



COUNTY COMPLEX AREA STRUCTURE PLAN

Prepared by:



Inspiring sustainable thinking

December 2016



BYLAW 271-2016
COUNTY COMPLEX AREA STRUCTURE PLAN

PURPOSE: A Bylaw of Saddle Hills County, in the Province of Alberta, to adopt the County Complex Area Structure Plan.

WHEREAS Pursuant to Section 633 of the Municipal Government Act, R.S.A. 2000 Chapter M-26 as amended, allows a municipality to adopt an Area Structure Plan.

NOW THEREFORE the Council of Saddle Hills County, in the Province of Alberta, enacts as follows:

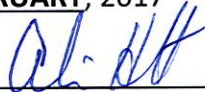
1. That this Bylaw may be cited as the County Complex Area Structure Plan.
2. That the County Complex Area Structure Plan, attached hereto, forms part of this Bylaw.

FIRST READING 22 DAY OF NOVEMBER, 2016

SECOND READING 14 DAY OF FEBRUARY, 2017

THIRD READING 14 DAY OF FEBRUARY, 2017

REEVE: Alvin Hubert



CHIEF ADMINISTRATIVE OFFICER: Joulia Whittleton



This Bylaw shall come into effect on the date and time of final passing. Signed and sealed at this time _____

TABLE OF CONTENTS

1.0	INTRODUCTION	1
1.1	Plan Area	1
1.2	Physical Features	2
1.2.1	Topography	2
1.2.2	Existing Conditions	3
1.3	Legislative Framework	3
1.3.1	Municipal Government Act	3
1.3.2	Municipal Development Plan	3
1.3.3	Land Use Bylaw	3
1.4	Public Consultation Process and Key Findings	4
2.0	LAND USE	10
2.1	Goals of the Plan	10
2.2	Plan Interpretation	10
2.3	Land Use Concept	10
2.4	Country Residential	11
2.5	Commercial	11
2.6	Public Services	11
2.7	Natural Areas and Open Space	12
3.0	TRANSPORTATION AND SERVICING	14
3.1	Roads	14
3.2	Servicing	14
4.0	IMPLEMENTATION	15
4.1	Monitoring and Review	15
4.2	Amending the Plan	15
4.3	Zoning	15
4.4	Subdivision and Development	15

LIST OF FIGURES

1	Location	Following Page 1
2	Topography	Following Page 2
3	Existing Conditions	Following Page 3
4	Rural Farmland Assessment	Following Page 3
5	Land Use Concept	Following Page 10
5A	Land Use Concept (West Half)	Following Page 10
5B	Land Use Concept (East Half)	Following Page 10
5.1	Sample Development Concept	Page 12
6	Transportation Concept	Following Page 14

1.0 INTRODUCTION

The purpose of the County Complex Area Structure Plan is to provide a framework for the future development of lands within the vicinity of the Saddle Hills County administration offices for country residential, commercial and public service land uses.

The Plan was prepared in collaboration with a Planning Advisory Committee comprised of County staff and a member of Council. The Plan also considered feedback received from residents and property owners within the Plan area as well as the general public.

This Plan provides a land use concept and associated policies to direct Council, administration, residents and property owners on future development decisions within the Plan area.

1.1 Plan Area

The County Complex Area Structure Plan is located in the east-central portion of Saddle Hills County at the intersection of Highway 49 and Highway 725 as illustrated in Figure 1.

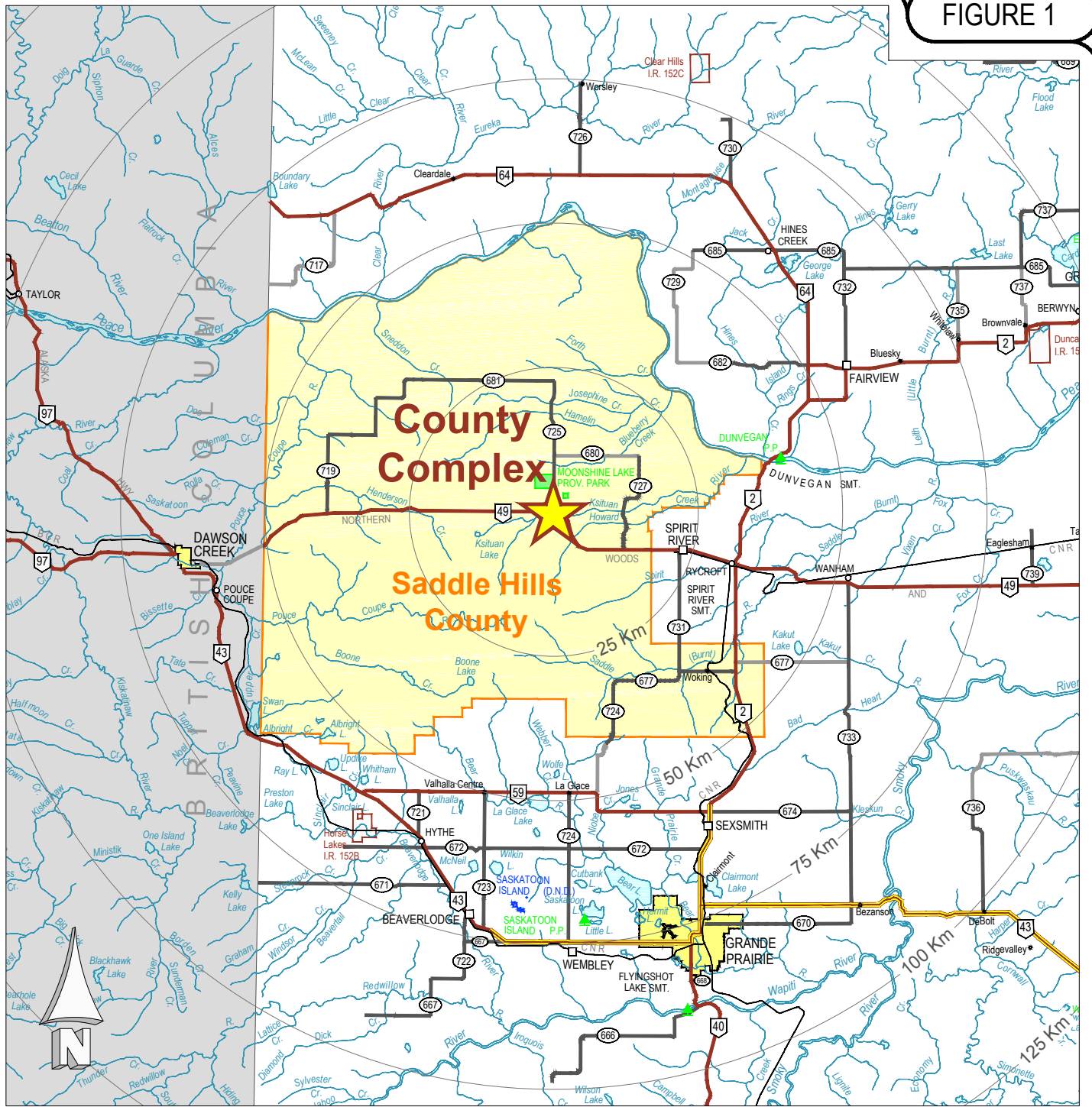
At the outset of the planning process, the Plan proposed to address 9.5 quarter sections of land, extending 1.6 km north of Highway 49 along Highway 725. As the process evolved, however, significant input was received from Plan area landowners either opposing any form of development, or in the case of one owner, requesting to be excluded from the Plan area¹. As a result of this input, Council decided to reduce the Plan area to only include the lands south of Highway 49, which is where development interest had been expressed.

Original Plan Area



¹ A detailed summary of the public consultation process is provided in Section 1.4.

FIGURE 1



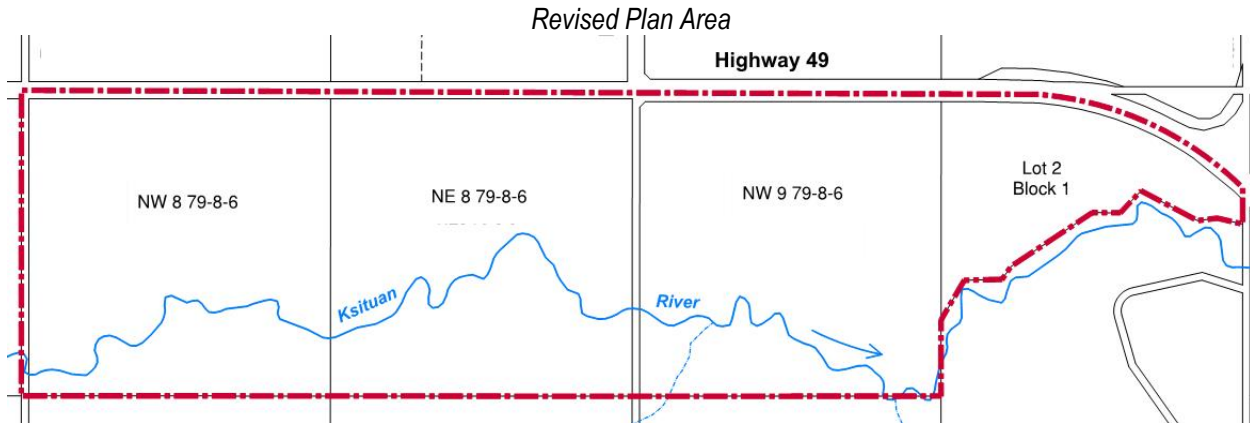
LOCATION

COUNTY COMPLEX AREA STRUCTURE PLAN

Scale 1:1,000,000



The revised Plan area consists of approximately 3.5 quarter sections (221 ha) of land. The Plan applies to lands adjacent to the intersection of Highway 49 and Highway 725 between Range Roads 83 and 85, and is bounded on the south by the Ksituan River valley.



