County.
- 10.3.2 The full 10% reserve allowable under the Municipal Government Act will be taken to ensure the recreational and operational needs of the community are met.
- 10.3.3 Notwithstanding Policy 10.3.2, municipal reserve will not be taken subject to Section 663 of the Municipal Government Act which states that the subdivision authority may not require the dedication of municipal reserve, school reserve, or the cash in lieu equivalent if:
  - a) One lot is to be created from a quarter section of land;
  - b) Land is to be subdivided into lots of 16.0 hectares or more and is to be used only for agricultural purposes;
  - c) The land is to be subdivided is 0.8 hectares or less; or
  - d) Reserve land, environmental reserve easement or money in place of it was provided in respect of the land that is subject of the purposed subdivision.

- 10.3.4 The County shall consult with Chinook's Edge School Division at time of subdivision to determine municipal school reserve needs for the future as well as the amount and allocation of reserves.
- 10.3.5 All paths and trails shall be constructed to MVC's standards.
- 10.3.6 All cash-in-lieu for municipal reserves shall be paid to the County to be held and used for the same purposes as municipal reserve land could be used.
- 10.3.7 Subject to Section 664 of the Municipal Government Act, environmental reserve may be taken by the County without compensation at the time of subdivision if it consists of:
- a. a swamp, gully, ravine, coulee or natural drainage course;
  - b. land that is subject to flooding or is, in the opinion of the subdivision authority, unstable; or
  - c. a strip of land, not less than 6 metres in width, abutting the bed and shore of any body of water for only one or more of the following purposes:
    - i. preserving the natural features of a, b or c above;
    - ii. preventing pollution of the land or of the bed and shore of an adjacent body of water;
    - iii. providing public access to and beside the bed and shore of a body of water lying on or adjacent to the land; or
    - iv. to prevent development of land where, in the opinion of the subdivision authority, the natural features of the land would present a significant risk of personal injury or property damage occurring during development or use of the land.
- 10.3.8 As a condition of subdivision or development approval, the County may require the dedication of environmental reserves or the registration of an environmental reserve easement conservation easements, or restrictive covenants. These tools shall be utilized to advance the protection of environmentally significant areas and shall be filed by Caveat against the land as a condition of subdivision and development approval subject to the provisions of the Municipal Government Act.
- 10.3.9 The protection of environmentally significant lands within MVC shall be in accordance with Mountain View County Policy 6009 as approved and amended by Council from time to time.
- 10.3.10 The County shall investigate the creation of a land trust that will accept the donation of land for continued agricultural or open space use.
- 10.3.11 Dedication of lands to a land trust is encouraged for higher density rural residential development.

## **11.0 DEVELOPMENT PHASING**

The phasing of future development is important to understand and is difficult to predict. It is clear that not all of the growth centres identified in this Plan will develop in the first five years of this Plan or all at the same time. This is also true for the identified Economic Nodes. The determination of the phasing will occur as a result of the direction of Council, market demand, the profitability of development, the servicing available and the infrastructure the developer is willing and able to install. MVC recognizes these factors in the determination of the phasing of development.

### **11.1 GOALS**

11.1.1 To facilitate the logical, economical, and orderly development of land in MVC.

### **11.2 OBJECTIVES**

11.2.1 To ensure that development proceeds in a logical and beneficial manner.

11.2.2 To set conditions and standards that all future development will be required to follow.

### **11.3 POLICIES**

11.3.1 If an application for higher density subdivision is in an area not subject to an ASP, the applicant may be required to either wait until an ASP is complete or request to prepare an ASP at the applicant's cost.

11.3.2 In the case of an application for low density rural residential development, the applicant shall be required to submit a redesignation and subdivision application concurrently. The applicant may be required to submit a Concept Plan, regardless of proposed phasing, that shows the utilization of allocated density on the quarter section and the provision of an internal subdivision road.

11.3.3 In the case of an application for a higher density rural residential development or business park where an ASP exists, the applicant shall be required to prepare a Concept Plan for Council consideration.

11.3.4 All Concept Plans shall conform to the MVC guidelines and information requirements.

## **12.0 INTERMUNICIPAL ISSUES**

There are five (5) urban municipalities located within MVC: Carstairs, Cremona, Didsbury, Olds, and Sundre and five (5) rural municipalities that share boundaries with MVC: Clearwater County, Kneehill County, MD of Bighorn No. 8, Red Deer County and Rocky View County. It is very important that MVC works cooperatively with neighbouring municipalities to plan for regional issues including transportation, servicing and recreation, as well as other issues such as fire, ambulance, education and library services.

### **12.1 GOALS**

12.1.1 To work cooperatively with the urban municipalities within MVC.

12.1.2 To work cooperatively with adjacent rural municipalities.

### **12.2 OBJECTIVES**

12.2.1 To regularly review IDPs that will address issues of mutual concern between MVC and the neighbouring municipalities.

12.2.2 To facilitate discussions with urban and rural municipalities regarding regional servicing, economic considerations and other mutual interests.

12.2.3 To develop a referral process between municipalities.

### **12.3 POLICIES**

12.3.1 MVC shall develop and review Intermunicipal Collaboration Frameworks (ICFs) with all neighbouring municipalities as required by the Municipal Government Act.

12.3.2 MVC shall monitor and update as necessary the IDP with each neighbouring municipality.

12.3.3 IDPs shall include referral policies between municipalities.

12.3.4 IDPs should include agreements regarding extension of municipal services into the County's growth centres, where appropriate.

12.3.5 MVC shall coordinate parks and open spaces in the rural areas with any adjacent urban municipality's parks master plans.

12.3.6 The County should pursue agreements with adjacent rural municipalities with regard to areas of mutual interests, including transportation networks, watershed protection and planning, and regional economic nodes.

12.3.7 In order to coordinate land use, future growth patterns and infrastructure with adjacent rural municipalities the County will refer all draft statutory plans for review and comment where these affect lands near our municipal boundary. Significant redesignation, subdivision and development permit applications will also be circulated for comments.

12.3.8 An IDP may include policies that defer policy direction to the policies of the MDP. As such, the applicable policies of the MDP shall apply.

## **13.0 PLAN IMPLEMENTATION AND MONITORING**

MVC has prepared a MDP with a vision. The potential life of this plan could be more than 40 years into the future. By anticipating growth and identifying all appropriate development locations, guided by standards and requirements of future developers, MVC provides a vision and proactive approach to facilitating good development. MVC will monitor the implementation of this Plan to ensure that the vision and goals are still reflected by the political, environmental, economic, and social environment of the future.

### **13.1 GOALS**

13.1.1 To establish an administrative review procedure for the MDP.

13.1.2 To ensure that the policies of this plan are relevant and followed in all future development related decisions.

### **13.2 OBJECTIVES**

13.2.1 To create an implementation and monitoring system for the MVC MDP.

13.2.2 To facilitate regular reviews of the MDP and redesignation, subdivision, and development in the County.

### **13.3 POLICIES**

13.3.1 The MDP policies herein shall be implemented through other statutory and non-statutory plans and the Land Use Bylaw.

13.3.2 The policies of this MDP shall guide the amendments to the County's Land Use Bylaw.

13.3.3 Administration shall record comments, suggestions, and ideas for possible improvements to the MDP.

13.3.4 Administration shall maintain records of redesignation, subdivision, and development, and will prepare an annual report to Council. This report will monitor the effectiveness of the key Plan policies.

13.3.5 Administration shall conduct a brief annual review of the MDP, approvals, appeals, and interpretation issues.

13.3.6 The County shall conduct a review of the MDP within five years, including a public consultation process to test the validity of the document in the community.

13.3.7 Amendments to the MDP shall be in accordance with the provisions of the Municipal Government Act.



**Access**

A means of legally and physically entering or exiting a property to a developed municipal road acceptable to the Municipality.

**Affordable Housing**

Housing where individuals, couples, and families on modest and/or fixed incomes are not required to pay more than 30% of income on suitable and adequate housing.

**Aggregate Extraction/Processing**

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

**Agricultural Regions of Alberta Soil Inventory Database**

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

**Agriculture**

The science, art, or occupation concerned with cultivating land, raising crops, and feeding, breeding, and raising livestock. Also known as the practice of farming.

**Bareland Condominium**

A condominium in which the units are defined in relation to the land rather than in relation to a structure. A Bareland condominium could be a duplex or a freestanding home with its own yard. A Bareland condominium shares all the other features of a conventional condominium except for the definition of the boundaries.

