



## Saddle Hills County – Phase 2 Area Structure Plan Engagement Summary October 2021

### Introduction

Over the past several months, the County has been preparing an Area Structure Plan (ASP) for the Bonanza Area. The purpose of the ASP is to help guide long-term future growth and development of the area.

### Engagement Process

Beginning in Spring 2021, residents of Saddle Hills County were provided an opportunity to participate in the first phase of the project through an Online Learning Q&A Session (May 27, 2021) and an Online Survey (available May 13 – June 10, 2021). This phase of the project focused on gathering feedback regarding residents' vision for the plan area and what they felt was important to consider when planning for the future of the area. Feedback gathered during this phase was reviewed and used to inform the development of a Draft ASP.

Phase 2 of the project, which commenced in Summer 2021, focused on the review of the Draft ASP. Copies of the Draft ASP were made available to residents for review on the County's website, and through an Online Survey (available September 19 – October 5, 2021). This survey provided an opportunity for participants to provide specific feedback on elements of the ASP. In addition to the Online Survey, an in-person Open House was held at the Bonanza Community hall on September 23, 2021 from 3 pm to 7pm to provide an opportunity for residents to ask questions and provide feedback on the Draft ASP.

### Open House Feedback

A total of 7 residents of the Bonanza area attended the Open House on September 23, 2021. All had questions and requested clarification of various elements of the plan, but no concerns were raised. Topics of discussion included:

- Confirmation of the location of future commercial opportunities,
- Limits on development in river valleys,
- Potential opportunity to expand the plan area further to the northwest,
- Clarification of limits on Confined Feeding Operations.

### Survey Feedback Per Question

#### Question 1: What do you like about the draft ASP?

1 Response

- In favour of including statements that directly reference protecting quality of life for existing residents and acreage owners and protecting community water sources

**Question 2: Is there anything you would like to see changed about the draft ASP?**

2 Responses

- Excluding the creek located to the west of ASP area from the plan was suggested by both respondents
- Reducing the overall area of the ASP (feels that the area is too large relative to the small size of the community)