A summary of the Plan area lands is provided in Table 1.1.

Table 1.1 Plan Area Composition

Legal	Ownership	Area (ha)
NW 08-79-08-W6M	Private	64.2
NE 08-79-08-W6M	Private	64.2
NW 09-79-08-W6M	Municipality	63.6
Block 1, Lot 2, Plan 1221257	Municipality	23.8
Registered Road Plans		3.7
5658LZ	Province	2.1
0423605	Province	1.6
Road Allowance	Municipality	1.6
Total		221.1

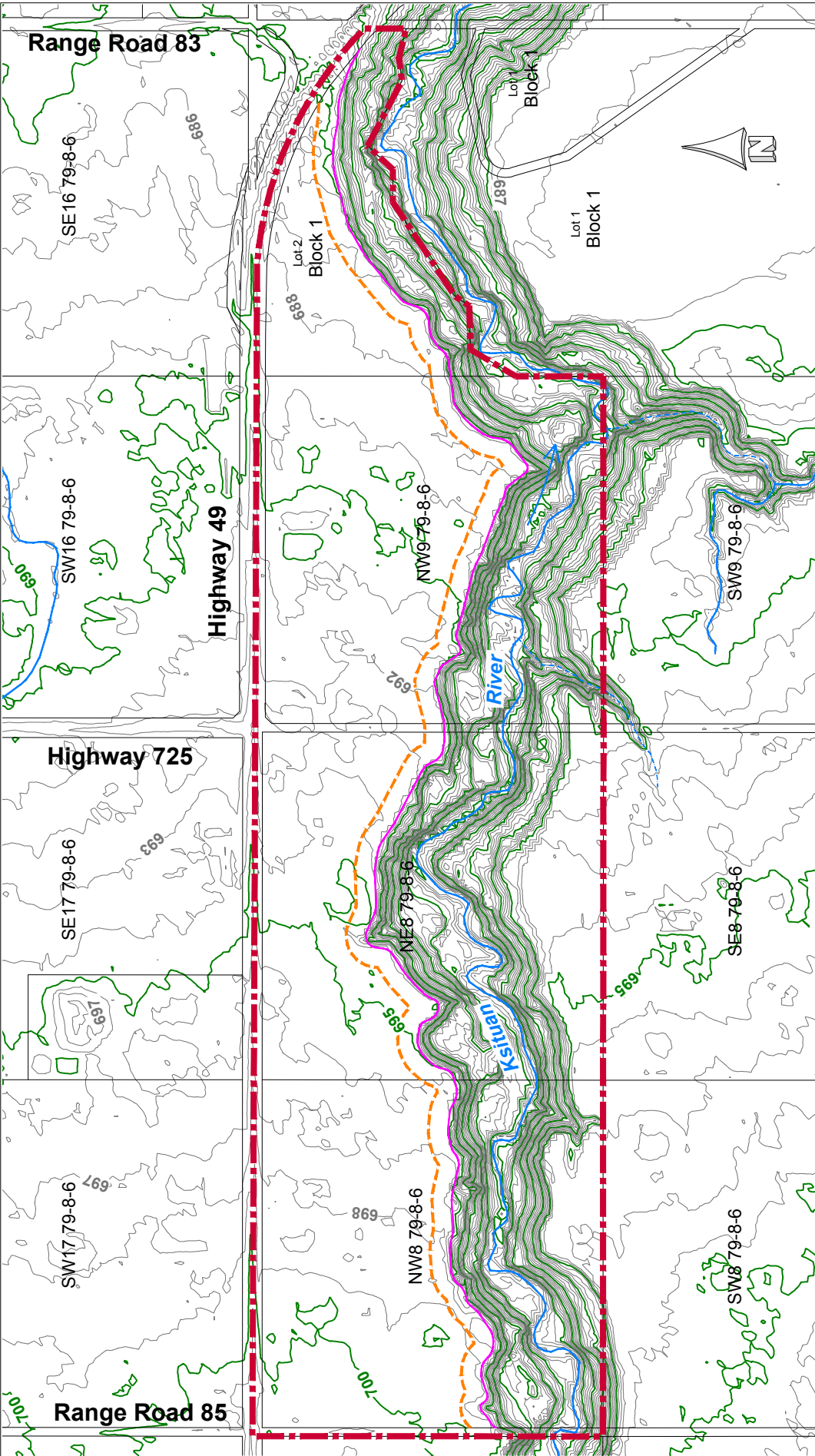
1.2 Physical Features

1.2.1 Topography

The lands within the Plan area north of the Ksituan River valley are relatively flat, sloping gradually from west to east. The highest point is 700 m above sea level at the west boundary, falling to 685 m above sea level at the east boundary of the Plan area as illustrated in Figure 2. This represents an average slope of 0.5% across the Plan area.

The geography of the southerly portion of the Plan area is more defined, characterized by the Ksituan River valley which is the dominant physical feature in the Plan area. The valley consists of steep slopes and has an average depth of approximately 25 m.

FIGURE 2



Legend

- Intermediate Contour (one metre interval)
- Index Contour (five metre interval)
- ASP Boundary
- Top of Bank (est.)
- Development Setback (est.)

TOPOGRAPHY

**COUNTY COMPLEX
AREA STRUCTURE PLAN**

Scale - 1:13,500



September 2016



1.2.2 Existing Conditions

As illustrated on Figure 3 the Plan area is predominantly forested. Improvements are limited to the Saddle Hills County administration complex at the centre of the Plan area, and a water reservoir facility to the immediate east.

The adjacent lands in all directions are predominantly in agricultural use with some incidental subdivision activity consisting of farmstead separations. According to County assessment records, all lands within the Plan area have a Rural Farmland Assessment rating of 27% or less as illustrated in Figure 4. As a result, these lands do not meet the County's definition of Better Agricultural Land.

A review of available information indicates that there are no existing or abandoned oil or gas wells located within the Plan area.

1.3 Legislative Framework

1.3.1 Municipal Government Act

This Plan has been prepared in accordance with Section 633 of the Municipal Government Act, SA 2000. The Act enables a municipality to adopt an Area Structure Plan to provide a framework for future development of an area. Section 633 stipulates the following:

- An Area Structure Plan must describe the sequence of development, land uses, population density, and location of transportation routes and utilities proposed for the area;
- Property owners, businesses, interested members of the community, and school boards must be given the opportunity to provide input in the planning process;
- An Area Structure Plan must be adopted by bylaw, which requires a public hearing to be held on the proposed plan; and
- An Area Structure Plan must conform to a municipality's Municipal Development Plan.

The Act also requires that all statutory plans be consistent with the Provincial Land Use Policies. This Plan is consistent with those policies.

1.3.2 Municipal Development Plan

The Municipal Development Plan is the primary policy document at the municipal level and provides a framework to guide the future growth and development of Saddle Hills County. The Municipal Development Plan framework establishes the County's development vision, goals and objectives. The Municipal Development Plan intends to encourage compatible land use development and provide direction for the preparation of lower level statutory planning documents, including this Area Structure Plan.