**Biophysical Assessment**

Multiple biophysical parameters evaluated at a single setting.

**Buffering**

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

**Canada Land Inventory**

Classification of land capability and use for regional resource and land-use planning through a comprehensive federal-provincial survey established under the Agricultural Rehabilitation and Development Act in 1961.

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

In this MDP, the 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.

### **Communal Services**

Private utilities and/or facilities serving more than one lot, and may include waste water and sanitary sewage.

### **Commercial Recreational**

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

### **Commuter Home**

A property that is primarily residential in character, with its residents regularly commuting to another municipality to earn their livelihood.

### **Concept Plan**

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

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

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

### **Confined Feeding Operation**

An activity on land that is fenced/enclosed or within a building(s), where livestock are confined for the purpose of growing, sustaining, finishing, or breeding by means other than grazing; this does not include seasonal feeding and bedding sites.

### **Conservation Easement**

Means a voluntary legal agreement defined in the Environmental Protection and Enhancement Act between a landowner and government or conservation agency. The easement agreement is intended to protect the natural values of the land by giving up all or some of the rights to develop the land.

### **Contiguous**

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

### **Coulees**

A coulee is usually a deep steep-sided ravine often formed by erosion, commonly located in the northwestern United States and southwestern Canada. Most coulees were originally formed during the rapid melting of the glaciers at the end of the last Ice age. Some coulees are dry for most of the year; others may contain small streams. The loose rocks at the base of the wall form what are called scree slopes. These are formed when chunks of the canyon wall give way in a rockslide.

### **Country Residential Lot**

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

### **County Collector Network**

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

### **Density**

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

### **Developer**

Any person, including the landowner or a governmental agency, undertaking activities involving the division of a parcel into two or more parcels, the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any building or other structure; or of any mining, excavation or landfill; and any change in the use of any building or other structure, or land, or extension of use of land.

## **Development Standards**

This pertains to lot size, yard space, building form and bulk, off-street parking and loading facilities, fencing, screening, signs, and aesthetics.

### **Double Frontage**

A lot with direct access to a road right of way from both the front and rear lot line boundaries.

### **Dude Ranch**

A tourist facility/resort offering hands-on ranch activities such as horseback riding and camping.

### **Economic Nodes**

Areas within the County that are more suitable for more commercial and industrial developments.

### **Economies of Scale**

A decrease in cost as supply increases.

### **Environmental Reserve**

In accordance with Section 664 of the Municipal Government Act a subdivision authority may require the owner of a parcel of land that is the subject of a proposed subdivision to provide part of that parcel as environmental reserve if it consists of

- a swamp, gully, ravine, coulee or natural drainage course;
- land that is subject to flooding or is, in the opinion of the subdivision authority, unstable; or
- a strip of land, not less than 6 m in width, abutting the bed and shore of any body of water for only one or more of the following purpose:
  - to preserve the natural features of preventing pollution of the land or of the bed and shore of an adjacent body of water;
  - to ensure public access to and beside the bed and shore of a body of water lying on or adjacent to the land;
  - to prevent development of the land where the natural features of the land would present a significant risk of personal injury or property damage occurring during development or use of the land.

### **Environmental Reserve Easement**

An easement registered pursuant to Section 664 of the Municipal Government Act intended for the protection and enhancement of the environment rather than dedicating land as environmental reserve. The land that is referred to in an environmental reserve easement remains in private ownership, but the easement serves to protect the natural environment.

### **Environmentally Significant Lands**

Natural areas identified by either the Province or Mountain View County Policy 6009 as approved and amended by Council from time to time, which because of its features or characteristics, are significant

to the County or Province from an environmental perspective, and which have the potential to remain viable.

### **Entranceway Commercial**

Commercial districts located near the boundary of the community along or, at the intersection of, major roadways thus providing high visibility to the traveling public and easy access to the site.

### **Farmstead**

An established residential site that previously contained or currently contains a dwelling and other improvements used in connection with the raising or production of crops, livestock or poultry, situated on the same land used in connection with the farming operations.

### **First Parcel Out**

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

### **Floodway**

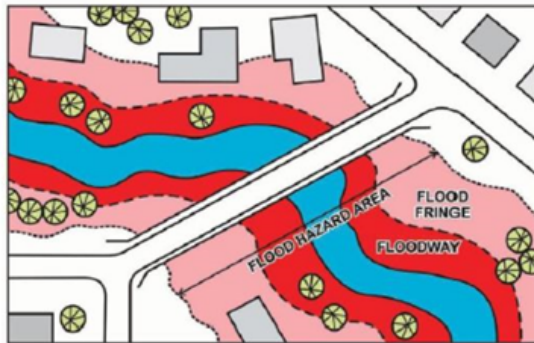
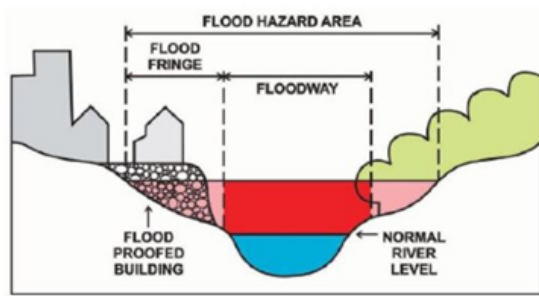
The portion of the flood hazard area where flows are deepest, fastest and most destructive. The floodway typically includes the main channel of a stream and a portion of the adjacent overbank area. The floodway is required to convey the design flood.

### **Flood Fringe**

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

### **Flood Hazard Area**

The area of land bordering a water course or water body that would be affected by the 1 in 100-year design flood (a flood that has a 1 % chance of occurring every year) under encroachment conditions. The Flood Hazard Area includes the floodway and flood fringe and may include areas of overland flow.



Flood hazard area, Floodway, and Flood Fringe

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

### **Fragmented Parcel**

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

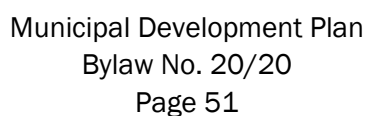
### **Geotechnical Report**

A report, prepared by a professional geotechnical engineer that will determine the physical limitations of a site with recommendations to overcome any limitations.

### **Gore Strips**

In this document it refers to the survey correction lines running east-west, and midway between base lines, on which the jogs are allowed to provide for convergence of meridians; they are also four townships apart. Sections in a fractional township are numbered the same as though the township was a full one, thus while the quarter sections within the gore strip are less than (+/-) 160 acres ((+/-) 64.75 ha) in size, they will be treated the same as full quarter sections when determining the ability to subdivide. Within Mountain View County, the first correction line is between

# STRUCTURE OF THIRD SYSTEM OF SURVEY



**Home Occupation**

A small business operated by a resident in accordance with the Land Use Bylaw.

**Home Office**

Operation of an office within a dwelling and/or its accessory building(s), or on a parcel on which a dwelling is located.

**Infrastructure**

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

**Interface**

The place, situation, or way in which two things act together or affect each other; an area regarded as a common boundary between two or more sites or uses, or the point of interaction between adjacent lands.

**Intermunicipal Collaboration Frameworks**

In accordance with Section 708 of the Municipal Government Act an Intermunicipal Collaboration Framework is between two (2) or more municipalities to: a) provide for the integrated and strategic planning, delivery and funding of intermunicipal services; b) to steward scarce resources efficiently in providing local services; and c) to ensure municipalities contribute funding to services that benefit their residents.

**Internal Road**

In this MDP, the term refers to roadways developed to County standards within a comprehensive development providing legal and physical access to lots.

**Intensification**

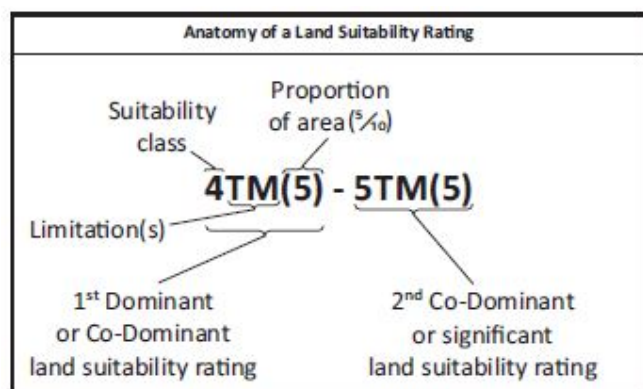
In this MDP, the term refers to a process of adding new development elements to an area by building on vacant lots and/or or redeveloping existing buildings.