DRAFT FUTURE LAND USE CONCEPTS

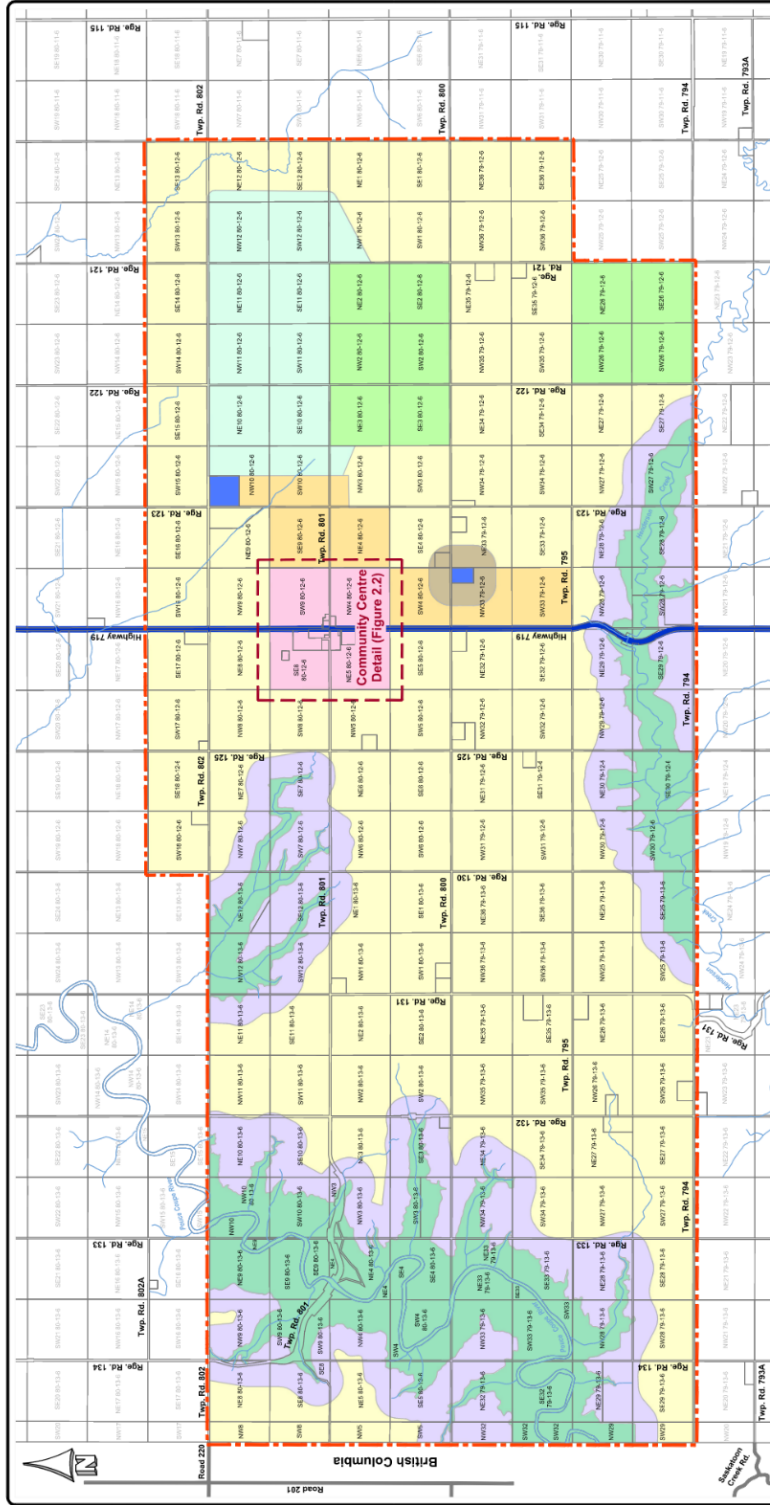
**Question 3: Country residential development is proposed for the Bonanza community and along Highway 719, near the existing waterline and community amenities. What are your thoughts on encouraging country residential development in these locations? See draft land use concept below. (See Figure 1, Page 3)**

3 Responses

- There is concern that a country residential development will create more traffic and noise, and create more of a “city” atmosphere for current residents who enjoy the peaceful surroundings and privacy of the area
- The area has not typically attracted residents who are not involved in agriculture, concerned that agricultural land is being pulled out of production to create residential areas people will not be interested in
- Encouraging residential development on active agricultural land is not a good idea



Figure 1, Draft Land Use Concept



# Bonanza Area Structure Plan

FUTURE LAND USE  
Figure 2.1  
August 2021

Scale 1:50,000  
0 0.5 1.0 1.5 2.0  
(Kilometres)

### LEGEND

- ASP Boundary
- Agriculture
- Bonanza Community Area
- CF0 Exclusion Area
- Country Residential
- Crown Land
- Natural Area
- Public / Community
- Waste Management Buffer (300m)
- Water Catchment Area
- Highway 719 Corridor



**Question 4: The following policies have been proposed for Confined Feeding Operations: Confined Feeding Operations (CFOs) shall not be permitted: Within a CFO Exclusion Area or the Water Catchment Area, or Within 3.2 km (2 mi) of a Country Residential area, the Bonanza Community Area, a community or public use, or a provincial or municipal park in accordance with the MDP, or Within 1.6 km (1 mi) from an adjacent municipality in accordance with the MDP, or Within 3.2 km of a residence, or Any other areas where a potential conflict may occur. Do you have any comments you would like to share about the proposed policies? See draft future land use concept below for proposed exclusion areas.**