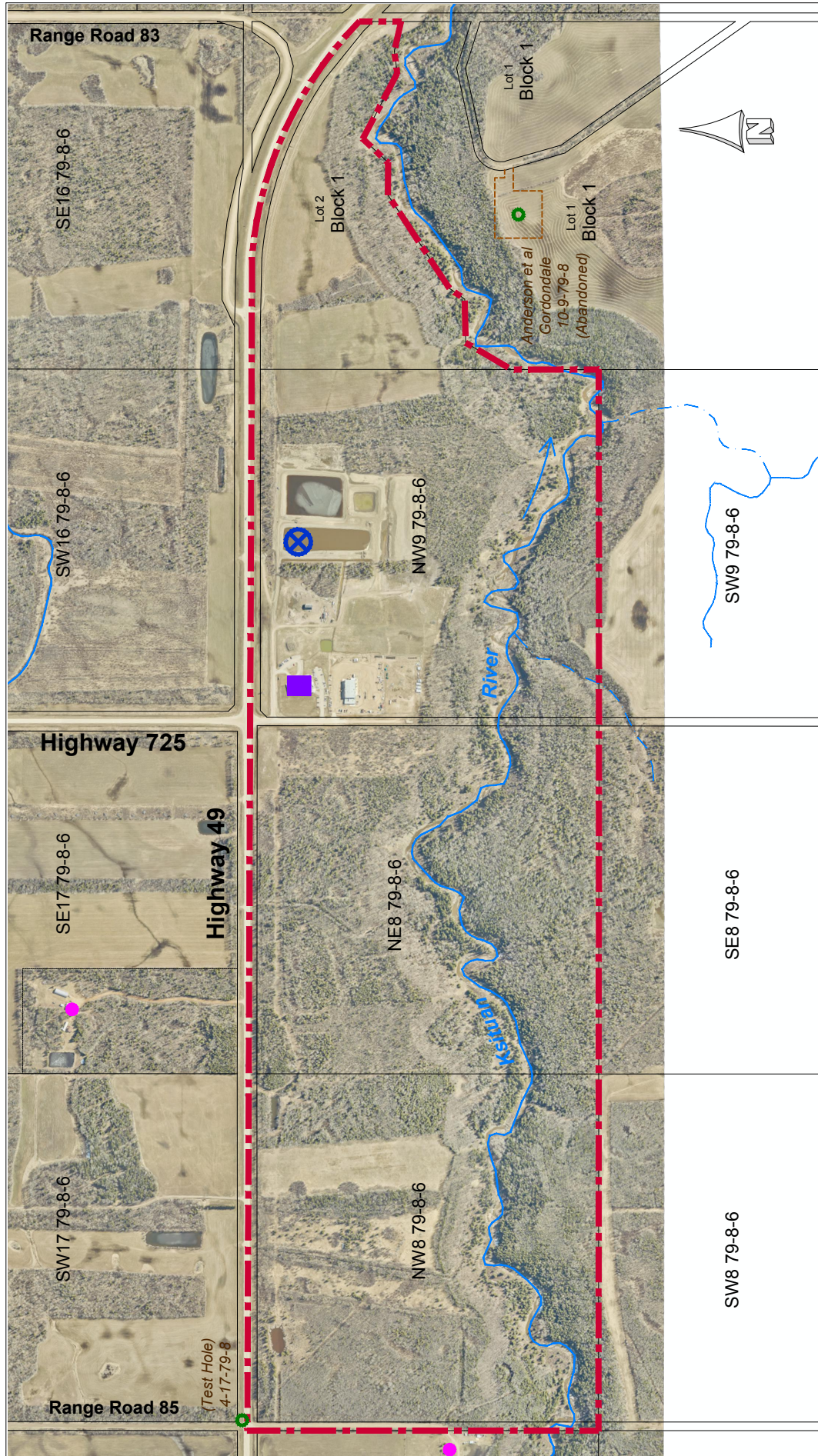
There are several Municipal Development Plan policies that are relevant to the County Complex Area Structure Plan:

- Policy 4.1 that indicates the development of multi-lot country residential subdivisions not be permitted on Better Agricultural Land;
- Policies 5.2.1, 5.2.2, 5.2.3, and 5.2.4 that provide for the development of rural commercial uses in settlements and other appropriate locations such as highways;
- Policy 6.1 that encourages commercial and institutional uses to locate in or near hamlets and rural settlements where possible; and
- Policies 7.1.1 and 7.1.2 that require ASPs to confirm the location and geographic extent of any Environmentally Sensitive Areas.

1.3.3 Land Use Bylaw

The purpose of the Saddle Hills County Land Use Bylaw 173-2009, as amended, is to regulate the use and

FIGURE 3



Legend

- County Complex
- Water Plant
- Residence
- Well - Abandoned
- Lease Boundary
- ASP Boundary

EXISTING CONDITIONS

**COUNTY COMPLEX
AREA STRUCTURE PLAN**

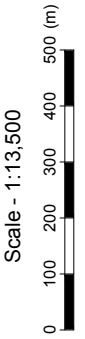
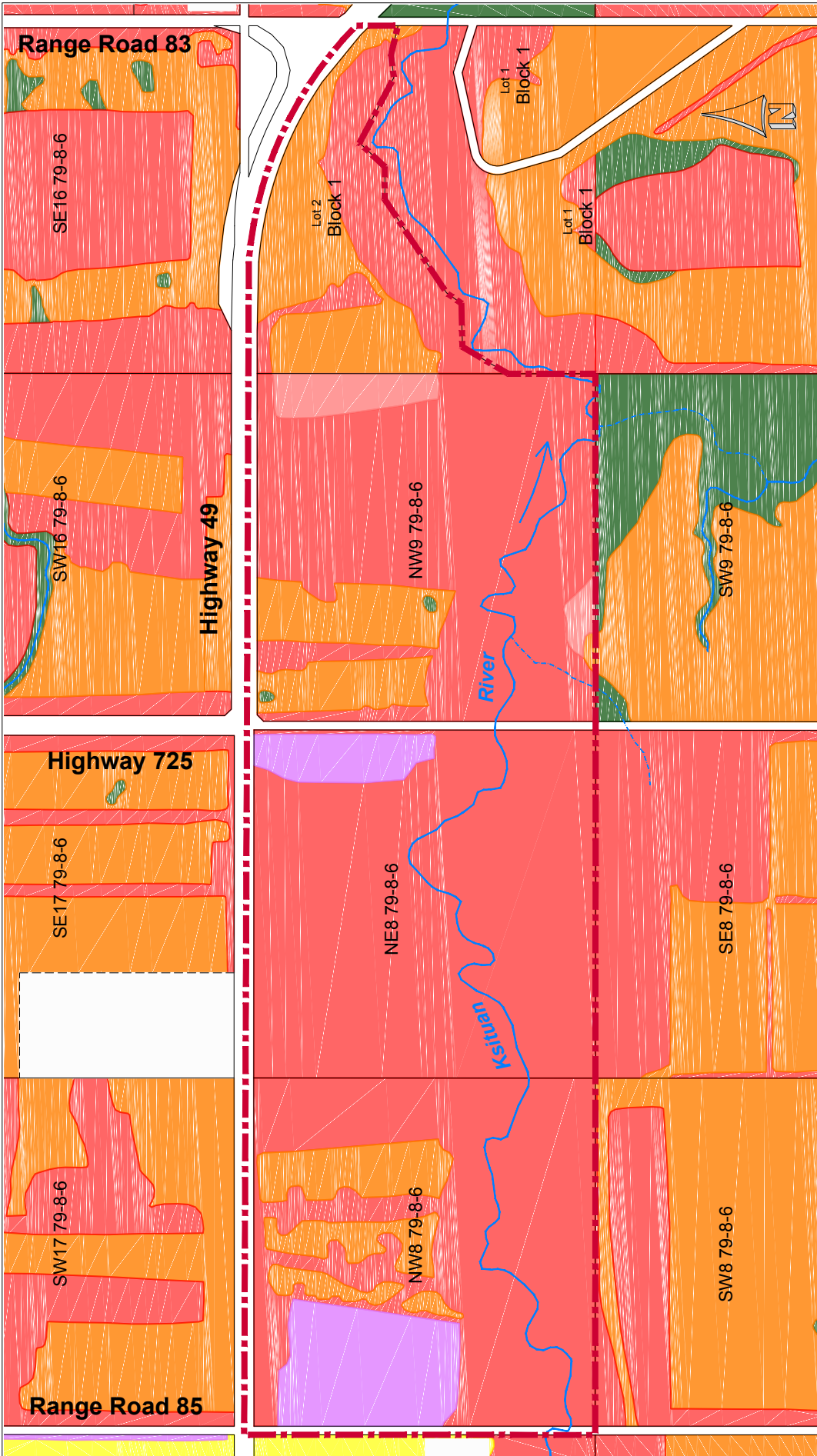
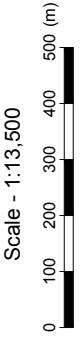


FIGURE 4



RURAL FARMLAND ASSESSMENT
 COUNTY COMPLEX
 AREA STRUCTURE PLAN



Legend

- RFA Rating ≥28% (Yellow)
- RFA Rating 21% - 27% (Orange)
- RFA Rating 11% - 20% (Red)
- RFA Rating 6% - 10% (Purple)
- RFA Rating 1% - 5% (Light Red)
- RFA Rating O (Organic) (Green)
- Not Rated (White)
- ASP Boundary (Dashed Red Line)



development of land and buildings within the County, and to implement the policies of statutory plans, such as a Municipal Development Plan or Area Structure Plan.

All lands within the Plan area boundary are currently zoned Agriculture (A) District². Any future development proposed that is in accordance with this Plan but not allowed under the current Agriculture zoning will require rezoning to the applicable land use district prior to subdivision or development taking place.

1.4 Public Consultation Process and Key Findings

During the preparation of this Plan, County residents and stakeholder agencies were consulted to obtain their input. The Planning Advisory Committee met on several occasions to review material and provide direction on the development of the Plan, and County Council was consulted at key milestones during the plan development process prior to public review of materials. Engagement with residents and the general public consisted of a combination of landowner meetings and open houses. Materials were also posted on the County's website.