**Land Suitability Rating System (LSRS)**

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



## 1<sup>st</sup> Dominant and Co-Dominant example



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

## Land Trust

A non-profit organization that assists landowners who wish to conserve their properties from further development. Land trusts are usually organized as charitable corporations, not as trusts.

## Linear Park

Open space areas that generally follow a stream corridor, ravine, street, or other elongated feature. They often contain various types of trail systems. These parks vary greatly in size and service standards.

## Live-work Opportunities

Operation of a business within a dwelling and/or its accessory building(s), or on a parcel on which a dwelling is located.

## Low Density Residential Subdivision

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

## **Major Development**

A large scale industrial, commercial or recreational facility that, in the opinion of the County, will create significant off-site impacts in terms of traffic generation, environmental impact, and similar effects.

## **May**

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

## **Municipal Reserve**

A subdivision authority may require the owner of a parcel of land that is the subject of a proposed subdivision to provide part of that parcel for park or school purposes; at the discretion of the municipality. Municipal reserves may alternately be provided by cash-in-lieu or a combination of the two. When subdividing an area larger than two (2) acres (0.81 ha) up to a 10% reserve dedication is required.

## **Municipal Services**

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

- water supply,
- sewage collection and disposal,
- refuse removal,
- municipal health services,
- municipal roads and stormwater drainage,
- street lighting, and
- municipal parks and recreation.

These services have a direct and immediate effect on the quality of the lives of the people in that municipality. Poor services can also make it difficult to attract business or industry to an area and may limit job opportunities for residents.

## **Natural Features**

The original undeveloped geographic features of a site that have evolved over time without direct influence from people.

## **Notwithstanding**

Policy term used meaning “in spite of”; generally, identifies an exception to other policy statements.

## **Open Space**

Areas of land not covered by structures, driveways, or parking lots. Open space may include common areas, parks, lakes, streams and ponds, etc.

### **Panhandle Lots**

A panhandle is a long, narrow portion of a lot whose principal function is to provide legal access to the lot. It generally touches the road.

### **Panhandle Roads**

Panhandle road is a long, narrow portion of road whose principal function is to provide access to a lot.

### **Public Consultation**

Public Consultation means the process of informing and/or consulting with the public in the planning and development process.

- In order to ascertain the opinions and concerns of surrounding landowners with regards to the proposed development concept, consultation with the public will need to be undertaken. In support of an application and at the discretion of the County, the consultation should follow an Open House format, shall be fully documented in writing and shall include the

following information: (i) the names and contact information of all attendees; (ii) a synopsis of matters discussed; (iii) a summary of concerns raised; (iv) a formal response to all concerns raised. Please note that the time and place of the public meeting must be advertised in Mountain View Gazette for two consecutive weeks prior to the meeting and that written notification shall be given to Planning and Development Services Department. Further, a mail out must be prepared in support of the open house and shall be distributed by Mountain View County on the developer's behalf in support of the public consultation. This shall be at the developer's cost and the extent to which the public is consulted will be determined upon characteristics and scale of the development application and the required process as set forth in the Municipal Government Act.

### **Public Use**

This refers to lots or lands that will be used for institutional purposes and owned by the government or an institution. Examples of public uses include schools, hospitals, fire halls, recreational fields, trails, and natural area parks.

### **Quarter Section**

A quarter section represents a division in the Alberta Township System, a land survey system. The system divides Alberta into a series of Townships, running south to north (from 49 to 60 latitude) and Range, running east to west (from the Alberta-Saskatchewan Border at 110 W longitude onwards). Each township is designated by their township and range numbers, and is also divided into 36 sections. Each section can be further divided into quarter sections, which are designated by their quadrant location (NW, NE, SW, and SE). A quarter section shall not be considered the consolidation of parcels of land that total (+/-) 160 acres ((+/-) 64.75 ha). Also see "unsubdivided quarter section".

### **Ranchland**

Large areas on which large herds of animals, such as cattle, horse, or sheep are raised.

### **Redesignation**

A change of land use designation, approved at a public hearing by County Council.

**Restrictive Covenant**

It is a binding agreement restricting the use of real property that is created in a conveyance or other instrument.

**Right to Farm**

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

**Road Hierarchy**

Categorization of roads by function and intended traffic management treatment.

**Road Use Agreement**

In this Plan, the term refers to an agreement to share the costs of road construction, maintenance and expansion between the County and other parties that create heavy traffic loads with a potential of causing damage to the roads.

**Rural Community Centre**

A small, rural unincorporated community that includes a limited number of land uses. These are typically single-family dwellings and rural commercial uses, where infill, minor expansion and diversification of support serves may occur.

**Second Home**

A single-unit property owned by an individual but not occupied as their principal residence, and not subject to a timesharing ownership arrangement.

**Secondary Suite**

This self-contained suite includes bathroom and kitchen facilities and is usually developed as an additional dwelling unit incorporated, either within the principal residence or within a separate accessory building. It is smaller in square footage to the principal residence. Sometimes referred to as 'granny suites', 'garage suites', 'nanny suites' or 'auxiliary suites'. Secondary Suites may be approved in accordance with Mountain View County Policy 6007 as approved and amended by Council from time to time.

**Senior Housing**

Age-restricted housing communities for older adults. Some of these communities may be self-contained for older adults who are able to care for themselves, while others may also provide assisted living with additional services such as meals, transportation, or social programs.

**Setbacks**

The distance a building must be from the front, side or rear property lines.

**Shall**

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

**Should**

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

**Statutory Plan**

An IDP, a MDP, an ASP and an ARP adopted by bylaw.

**Subdivision**

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

**Sustainable**

Sustainable activities utilize resources and build capacity in a way which ensures that the activity can be maintained over time. Also, activities do not deplete environmental resources faster than they can be regenerated, or threaten the viability of ecological systems.

**Sustainable Development**

A development path along which the maximization of human well-being for today's generations does not lead to declines in future well-being.

**Traffic Impact Assessment**

A study prepared by a professional transportation engineer that enables transportation authorities and developers to assess whether any road improvements are likely to be required as a result of new or modified developments, and, if so, the nature of those improvements.

**Transportation Corridor**

A large strip of land adjacent to the major provincial road network through the County under the direct control and/or influence of the Province of Alberta.

**Unsubdivided Quarter Sections**

The interpretation of unsubdivided quarter sections usually refers to (+/-) 160 acres ((+/-) 64.75 ha) of land and is based on the original survey and legal description as per the Alberta Land Titles Office. In addition to this traditional interpretation, the County may also consider quarter sections that include *gore strips*, lots created for and still used for public use (i.e., schools), railway lots, and/or utility lots or reconfigured quarter sections that did not result in any additional titles as “unsubdivided quarter sections”. The effect of this interpretation will allow the County to consider subdivision applications that may otherwise not meet the policies outlined within this MDP. Municipal Reserve dedication shall be required in accordance with the Municipal Government Act, including when the first parcel has

been subdivided from a quarter section and the MDP identifies the remaining parcel as an unsubdivided quarter section.

### **Urban Fringe**

Urban fringe refers to the area of transition between a primarily urban area and the outlying suburban or rural areas. The urban fringe is sometimes referred to as, or constitutes urban sprawl depending on the density and type of development occurring.