2 Responses

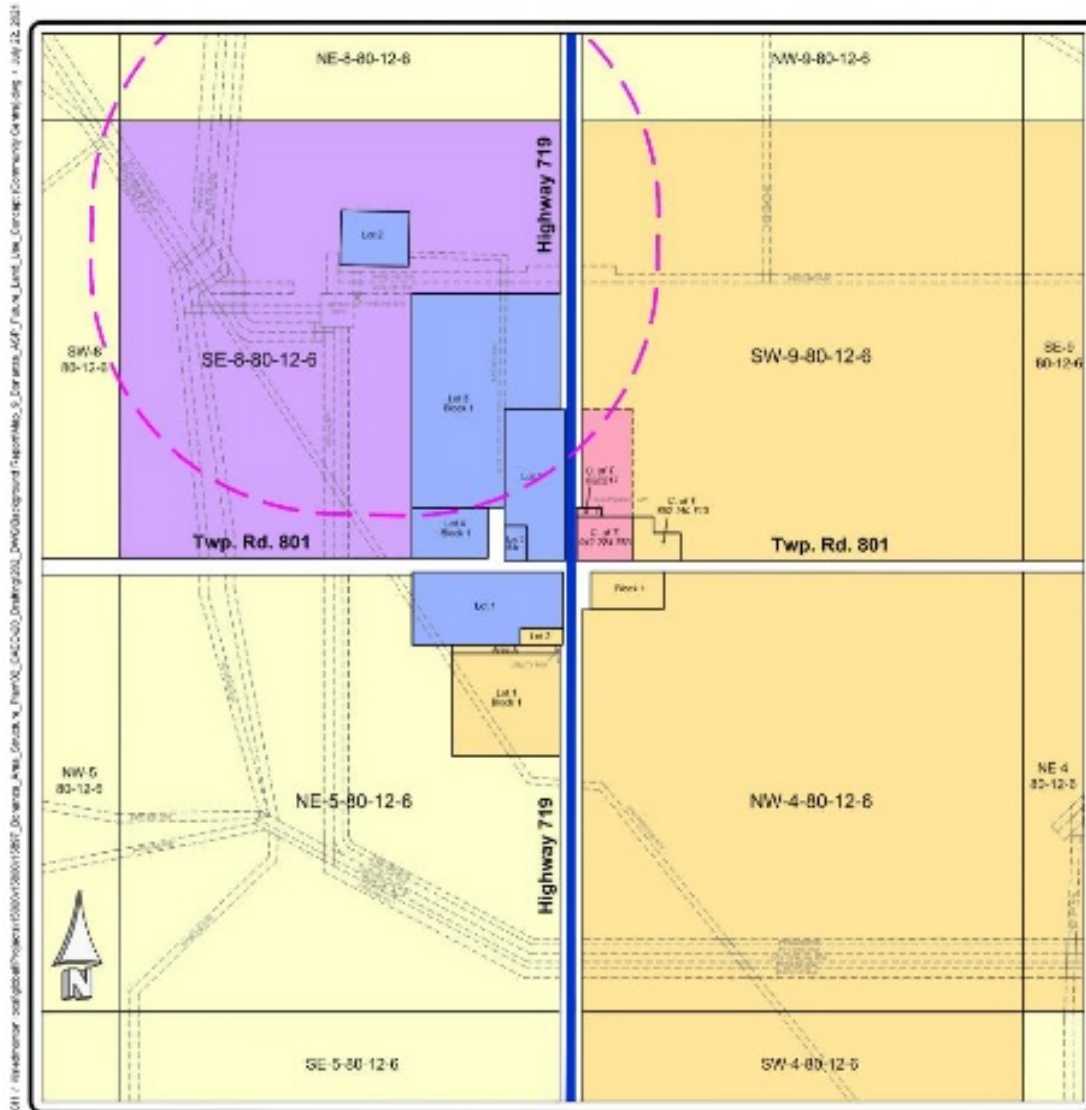
- CFOs should be considered for this area, as they provide opportunities for diversifying the agricultural landscape, the ASP is restrictive and cuts out potential
- CFOs could be beneficial to the area's agricultural community; they could provide an opportunity to expand the agricultural industry in the County