Overall, the consultation process involved the following steps:

- A project launch notification posted on the County website and advertised in the Signal on September 22, 2015.
- A meeting convened with landowners in the Plan area on November 3, 2015 to discuss issues, opportunities and concerns respecting future development. Comments received at this meeting were predominantly in opposition to an ASP being prepared and included the following:
 - Trust issues on the part of those who felt there was a lack of transparency with the original development of the County Complex;
 - Concerns regarding potential adverse impacts of additional development such as increased crime and traffic noise;
 - Concerns regarding potential adverse impacts on wildlife activity as a result of future increased development; and
 - Questions around why development would be promoted in an area where “there is nothing”. Some expressed the view that effort should be placed on promoting development in established communities.
- An open house was held on February 23, 2016 at the County Complex to provide County residents with information about the project, and obtain their feedback on issues and opportunities. Four potential development options were also presented for consideration. Option 1 represented the consensus view of owners that lands north of Highway 49 remain in agricultural use (i.e. no development), and a combination of country residential, commercial and public service development south of Highway 49. The three other options illustrated increasing levels of development including country residential and commercial/light industrial opportunities along the Highway 725 corridor.

23 residents attended the open house session, nine of whom submitted comment forms. A letter opposed to the Plan options was also received from the Whitburn Community Association. A summary of all public feedback received is provided below:

² The County Complex development was approved as a Public Use, which is a discretionary use under the Agriculture District.

Option 1



COUNTY COMPLEX
Area Structure Plan Development Concept
Option "1"
0 100 200 300 400 (metres)

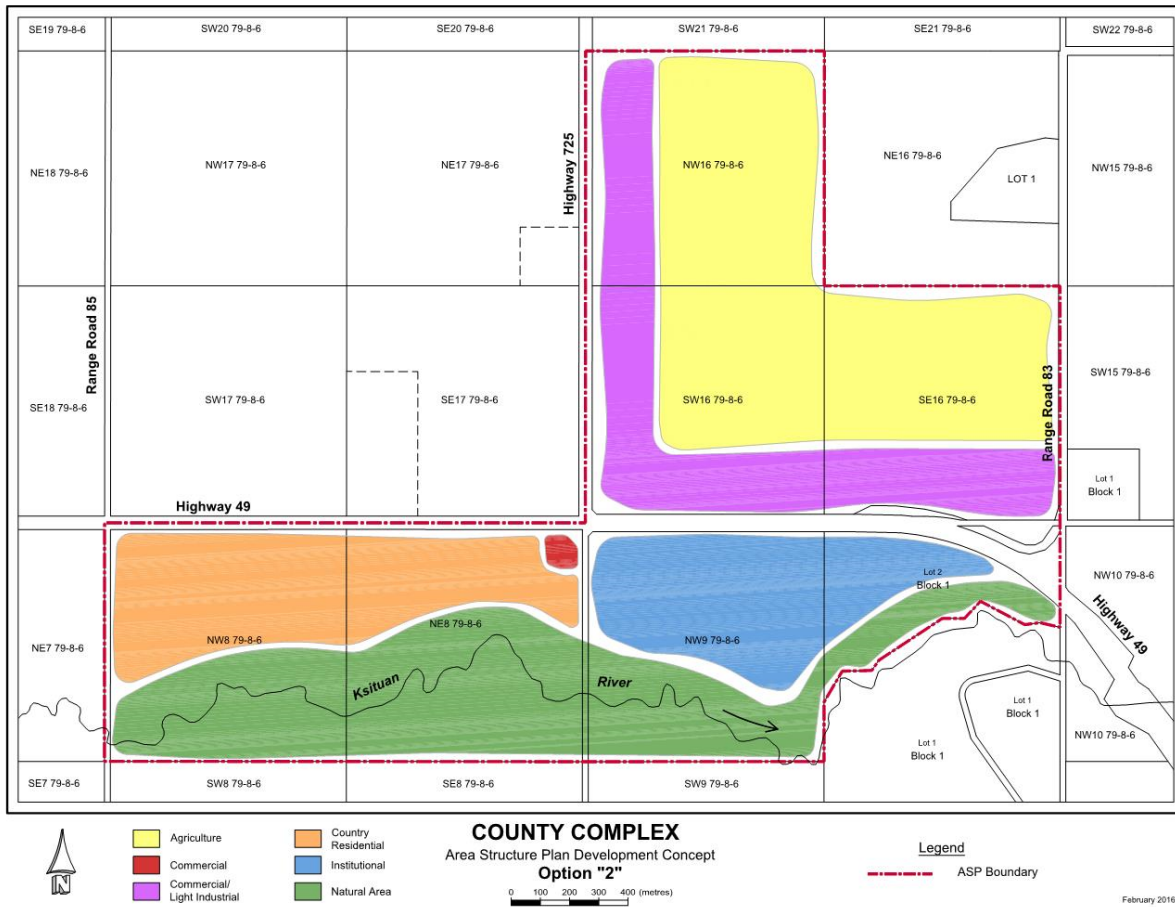


February 2016

Comments:

- Dislike this option and all of the options (x2)
- Best option.
- We do not need a residential area out at the County Complex area. Save the money, take care of the roads, ditches, culverts, etc. There is a lot of work to be done in those areas. We don't need another Woking!!
- Least invasive to the natural beauty of the area. Maintains the integrity of the existing landscape.
- This option would be my most favored option, although I would put commercial light industrial on the southwest corner. I do not believe that Country Residential will be a productive use of land.
- I like that there is a vast area of agriculture but don't really agree with so much Country Residential. People move out to the country to be in the country, not in a "town".
- It does not make financial or economic sense to build a community here, there is no Industry. Small towns have a hard time to survive and county population decreases.
- The biggest thing is leave our 1/2 section out of Commercial and Industrial development. Take the line out of our 1/2 section on the map and leave it out. Thank you.
- This area is currently zoned agricultural and should remain so. There is no need to "encourage" development around the County Complex.

Option 2



Comments:

- I feel that option 2 would be the best.
- Has some consideration of the existing landscape.
- Option is okay as long as County does not incur major costs in infrastructure. We do not need a residential area out at the County Complex area. Save the money, take care of the roads, ditches, culverts, etc. There is a lot of work to be done in those areas. We don't need another Woking!!
- Do not like where Industrial and Country Residential is located.
- I like that there is a vast area of agriculture but don't really agree with so much Country Residential. People move out to the country to be in the country, not in a "town". The website doesn't describe what would consist of commercial light industrial, so I cannot fully comment without full descriptions.
- Don't want it.
- This area is currently zoned agricultural and should remain so. There is no need to "encourage" development around the County Complex.

Option 3



- | | |
|---|---|
| Agriculture | Country Residential |
| Commercial | Institutional |
| Commercial/Light Industrial | Natural Area |

COUNTY COMPLEX
Area Structure Plan Development Concept
Option "3"

0 100 200 300 400 (metres)

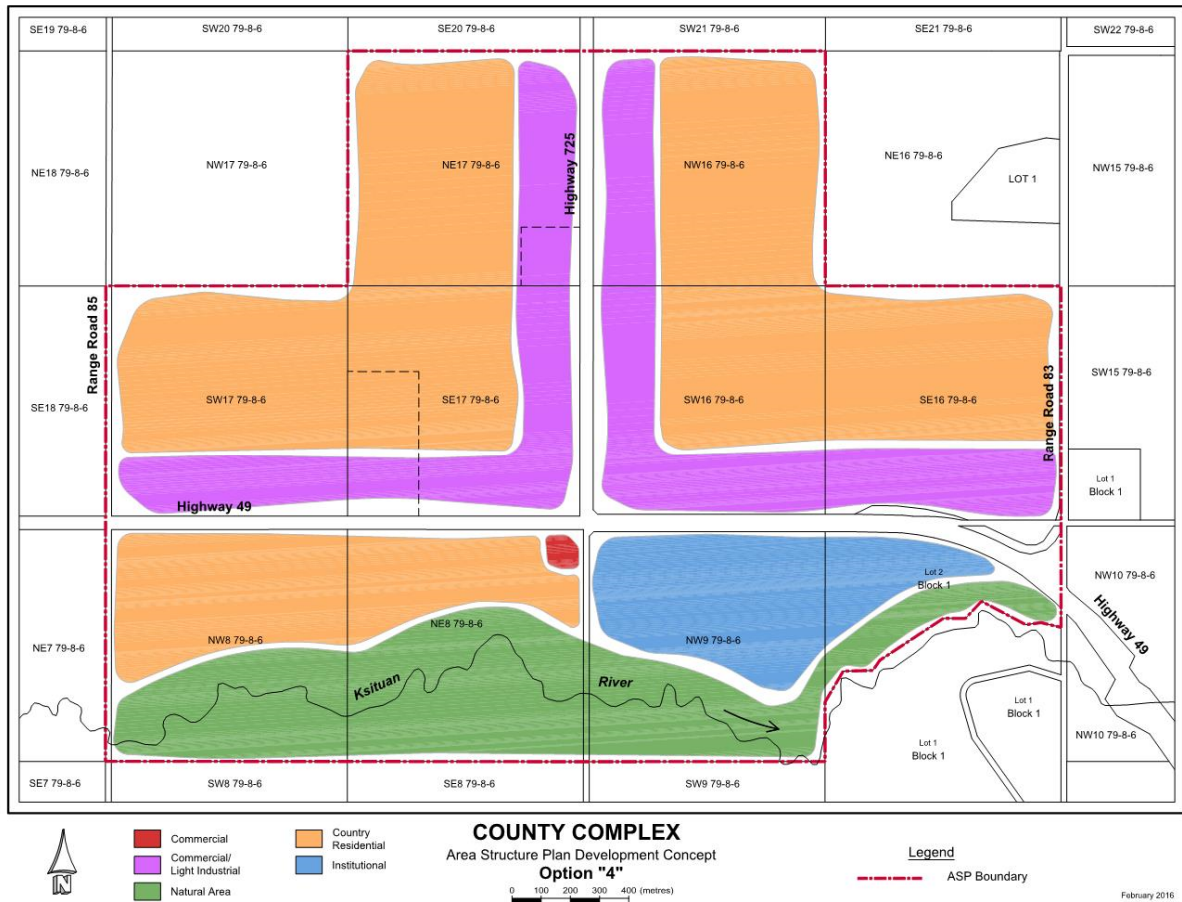
Legend
--- ASP Boundary

February 2016

Comments:

- Option is okay as long as County does not incur major costs in infrastructure.
- We do not need a residential area out at the County Complex area. Save the money, take care of the roads, ditches, culverts, etc. There is a lot of work to be done in those areas. We don't need another Woking!!
- This option opens the door to more diversified development options. However, the neighbouring properties may not appreciate the change in the natural beauty or the increased population growth.
- Do not like where Industrial and Country Residential is located.
- I don't think that there is enough demand to have that much residential. Once again, people move out to the country for the country. There is no "town" here to help sustain residential.
- Don't want it.
- This area is currently zoned agricultural and should remain so. There is no need to "encourage" development around the County Complex.

Option 4



Comments:

- We do not need a residential area out at the County Complex area. Save the money, take care of the roads, ditches, culverts, etc. There is a lot of work to be done in those areas. We don't need another Woking!!
- The land around here isn't getting farmed anyway. Like the idea of maybe some businesses closer by. Give people that work out here a place to live. Water is already here.
- I think this would be the most beneficial plan for the future as we have all the bases covered (almost) like water and sewer. Looks good to us.
- This option, in my opinion, should be brought forward later in the future. It is too much too soon for the people in the area.
- None of the above.
- The cost/benefit to the County would be negative. The County would likely spend a lot on infrastructure for a small amount of landowners benefit.
- Do not like where Industrial and Country Residential is located.
- Same as option 3. Too much residential. There is not enough people especially with the current economy that would even move out here. No jobs around here to sustain this amount of people living here.
- Don't want it here.
- This area is currently zoned agricultural and should remain so. There is no need to "encourage" development around the County Complex.

General Comments:

- I think all of the 4 examples have a lot of potential. I think it makes good use of the infrastructure the County is setting up here to get the best use of the water facilities, internet and the like. I can't say I favor any one over the other. I do imagine the zoning will need to be somewhat flexible, as it will accommodate the users that will come along. I am glad to see that you are thinking down the road and planning to optimize the expenditures that have been done. Thanks for the opportunity to view some of your proposed ideas.
 - I appreciate that you are looking forward toward the future – this will benefit our next generation.
 - No County money is to be spent on the site development.
 - Nice to have some job opportunities closer by.
 - Has there been any consideration for commercial/light industrial in the area on the east end of the institutional section? This would allow for commercial development while leaving the north side of the highway in its natural state. Respect for the current people who live in the area must be a priority.
 - I do not believe it is a good time to conduct an ASP, with the economy tanking. I don't think anyone will be interested for a minimum of 5 years, at which time, it will be re-done anyway. I think that people who are buying have to tell us what they want and I don't think we have heard that yet. We need to have job creation strategies before County Residential can be expanded. It is not in demand right now.
 - I am totally against having the County support to use tax paper money to install a sewer line to the County Complex and residential area. This would only benefit those two specifically. How is that fair to County residents and tax payers?
 - Yes, there are other questions to answer but in a formal meeting where all can hear the questions and answers would be more available to everyone.
 - The Whitburn Community Association and concerned residents will be submitting a letter to the County this week pertaining to the ASP.
- A second meeting was convened with landowners in the Plan area on May 11, 2016 to further discuss issues associated with the Plan and clarify preferred directions. Comments received at this meeting included the following:
 - Reiteration of concerns raised at the November 3rd landowner meeting;
 - One landowner expressed a desire to proceed with country residential development;
 - Concern about impacts of new commercial development on Blueberry Mountain store;
 - Concern that the County is promoting the development aspirations of one landowner – if a Plan is to be done it should be prepared by the owner;
 - One landowner with holdings located north of Highway 49 requested to be excluded from the Plan area.
 - A second open house held on October 25, 2016 to provide County residents with an opportunity to review the draft Plan. 10 residents attended the open house session. Comments received at this open house consisted of the following:
 - One adjacent landowner had no objection to the proposed Plan;
 - One adjacent landowner expressed concerns about the potential negative effects of increased development activity in the area;
 - Several in attendance discussed issues with Council representatives in attendance that were not directly related to the Plan.

2.0 LAND USE

2.1 Goals of the Plan

The Area Structure Plan is intended to achieve the following goals:

- Provide County residents with a long term vision for the future development of lands in proximity to the County Complex;
- Provide a framework for optimizing County lands for the provision of public services;
- Protect environmentally sensitive areas from encroaching development;
- Provide a framework for country residential development that respects the presence of natural features;
- Provide a framework for commercial development to serve local residents and the traveling public;
- Provide a framework for the future servicing of the Plan area lands by individual developers;
- Protect the operational integrity of Highway 49 by addressing issues associated with access management;
- Provide a proactive statutory planning mechanism through which the County will facilitate formal communication with landowners and residents regarding future development within the Plan area.

2.2 Plan Interpretation

The lines defining the different land use areas shown in this Plan are approximate except where they coincide with roads or property lines. Minor variances may be permitted without an amendment to this Plan provided such variances do not, in the opinion of the County, substantively alter the intent of this Plan.

In addition to the provisions contained in this Plan, all development proposals will be required to conform to the County's Municipal Development Plan and Land Use Bylaw, as well as any provincial policies that may apply.

Unless otherwise stated, all words and terms used in this Plan shall have the meanings assigned to them in the Municipal Government Act, Municipal Development Plan and Land Use Bylaw.

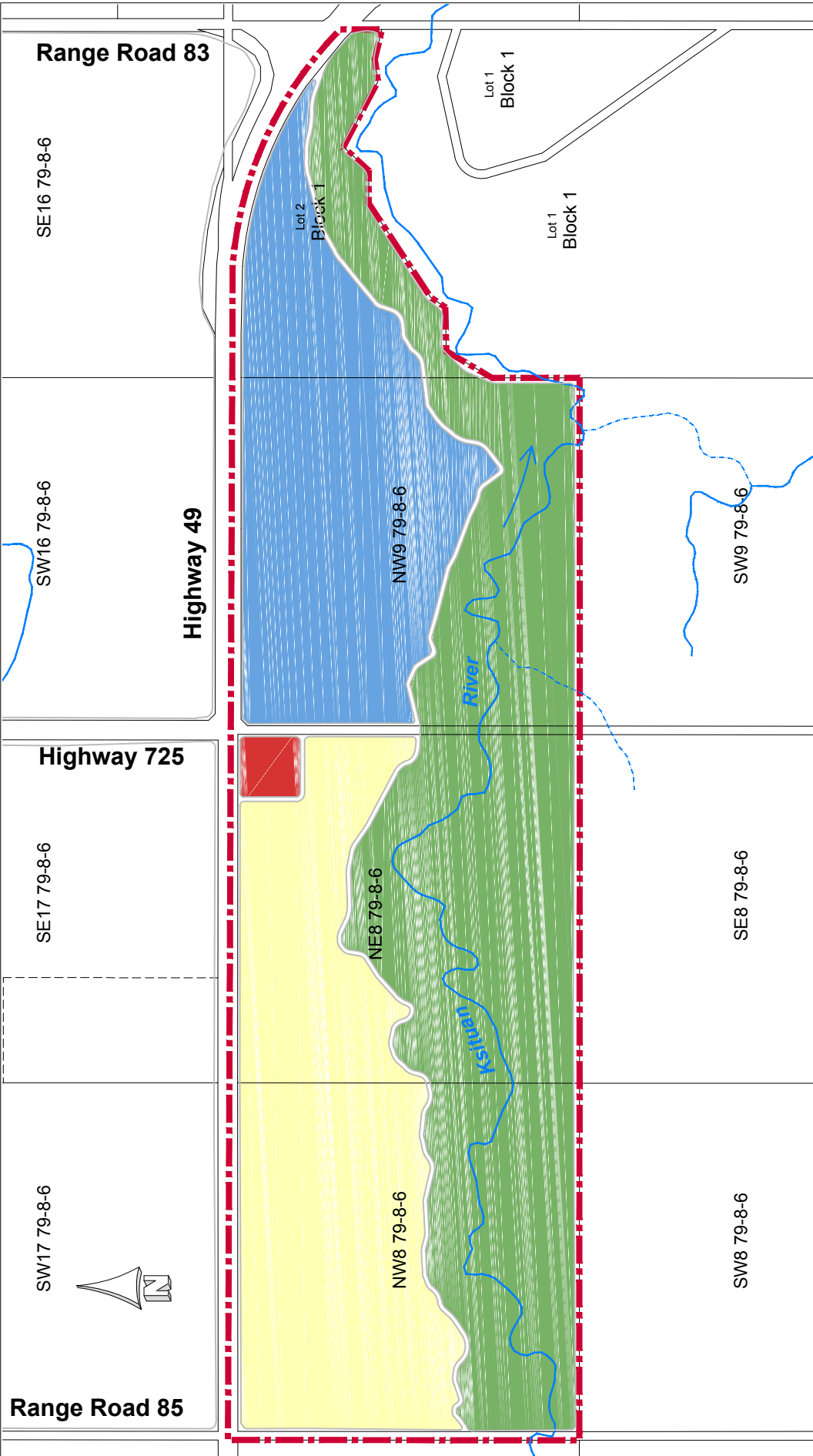
2.3 Land Use Concept

A land use concept for the County Complex area is illustrated in Figure 5, with greater detail presented in Figures 5A and 5B. The land uses illustrated are general in nature and will be subject to further refinement through the rezoning and subdivision processes.