### **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.

# Mountain View County

## Growth Centres & Economic Nodes - Overview Appendix B



# Mountain View County

Growth Centres &  
Economic Nodes - Sundre  
Appendix B(a)

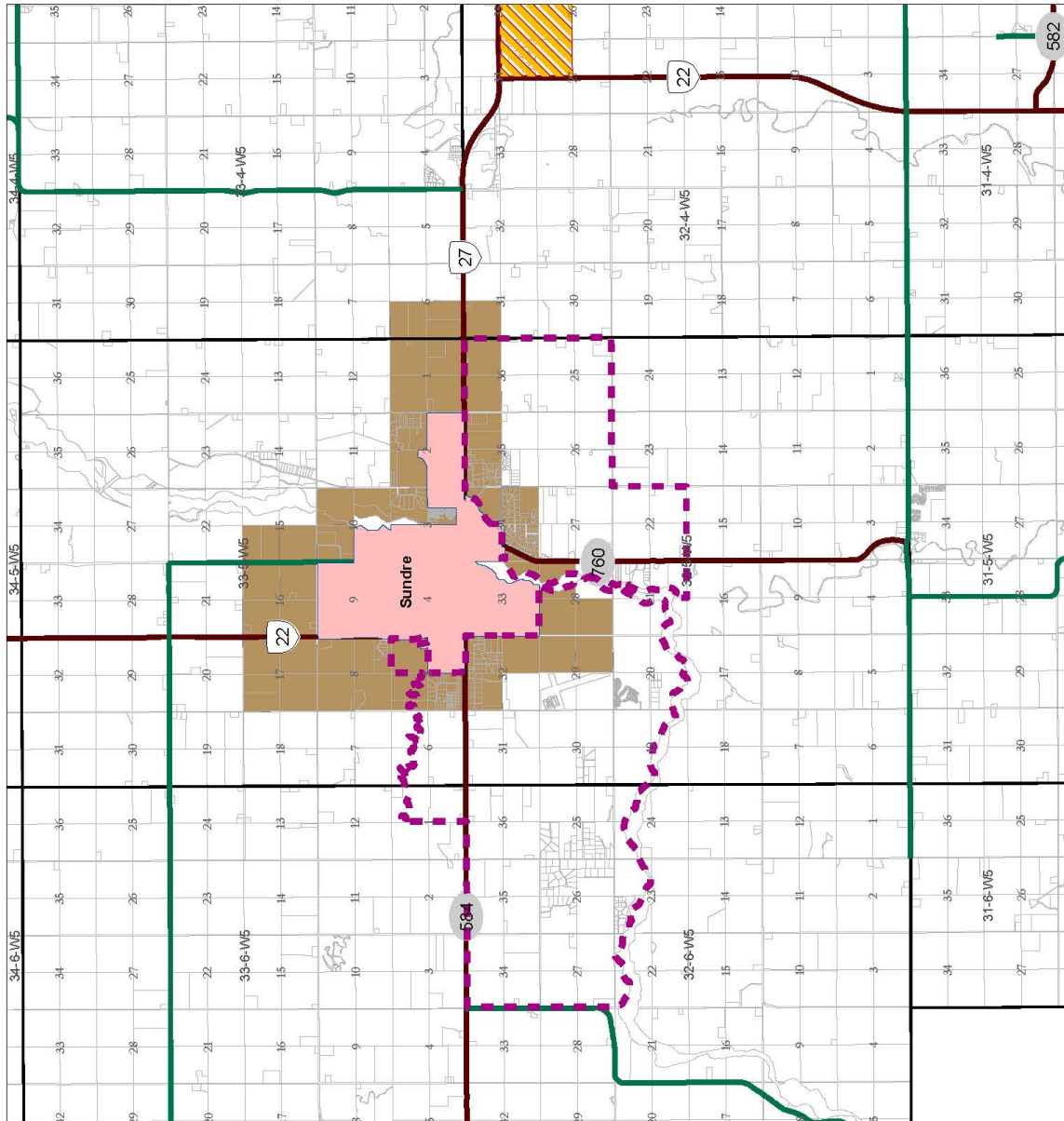
- Legend**
- Town/Village
  - Township
  - Highway
  - County Collector Network (CCN)
  - Economic Nodes  
(ASPs / Concept Plans Required)
  - DP Area within MVC
  - Growth Centre  
(ASPs / Concept Plans Required)



Scale: 1:120,000

Date: 2021-08-27

Not responsible for errors or omissions





## Mountain View County

Economic Nodes &  
Special Policy Area:  
Highway 2/27  
Appendix B(b)

### Legend

- Town/Village (Subject to Annexation)
- Township
- Highway
- County Collector Network(CCN)
- Economic Nodes  
(ASPs / Concept Plans Required)
- Special Policy Area:  
Highway 2/27  
(Concept Plans Required)
- Growth Centres  
(ASPs / Concept Plans Required)
- IDP

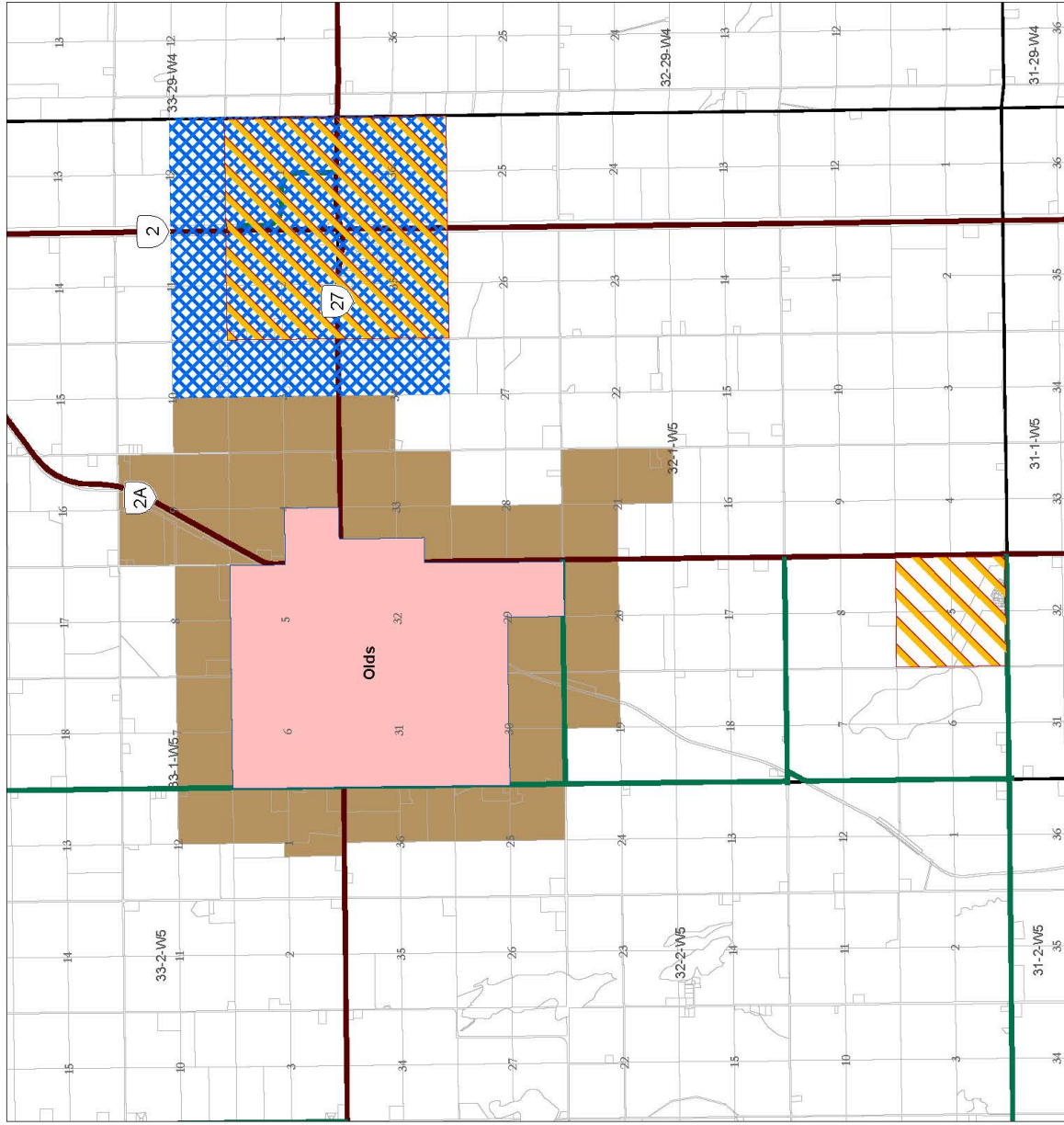


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Scale: 1:80,000

Date: 2021-09-17

*Not responsible for errors or omissions*



# Mountain View County

Growth Centres &  
Economic Nodes - Didsbury  
Appendix B(c)