**Question 5: Industrial and commercial development is proposed to be located in the Bonanza community. Do you have any comments about encouraging industrial development in this area? See draft Bonanza Community area land use concept below. (Figure 2, Page 5)**

3 Responses

- In favour of industry creating jobs for the local community, but concerned that commercial or industrial development could encroach on the community's way of life in a destructive manner
- Agriculture and industry should be able to develop together – other areas of the country have experienced this already or encourage it
- Encouraging industrial and commercial development/use, when these uses do not already exist would be a waste of resources

Figure 2, Draft Bonanza Community Area Land Use Concept



G:\1 - Infrastructure - Saddle Hills - Bonanza - Phase 2 - Planning - 2021 - Draft - Land Use - Concept - Community Centre - August 2021



**LEGEND**

- Agriculture
- Commercial
- Country Residential
- Industrial
- Public / Community
- Highway 719
- Sewage Lagoon Setback (450m)

**Bonanza**  
**Area Structure Plan**  
 BONANZA COMMUNITY CENTRE -  
 FUTURE LAND USE CONCEPT

**Figure 2.2**

Scale 1:10,000  
 (m) 0 100 200 300 400

August 2021

## ADDITIONAL QUESTIONS

**Question 6: Do you have any additional comments about the draft ASP and draft future land use concepts you would like to share?**

2 Responses

- The ASP should not enable existing residents to be blocked by new structures
- There should be more of a focus placed on supporting the existing agricultural businesses promoting new commodities and businesses which support agriculture rather than focusing on residential and industrial projects

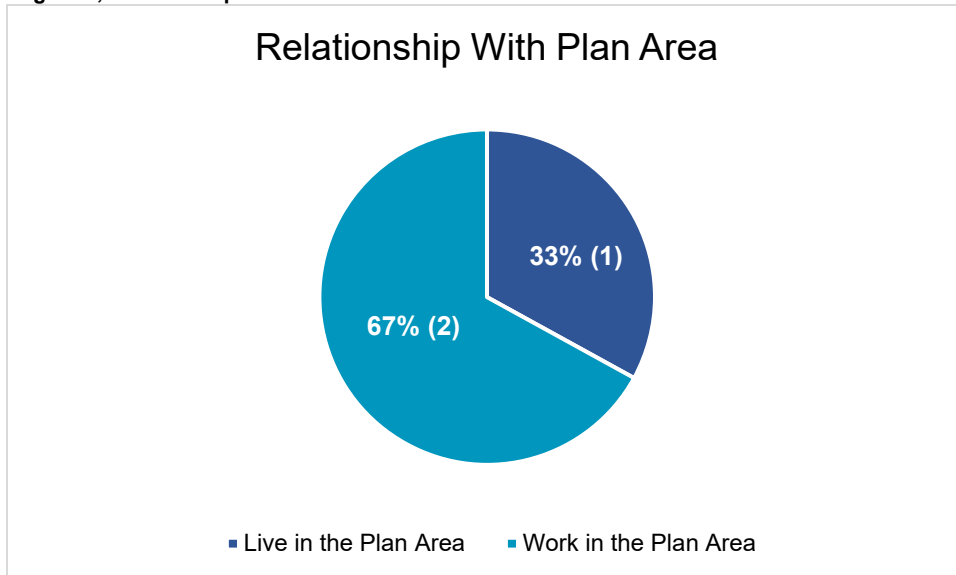
## ABOUT YOU

**Question 7: What is your relationship with the plan area? Do you... (Select all that apply)**

3 Responses

- The majority of survey respondents indicated that they worked in the plan area, as indicated below in **Figure 3**.

Figure 3, Relationship with Plan Area



## Next Steps

Input received through the engagement process will be considered by Council at the October 12, 2021 Public Hearing after which plan approval is to be considered.

More information about the project and the engagement process that was undertaken can be found on the County's website at: <https://www.saddlehills.ab.ca/en/invest-and-build/bonanza-area-structure-plan.aspx>.