Table 2.1 Estimated Land Use Areas

	Area (ha)	Percent
Gross Area	221.0	
Less Road Plans and Road Allowance	5.3	
Less Natural Area (Environmental Reserve)	97.8	
Net Developable Area	117.9	100.0
Country Residential	59.6	50.6
Commercial	2.5	2.1
Public Service (Existing Development)	21.2	18.0
Future Development Area	26.9	22.8
Internal Roads	7.7	6.5

FIGURE 5



LAND USE CONCEPT

COUNTY COMPLEX
AREA STRUCTURE PLAN

Legend

- Country Residential
- Commercial
- Public Service
- Natural Area
- ASP Boundary

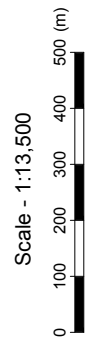
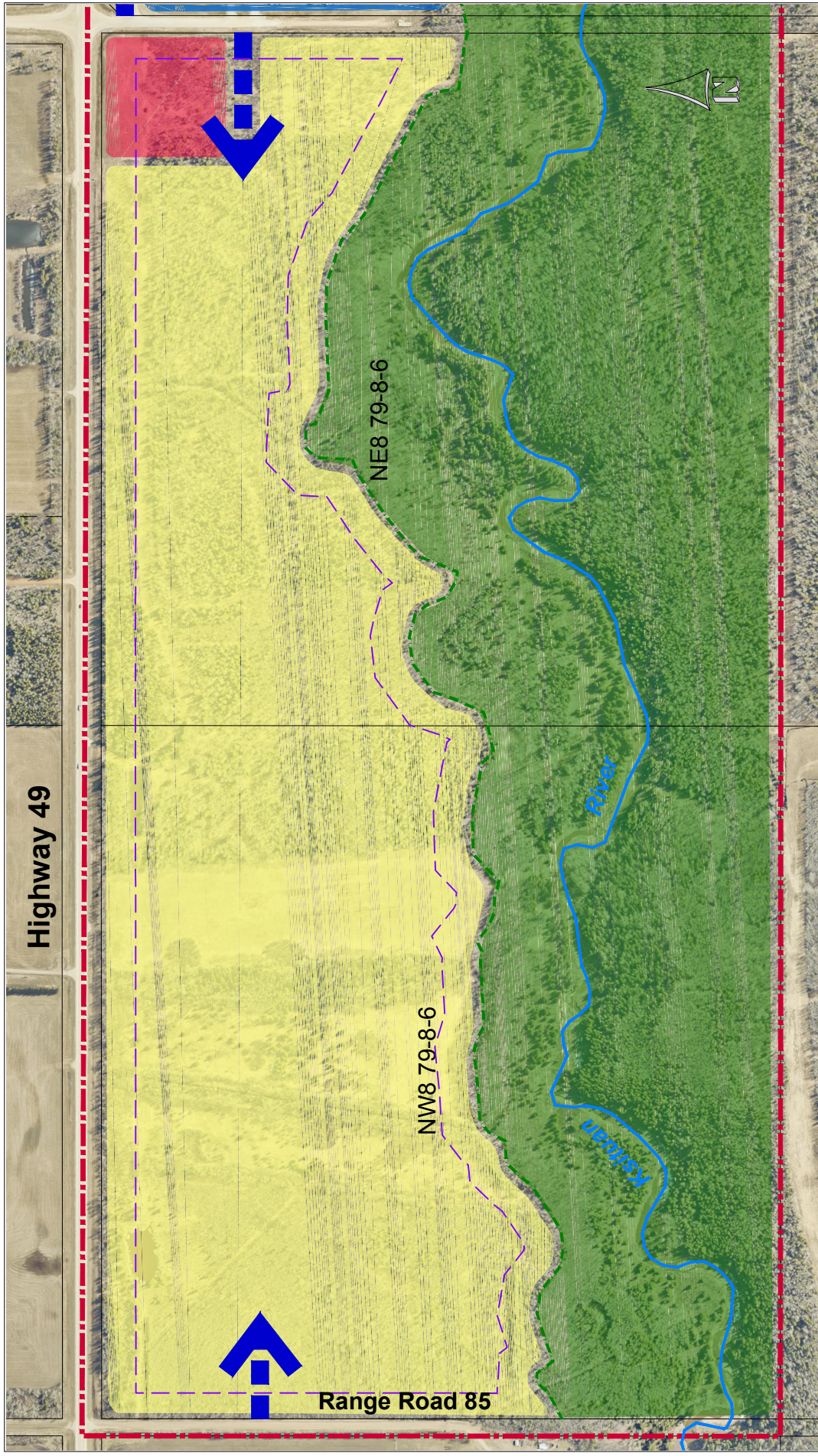


FIGURE 5A

September 2016

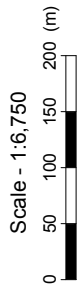


Legend

- Commercial
- Country Residential
- Natural Area

- Potential Internal Road Access
- Top of Bank (Approx.)
- Building Setback
- ASP Boundary