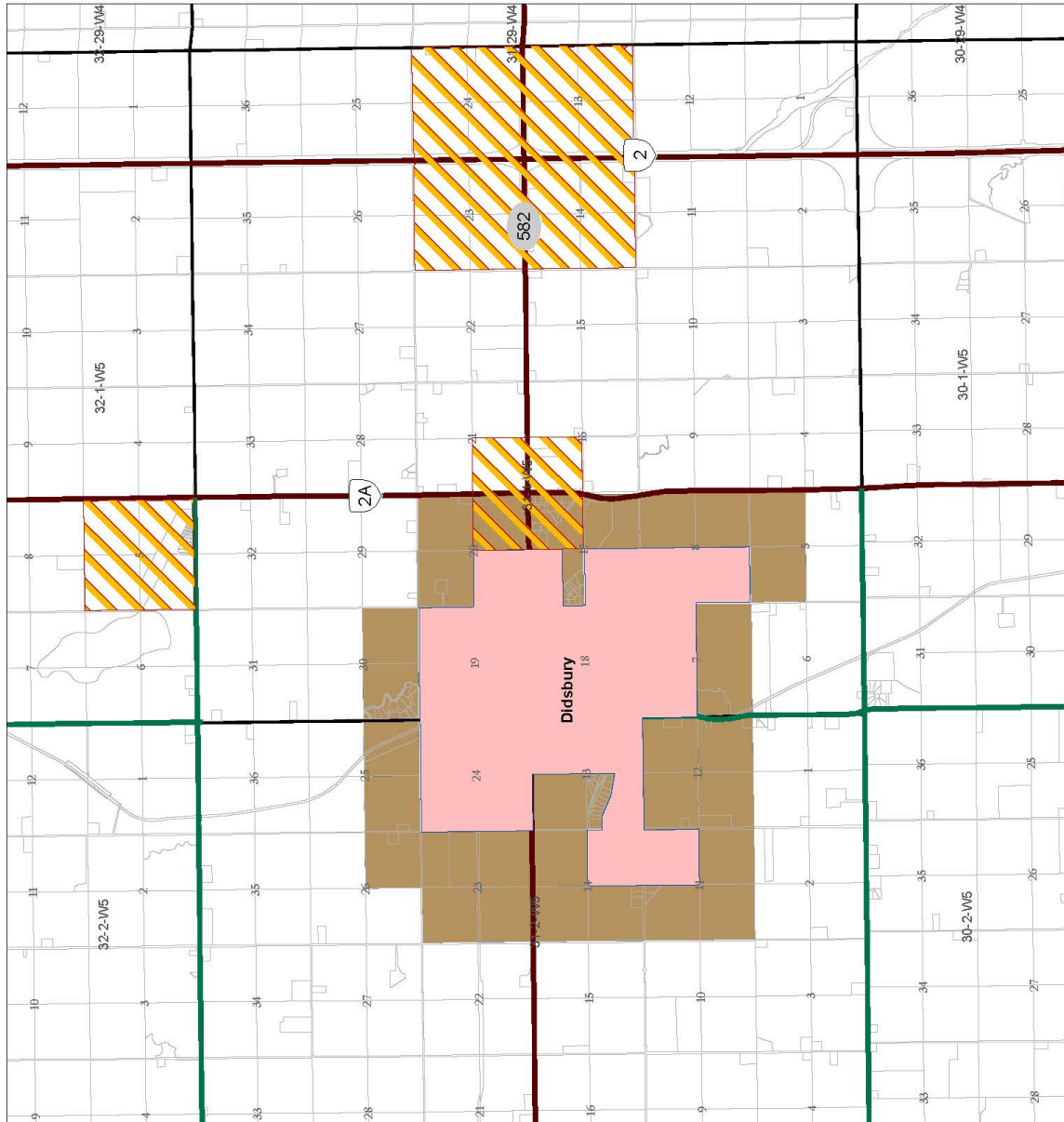
- Legend**
- Town/Millage
  - Township
  - Highway
  - County Collector Network (CCN)
  - Growth Centres  
(ASPs / Concept Plans Required)
  - Economic Nodes  
(ASPs / Concept Plans Required)
  - IDP



Scale: 1:80,000

Date: 2021-08-27

*Not responsible for errors or omissions*



# Mountain View County

## Growth Centres & Economic Nodes - Carstairs Appendix B(d)

### Legend

- Town/Village
- Township
- Highway
- County Collector Network(CCN)
- Growth Centres  
(ASPs / Concept Plans Required)
- Economic Nodes  
(ASPs / Concept Plans Required)
- IDP

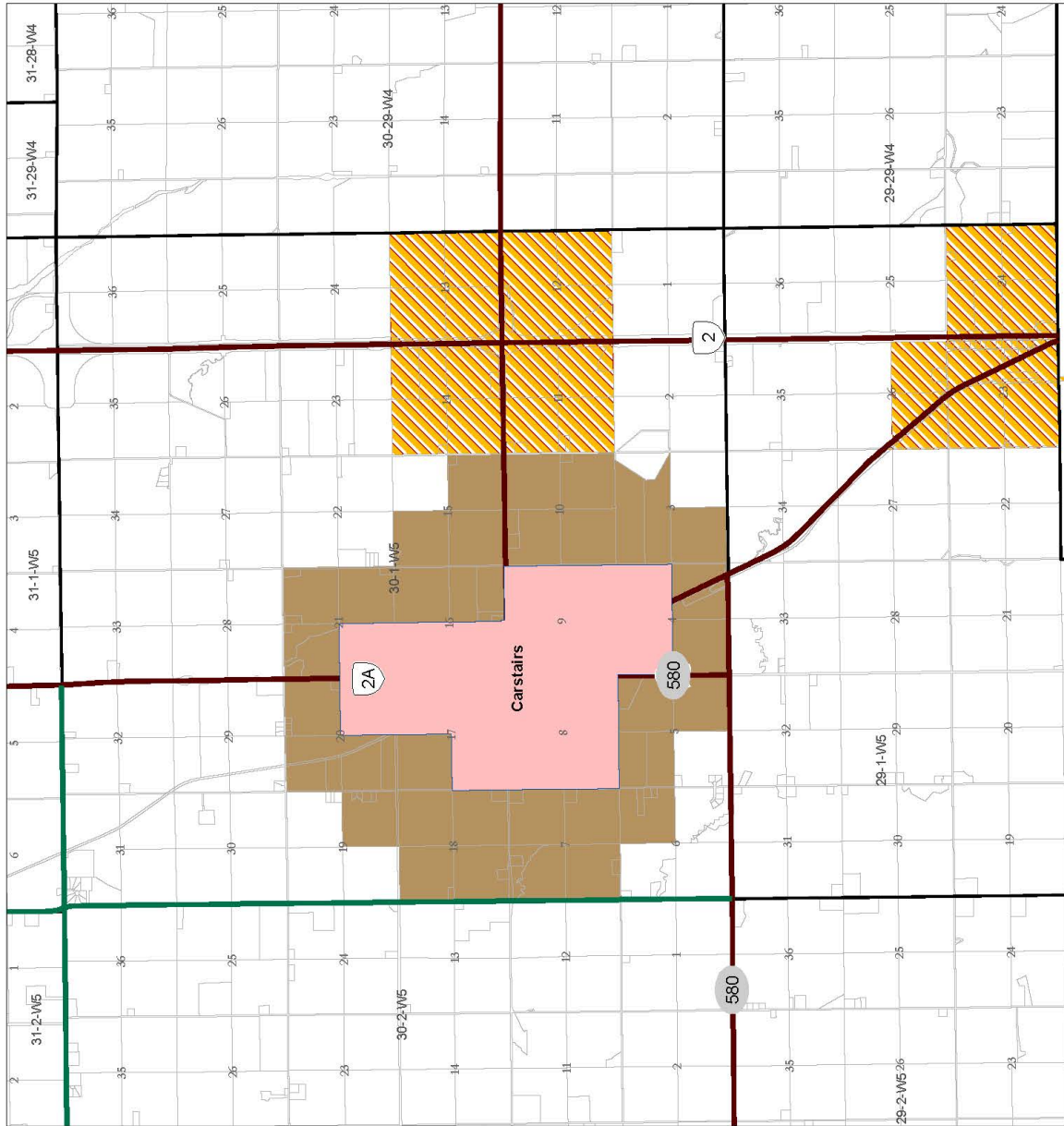


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Scale: 1:80,000

Date: 2021-08-27

Not responsible for errors or omissions



# Mountain View County

Growth Centres &  
Economic Nodes -  
Water Valley Appendix B(e)

## Legend

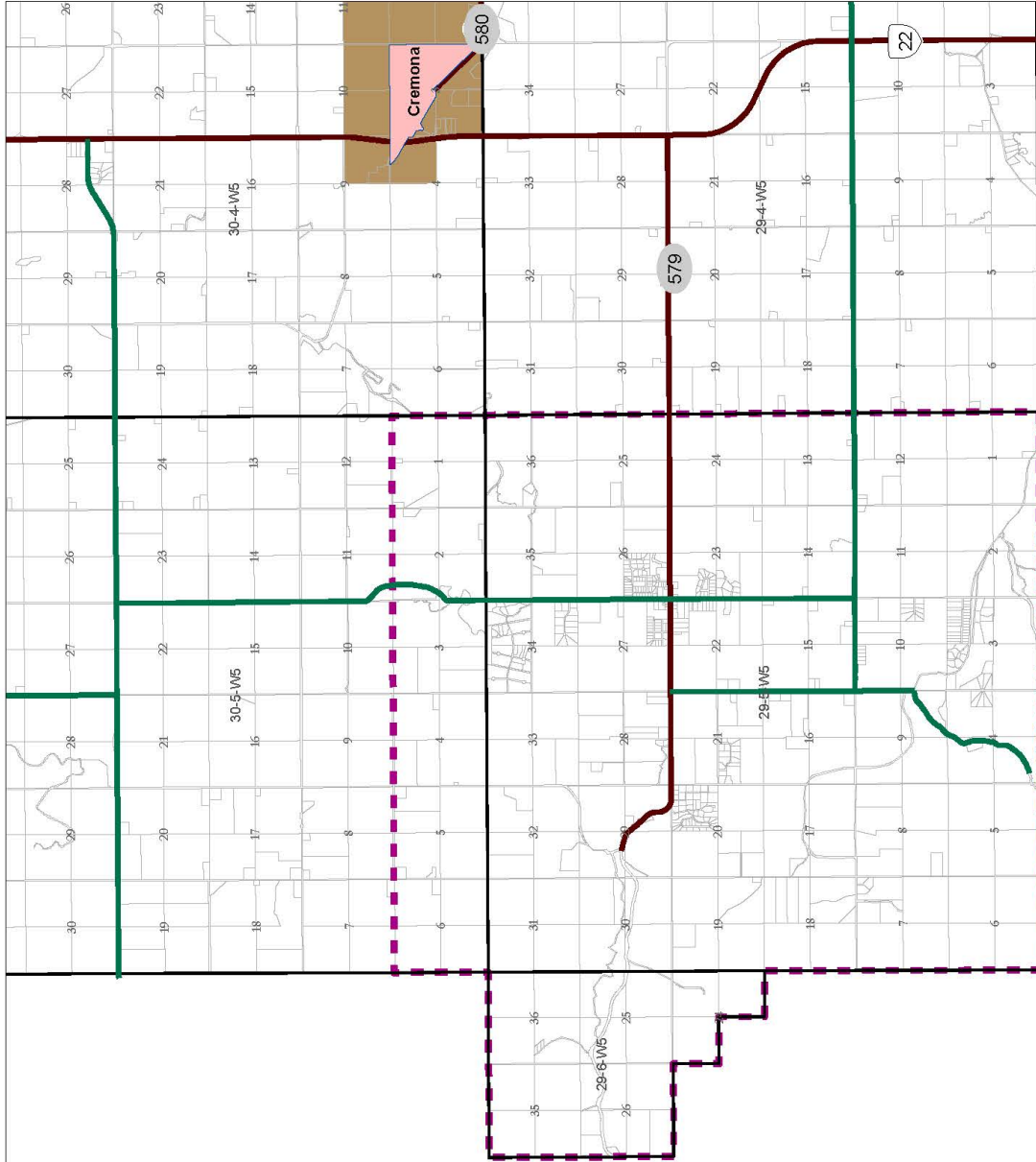
- Town/Millage
- Township
- Highway
- County Collector Network(CCN)
- IDP
- Growth Centre  
(ASPs / Concept Plans Required)



Scale: 1:100,000

Date: 2021-08-27

Not responsible for errors or omissions



# Mountain View County

## Intermunicipal Development Plan Area - Sundre Appendix C(a)

### Legend

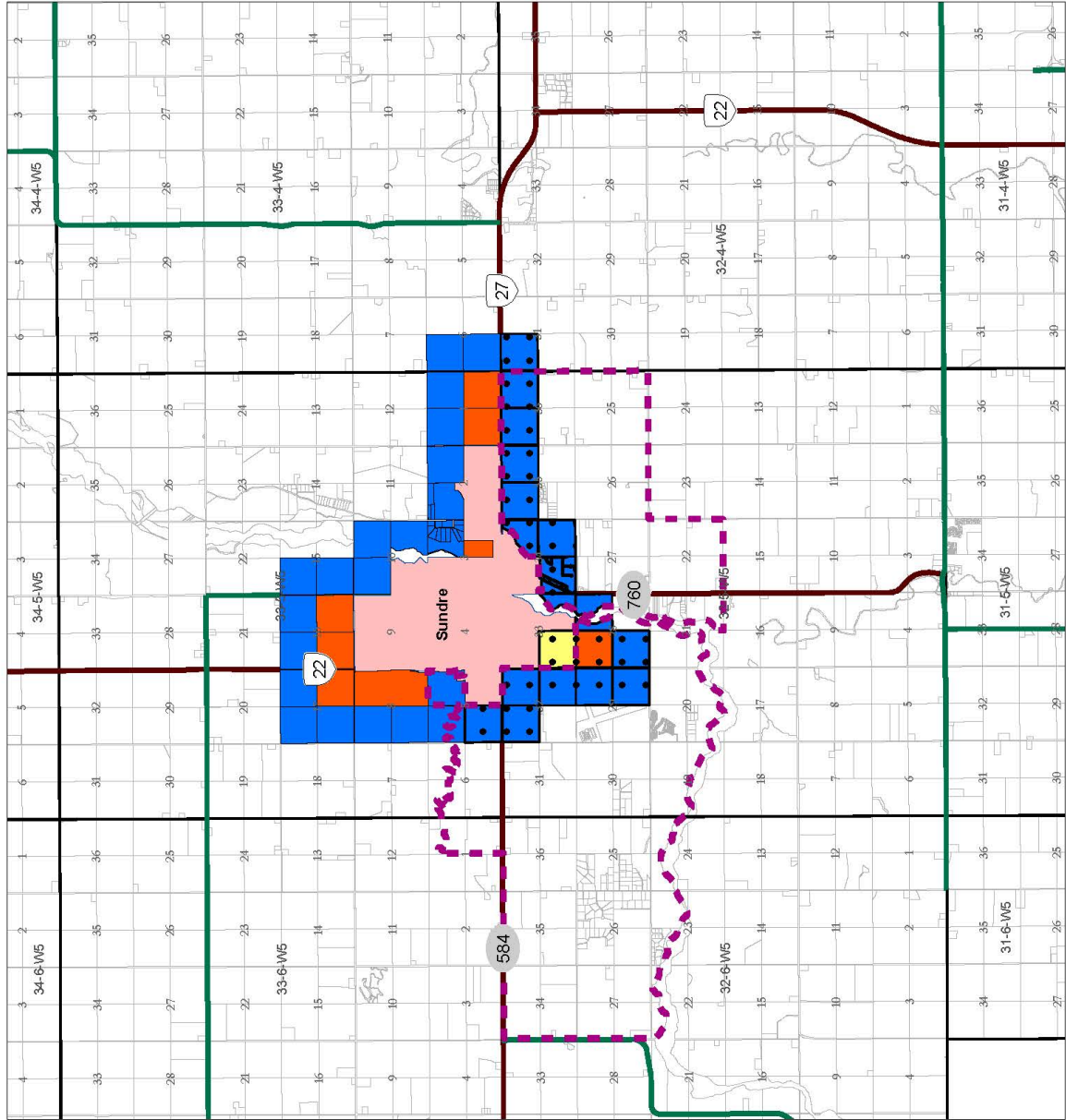
- Town/Millage
- Township
- Highway
- County Collector Network (CCN)
- Growth Centre  
(ASPs / Concept Plans Required)
- IDP Plan Area
- Fringe Area
- Referral Area
- Urban Referral Area
- Existing ASPs



Scale: 1:120,000

Date: 2021-08-27

Not responsible for errors or omissions





# Mountain View County

Intermunicipal Development  
Plan Area - Olds  
Appendix C(b)