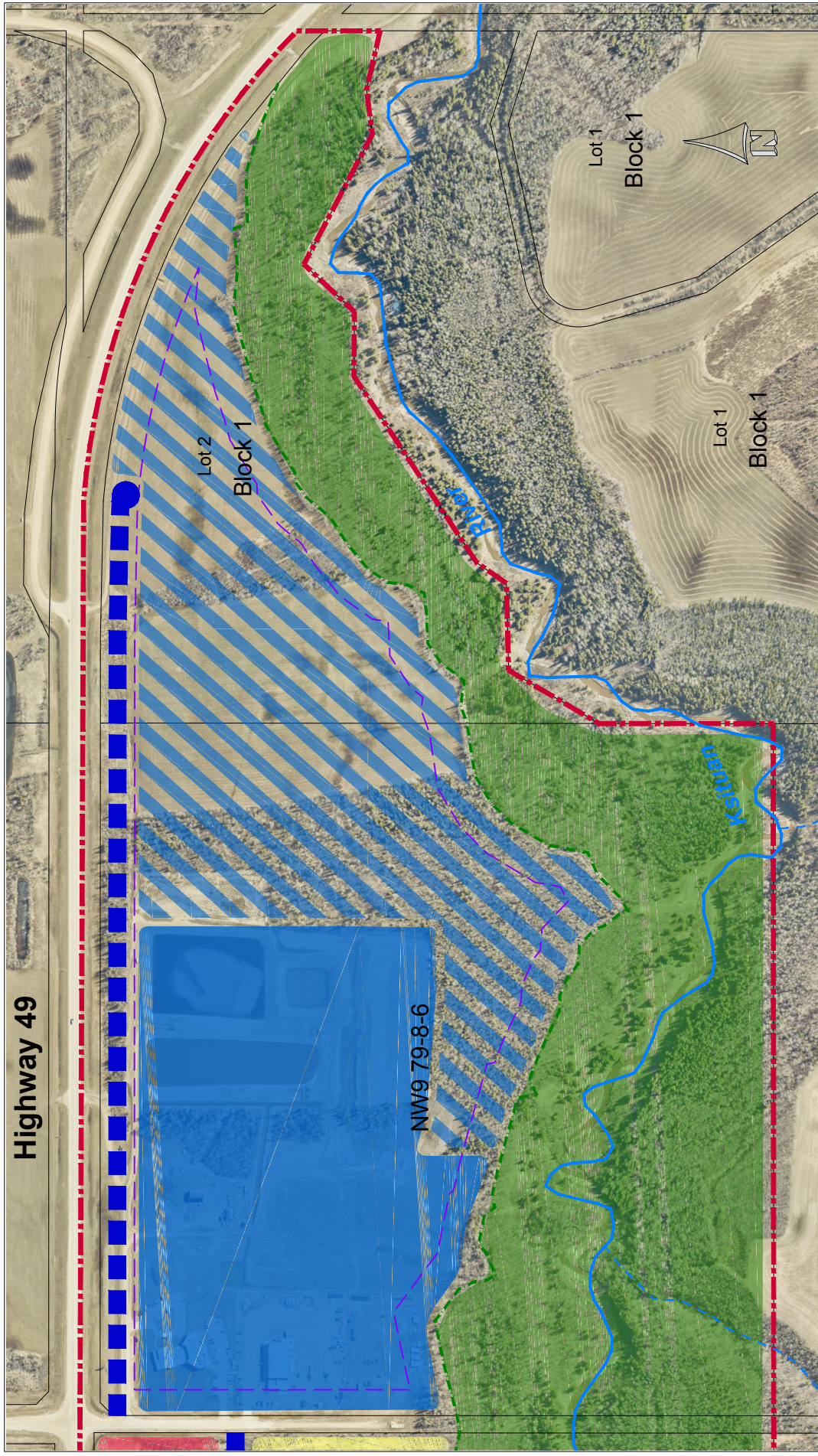
LAND USE CONCEPT
 (WEST HALF)
 COUNTY COMPLEX
 AREA STRUCTURE PLAN



Saddle Hills
COUNTY








ISL Engineering and Land Services

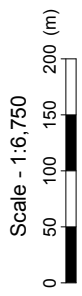
FIGURE 5B



**LAND USE CONCEPT
(EAST HALF)
COUNTY COMPLEX
AREA STRUCTURE PLAN**

Legend

-  Existing County Complex Development
-  Future Development Area
-  Natural Area
-  Internal Road Access
-  Top of Bank (Approx.)
-  Building Setback
-  ASP Boundary



October 2016

2.4 Country Residential

Country residential development is proposed for the west side of the Plan area, north of the Ksituan River valley as illustrated in Figures 5 and 5A. The net developable area consists of approximately 60 ha.

Proponent(s) of future country residential subdivision shall be required to prepare and submit a detailed site plan in accordance with Section 4.4 of this Plan.

Lot sizes in the east half of the Country Residential development area should generally range between 1.2 ha (3 ac) to 2.0 ha (5 ac) in size, transitioning to a minimum lot size of 2.0 ha (5 ac) in the west half.

Country residential development is encouraged to be designed in cluster form, as a means of optimizing open space, retaining tree cover and maintaining buffer areas in accordance with the concepts identified in Section 2.7.

Multi-lot country residential development of more than three lots plus the balance shall require rezoning to the CR1 or CR2 District in the County's Land Use Bylaw. All proposed rezoning and subdivision applications will be reviewed on a case-by-case basis and development decisions shall be based on the technical merits of each individual application. Applications that do not meet the requirements of this Plan shall be refused.

Future country residential development shall be required to comply with the development setback requirements established in the Land Use Bylaw pertaining to setbacks from municipal roads, Highway 49 and the top of bank of the Ksituan River valley. These areas within the required development setbacks shall be retained in their natural state, as discussed in Section 2.7.

2.5 Commercial

A site of approximately 2.5 ha in size is proposed for commercial development at the intersection of Highway 49 and Range Road 84 as illustrated on Figures 5 and 5A. Potential commercial uses for this site shall be limited to those uses that serve local residents and the traveling public such as a gas station, convenience store, and restaurant.

Commercial development will be subject to rezoning to the Rural Commercial (RC) District under the Land Use Bylaw.

The planning and design of lighting and signage associated with future commercial development shall minimize and mitigate potential adverse impacts on off-site traffic movement and land uses in the surrounding area.

2.6 Public Services

Future public services development is proposed for the east side of the Plan area north of the Ksituan River valley as illustrated in Figure 5. The net developable area consists of approximately 44.5 ha.

As noted on Figure 5B, the westerly portion of the site, totaling approximately 21 ha accommodates the current County Complex development, consisting of the County office, public works yard, and water treatment plant. The balance of the area (27 ha) is identified as a Future Development Area.

Although future public service uses have not yet been identified, this Plan intends to accommodate additional public services, facilities, or utilities in the Future Development Area. Potential development may include such uses as water system reservoir expansion, fire hall, Agricultural Service Board facilities and services, tourist information

services, and a day use recreation area with trails.

As noted in Section 4.2, an amendment to this Plan shall be required for any development proposals in the Future Development Area that do not include public services.

As is the case with country residential development, all future public service development shall be required to comply with the development setback requirements contained in the Land Use Bylaw.

2.7 Natural Areas and Open Space

The preservation and protection of natural areas and the retention of forest areas are core values of this Plan.

Due to its ecological significance, the Ksituan River valley is identified as a Natural Area consisting of approximately 98 ha as illustrated in Figure 5. No development or subdivision will be approved that is deemed by the County, in consultation with Alberta Environment and Parks, to be detrimental to the Natural Area. The boundaries of the Natural Area are approximate and shall be confirmed prior to the issuance of any development or subdivision approval by means of a legal survey of the top-of-bank conducted by a registered Alberta Land Surveyor. All lands located below the surveyed top-of-bank will be designated as Environmental Reserve at the time of subdivision in accordance with the Municipal Government Act.

All development that is proposed adjacent to the Natural Area shall also be required to meet the development setback requirements of the Land Use Bylaw, which is 46 m from the surveyed top-of-bank line based on an estimated valley depth of 25 m as illustrated in Figures 5A and 5B. Applicants for subdivision shall be required to prepare geotechnical reports to confirm the adequacy of these required setbacks.

At the time of subdivision, ten percent (10%) of the net developable land area shall also be dedicated as Municipal Reserve and provided to the County in accordance with the Municipal Government Act. The available Municipal Reserve in the Plan area totals approximately 11.8 ha. Given the relatively low residential lot density anticipated, the allocation of land for park or playground development is not warranted. Municipal Reserve land will be required, however, to provide connectivity between development areas and to provide public access to the river valley as illustrated conceptually in Figure 5.1.

Figure 5.1 Sample Development Concept

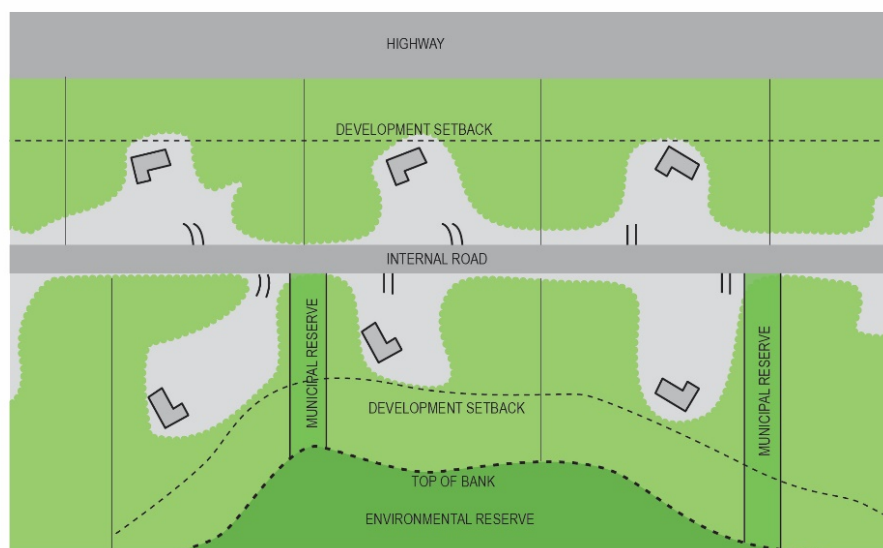


Figure 5.1 also illustrates the conceptual integration of the development setback areas and Municipal Reserve dedication with potential country residential development.

Natural features, including existing mature tree stands, are to be preserved wherever possible through context sensitive planning and design to integrate these features into proposed subdivisions and developments as follows:

- Retain existing tree stands within the established Land Use Bylaw development setback areas. This requirement should be enforced by way of restrictive covenants, conservation easements, and Municipal Reserve dedication, or some combination of these;
- Restrict tree removal within development sites to those areas required for road rights-of-way and building pockets. On-site tree retention shall be enforced through restrictive covenants that are registered on individual lot titles; and
- Prohibit tree removal of any kind within the Plan area during spring nesting times.

In addition to the required geotechnical report noted previously, the County may require, in consultation with Alberta Environment and Parks that a biophysical inventory and/or wetland assessment report be prepared by the developer which would accompany any subdivision application proposed on lands containing wetlands as defined by provincial legislation.

3.0 TRANSPORTATION AND SERVICING

3.1 Roads

The current and proposed transportation network for the Plan area is illustrated in Figure 6. Current access to the Plan area is obtained via existing intersections on Highway 49 at Range Road 85 and Highway 725/Range Road 84. Highways 49 and 725 are developed to a two-lane rural highway standard, while Range Roads 84 and 85 are unpaved County roads that serve local development south of Highway 49.

Access to Highway 49 (under the jurisdiction of Alberta Transportation) is limited to one at-grade intersection every 1,600 m. As direct highway access to individual properties is not permitted, access to Highway 49 from the Plan area will be provided to designated intersections via internal roads. An existing highway access to the east end of the County-owned lands will be closed and removed at such time as internal road access is constructed. The internal road network will be developed to a rural standard, consisting of roadways with side slopes, ditch bottoms and back slopes located within 20 m rights-of-way in accordance with County standards. All internal roads will be constructed in accordance with County specifications at the expense of the developer. Through the subdivision process, additional land for the widening of Range Roads 84 and 85 will be determined and may also be required.