## Legend

- Town/Village
- Township
- Highway
- County Collector Network (CCN)
- Growth Centre (ASPs / Concept Plans Required)
- IDP Boundary
- Short Term Annexation
- Urban Fringe
- Agricultural Growth Area
- College Area
- Referral Area
- IDP Plan Area

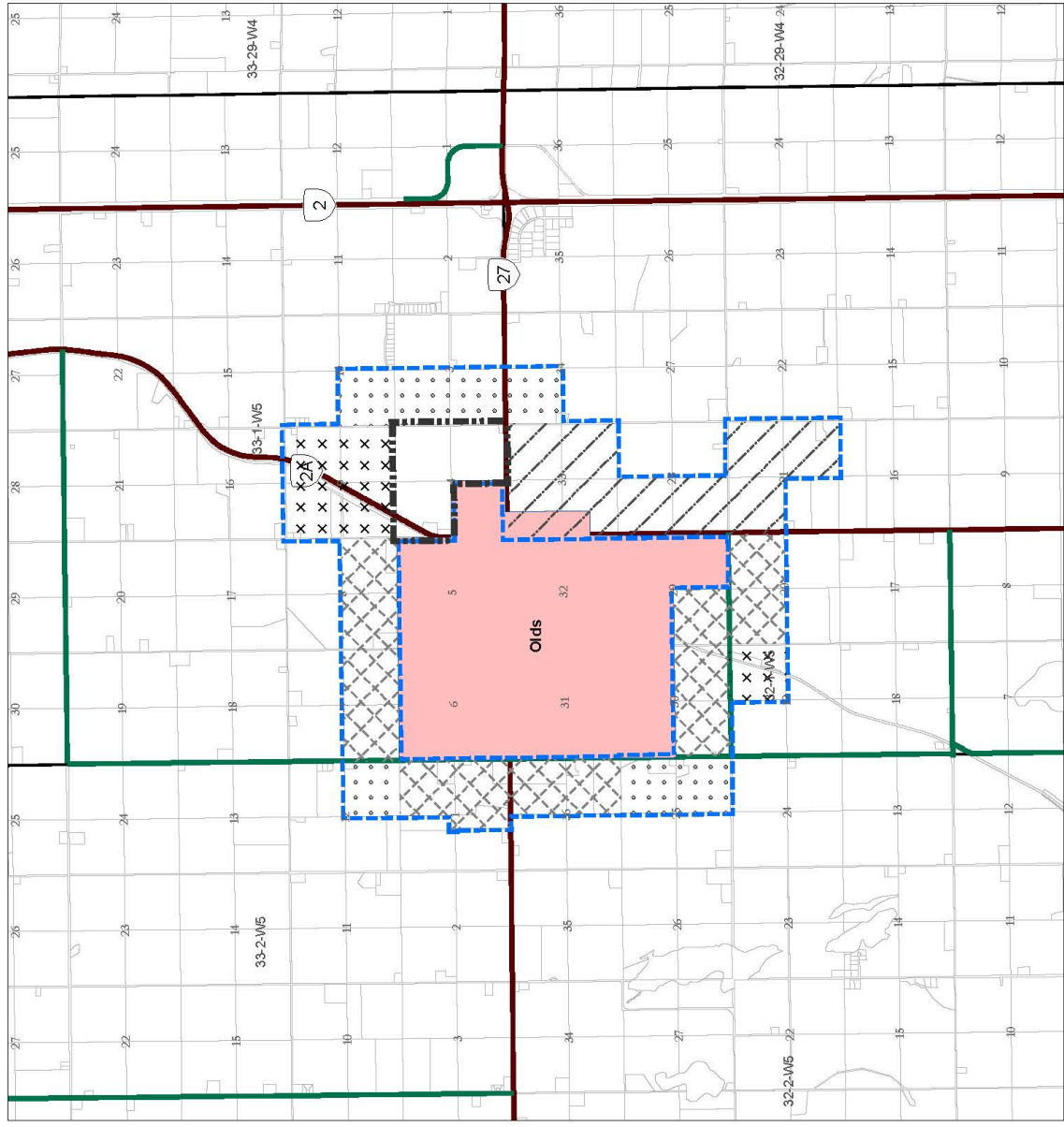


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Scale: 1:80,000

Date: 2021-08-27

Not responsible for errors or omissions



# Mountain View County

- Legend**
- Town/Village
  - Township
  - Highway
  - County Collector Network(CCN)
  - Growth Centre  
(ASPs / Concept Plans Required)
  - IDP Boundary**
    - Fringe IDP Area
    - Referral IDP Area
    - Economic Node  
(Within Referral IDP Area)