The specific layout of internal roads shall be determined at the time of site plan preparation in accordance with Section 4.4. For the purpose of illustration, an extension of the existing service road for the Public Service area is illustrated in Figure 5B. The approximate locations of access points for the Country Residential area are illustrated in Figure 5A.

In consultation with Alberta Transportation, Traffic Impact Assessments for the intersections of Highway 49/Highway 725 and Highway 49/Range Road 85 may be required.

In addition, all development and subdivision proposals located in the Plan area require Alberta Transportation review and approval due to the proximity of Highway 49.

3.2 Servicing

There are no municipal water or sanitary sewer services present in the Plan area. All existing development is served by on-site water and private sewerage systems. A surface-fed water reservoir and treatment system is currently being developed at the County Complex.

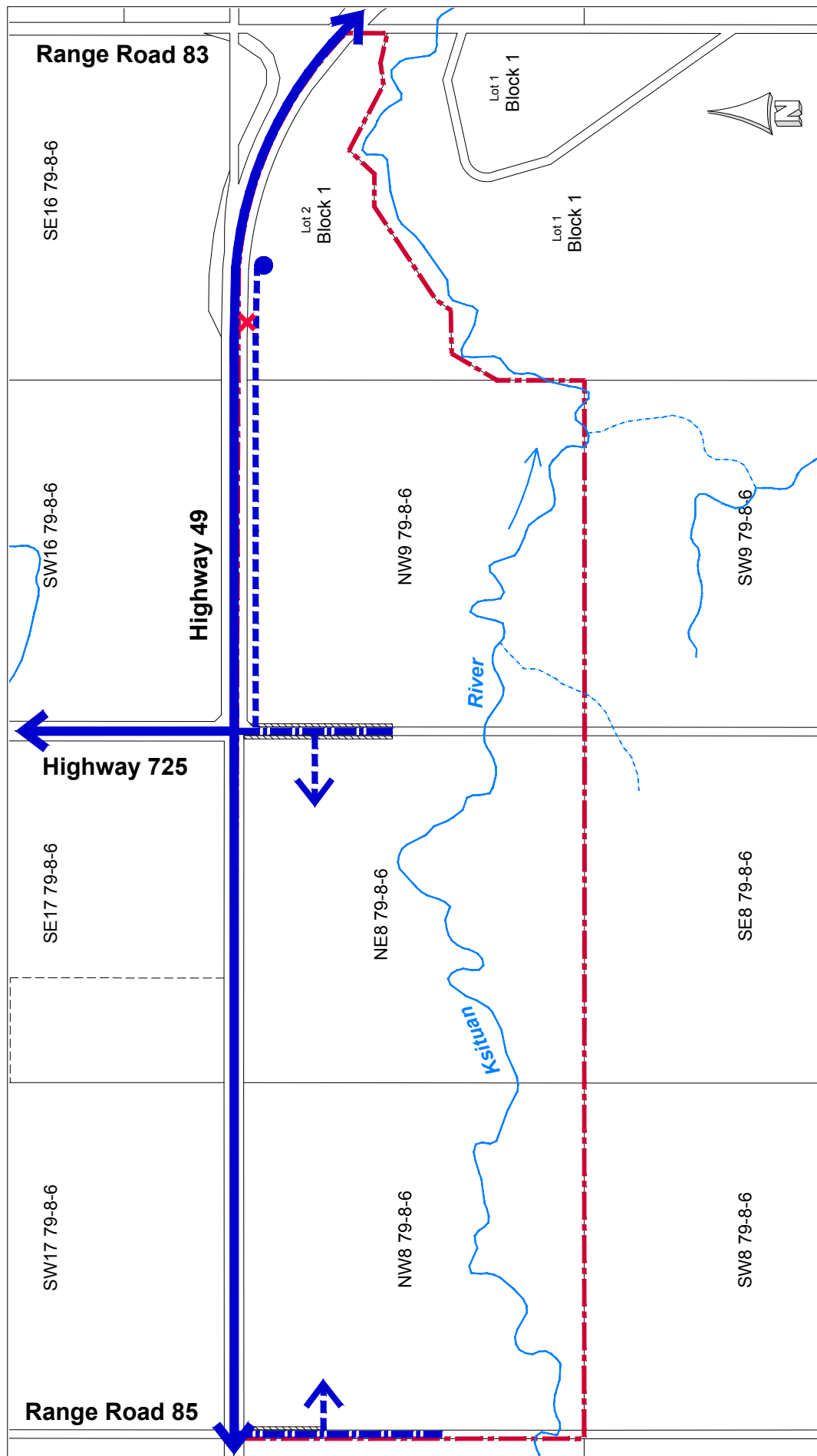
All future development in the Plan area shall be required to be connected to the County Complex water system. The installation of all infrastructure required to provide access to the water system will be the responsibility of the developer, and will be installed in accordance with County standards.

All new development will accommodate domestic sewage collection and disposal through the installation of private on-site sewerage systems (e.g., holding tanks, mounds, fields) by individual lot owners in accordance with provincial standards.

All new development shall address stormwater management in accordance with County requirements. In general terms, stormwater management will be accommodated through a ditch and culvert system. The need for stormwater retention ponds will be reviewed with and directed by Alberta Environment at the time of subdivision.

All shallow utilities (e.g. natural gas, power, telephone, cable) will be extended to the Plan area by the developer in cooperation with individual franchise holders as a condition of subdivision approval.







FIGURE 6

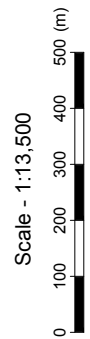


**TRANSPORTATION
CONCEPT**

**COUNTY COMPLEX
AREA STRUCTURE PLAN**

Legend

-  Highway
-  Existing Municipal Road
-  Internal Road / Local Access
-  Future Road Widening (5m)
-  Future Highway Access Closure
-  ASP Boundary



4.0 IMPLEMENTATION

4.1 Monitoring and Review

The Plan will be reviewed every five years following its approval to ensure the goals, objectives and policies contained within this Plan are relevant.

It is not the intent of this Plan to guarantee that lands in the Plan area are suitable on a site specific basis for the possible land uses designated. As applications for subdivision or development are received, the County will evaluate the technical merits of development proposals to determine if the lands are suitable for the proposed use and if rezoning is required.

4.2 Amending the Plan

Amendments to this Plan shall be required in the event that substantive changes are proposed, including, but not limited to:

- the intent of a policy is to be changed, or policies are introduced or excluded;
- an application for rezoning, subdivision or development that varies significantly from the land use concept or transportation network contained in this Plan;
- a development is proposed for the Future Development Area that is not a public service use as per Section 2.6;
- piped sanitary sewer services are proposed to be installed in the Plan area; or
- the ASP area is proposed to be expanded to include additional lands.

Amendments to this Plan may be initiated by the County or by individual landowners.

Any amendments to this Plan that are proposed shall be processed by the County in accordance with the requirements of the Municipal Government Act. Interested parties and government agencies will be provided an opportunity to comment on a proposed Plan amendment in accordance with the public hearing procedure established under the Act.

4.3 Zoning

No new development or subdivision shall proceed in the Plan area unless the subject land has first been rezoned to the applicable land use district. All rezoning applications proposed will be reviewed on their technical merits, and decisions will be based on the merits of each individual application.

As part of a broader review of the Land Use Bylaw, the County may prepare a new Public Service (PS) District to accommodate the current County Complex as well as other public service development in the County. Alternatively, as part of that same review the County may consider preparing a Direct Control (DC) District to address specific new development on the County Complex site.

4.4 Phasing

In general terms, the phasing of development for the country residential area depicted in Figure 5A shall proceed from east to west in order to facilitate the orderly and efficient extension of internal roads and water services. The development of the Future Development Area depicted in Figure 5B shall generally proceed from west to east.

The specific timing and size of all phases of development will be dependent on market conditions.

4.5 Subdivision and Development

Developers proposing to create multi-lot subdivisions shall be required to prepare a detailed site plan and accompanying technical studies prior to the County considering a rezoning or subdivision application. The site plan shall be drawn to 1:1000 scale and depict the following:

- Proposed lot sizes, dimensions and configuration;
- Phasing;
- Location of proposed highway access points, internal roads, trails and utilities;
- Top of bank surveyed line and required development setback areas;
- Municipal and environmental reserve allocations including public access points;
- Natural features to be retained including, but not limited to wetlands, tree stands, wildlife habitat areas and corridors; and
- Contours at 2 m intervals.

The County shall also prepare a detailed site plan in advance of any new development or subdivision proposed for the Future Development Area.

All developers shall be required to enter into development agreements with the County for each phase of development as a condition of subdivision approval. These agreements shall include, but not be limited to, the construction of infrastructure required to serve the development (including off-site roadway improvements as determined by Traffic Impact Assessments for proposed site developments), and the payment of applicable levies.

Detailed engineering drawings and specifications for all applicable infrastructure shall be prepared by the developer and approved by the County prior to subdivision endorsement.