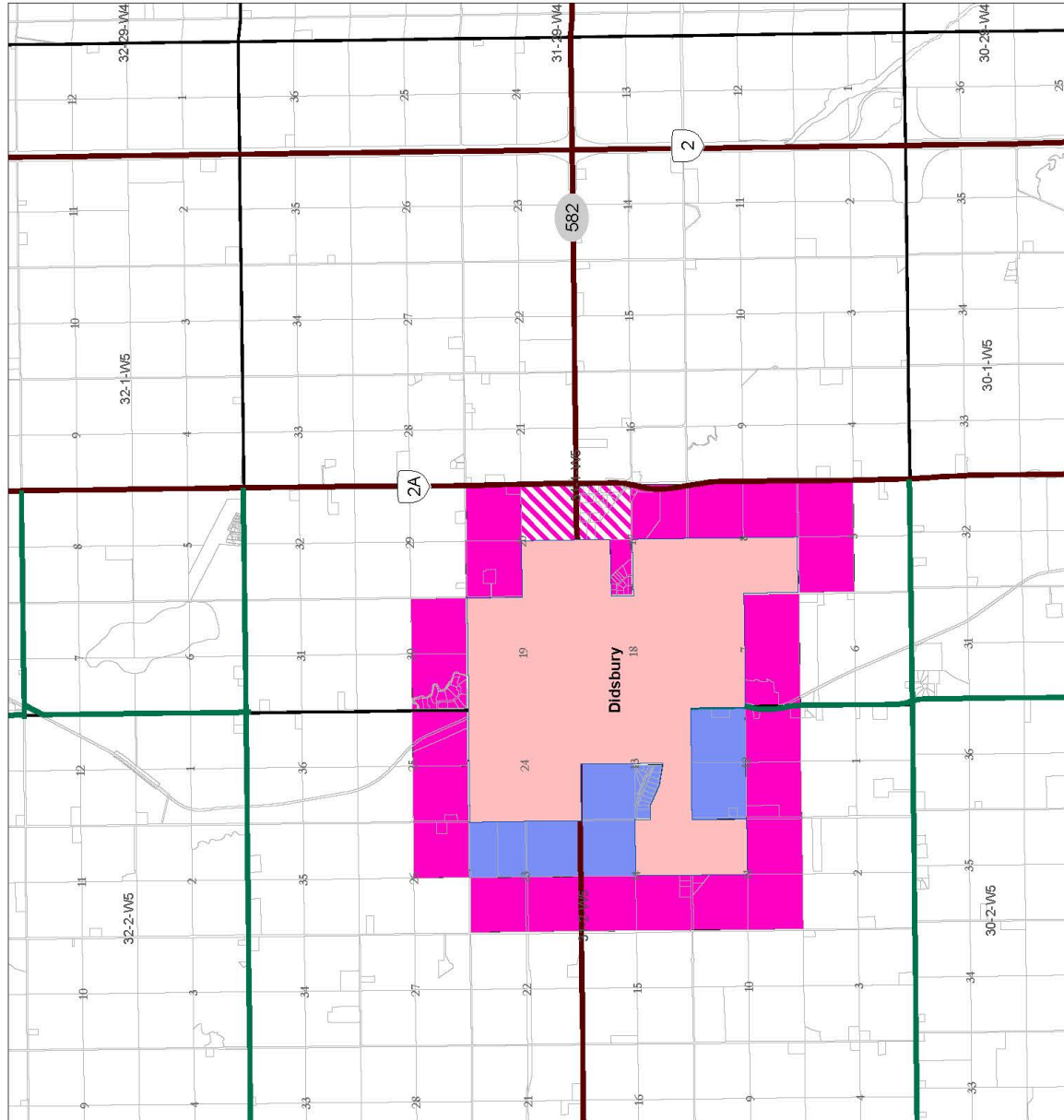


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Scale: 1:80,000

Date: 2021-08-27

Not responsible for errors or omissions



# Mountain View County

## Legend

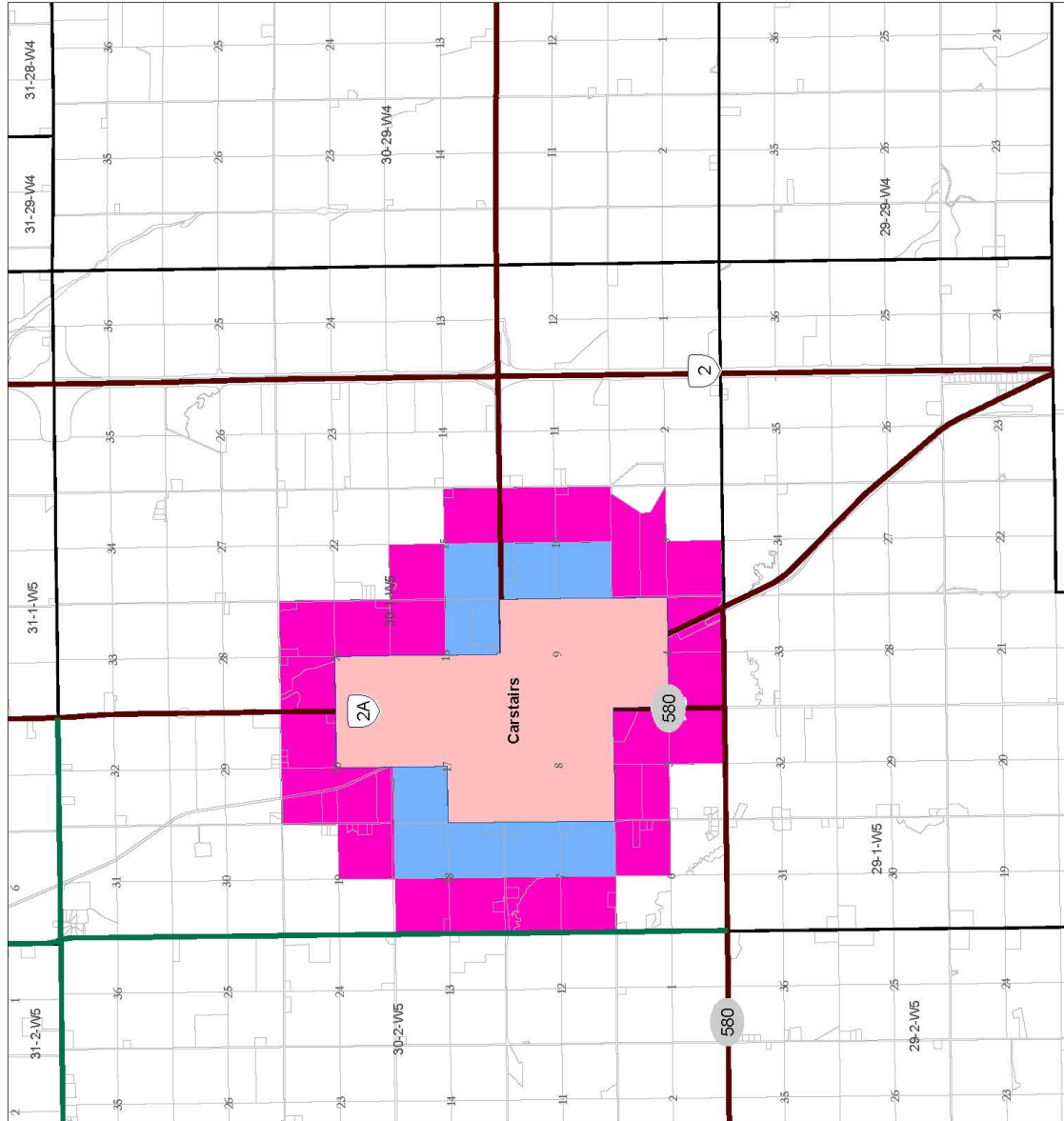
- Town/Village
- Township
- Highway
- County Collector Network(CCN)
- Growth Centre  
(ASPs / Concept Plans Required)
- IDP Boundary
- Fringe IDP Area
- Referral IDP Area



Scale: 1:80,000

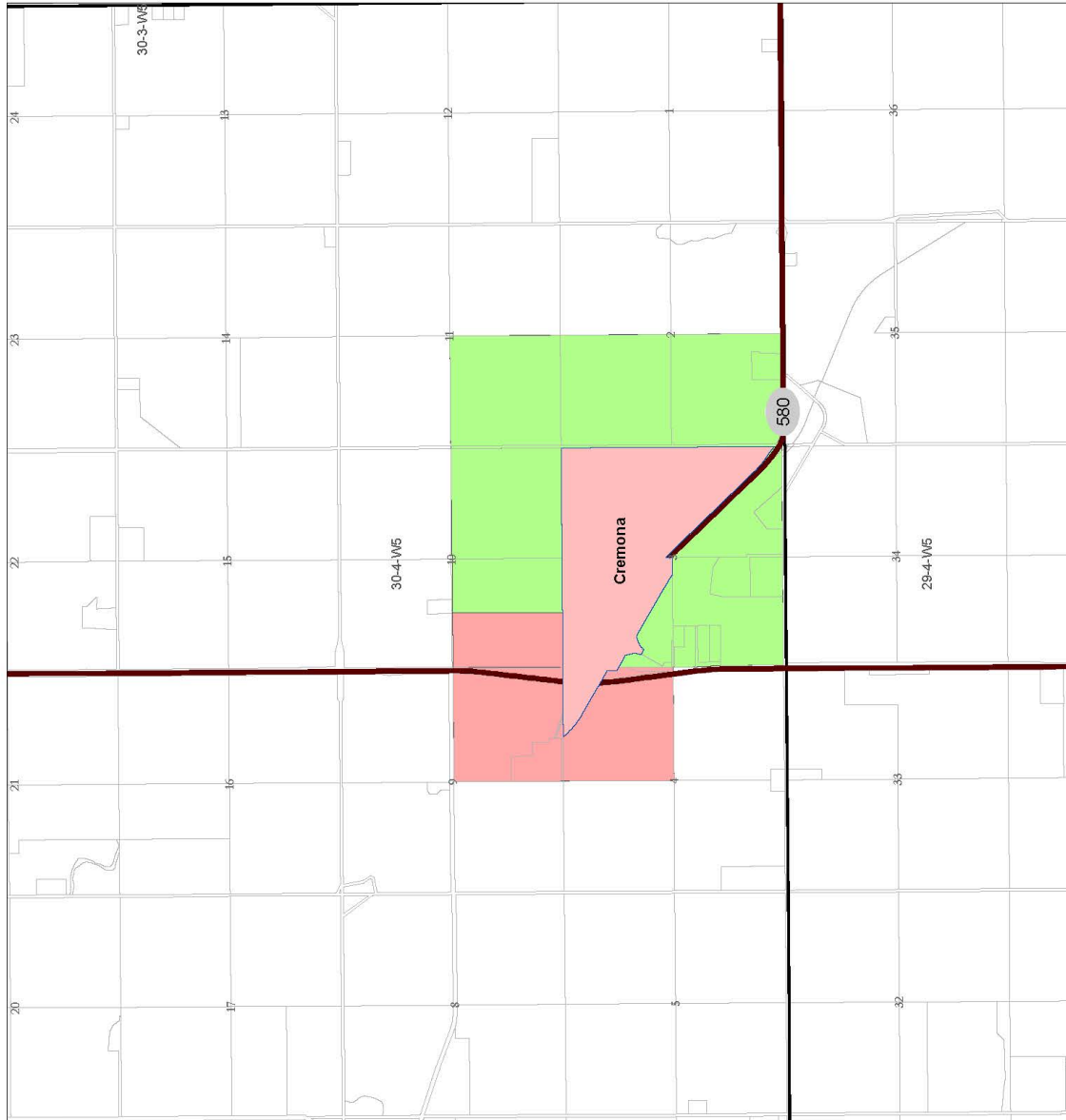
Date: 2021-08-27

*Not responsible for errors or omissions*





# Mountain View County



## Legend

- Town/Village
- Township
- Highway
- County Collector Network(CCN)
- IDP Boundary
- Agricultural and Residential
- Commercial and Industrial



0 0.2 0.4 0.8 1.2 Kilometers

Scale: 1:40,000

Date: 2021-08-27

Not responsible for errors or omissions