



Highway 11 (Joffre Bridge to Haynes) Area Structure Plan



October 2010

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1.0 INTRODUCTION

1.1 PURPOSE OF PLAN

There has been growing demand for residential and recreational development opportunities along the Red Deer River east of the City of Red Deer. Council recognized the development potential of the area when they developed the **South of Highway 11 Area Multi-Lot Country Residential Outline Plan** which was adopted in 2001. In August 2007, the County adopted a new Municipal Development Plan (MDP) that reconfirmed the potential for development in this area and committed to a review and update of the existing Outline Plan.

Development in the area south of Highway 11 is currently guided by the **South of Highway 11 Area Multi-Lot Country Residential Outline Plan**. This Plan covers all the lands south of Highway 11 north of the Red Deer River covering approximately 75 square miles. The plan mainly identified lands along the Red Deer River where multi-lot subdivision may be considered, with a few opportunities for development back from the river. County zoning regulations previously provided for relatively low density, large lot “unserved” development to occur in the area.

The County’s Municipal Development Plan and Land Use Bylaw allows for different approaches to residential development in the County. Higher density serviced developments are being encouraged to help create a more sustainable form of residential development without being as land consumptive as the traditional forms of country residential development. Council directed that this plan be updated to reflect the new policies and approaches that are encouraged in the County’s Municipal Development Plan.

1.2 PLAN AREA

The original Outline Plan covered all the lands south of Highway 11 north of the Red Deer River encompassing approximately 75 square miles. As part of the update of the Outline Plan, it was determined that the amount of land covered by the original plan was quite extensive and should be broken into two functional areas. As a result, the plan area was split into two areas with Range Road 24-4 (Haynes Road) being the dividing line. The new Plan area was also adjusted to reflect that very few opportunities for country residential development were identified east of Range Road 24-4 and that there are potential opportunities immediately north of Highway 11 adjacent to the Joffre Bridge.

This plan will only deal with the lands west of the Haynes Road as shown on Map 2. Lands east of the Haynes Road will still fall under the direction of the **South of Highway 11 Area Multi-Lot Country Residential Outline Plan** until a new plan is developed for this area.

All lands for new residential development will be restricted to those areas identified on Map 2 of the Area Structure Plan (ASP).

1.3 GUIDING PRINCIPLES

The land use strategy advocated by this Plan has been guided by the following objectives:

- 2.1(a) provide for a variety of country residential development opportunities;
- 2.1(b) encourage innovative and attractive residential designs in harmony with the natural and scenic qualities of the Plan Area;
- 2.1(c) provide improved public access opportunities to the Red Deer River and other natural features in the Plan Area;
- 2.1(d) provide improved road infrastructure, a safe reliable water supply and more environmentally responsible methods for dealing with wastewater treatment and disposal and stormwater management;
- 2.1(e) safeguard the environmental integrity of the Red Deer River and Haynes Creek and protect and enhance other natural features of the Plan Area;
- 2.1(f) provide a range of parks, open spaces and recreation facilities, linked where practical, for enjoyment by people of all ages and abilities;
- 2.1(g) design a trail system linking focal points and open spaces to promote greater pedestrian usage.

1.4 DEVELOPMENT STRATEGY

With the growing residential development pressures along the Red Deer River, wastewater treatment and disposal becomes an increasing challenge to manage. The County considers that a continuation of the large lot country residential development pattern previously envisioned along the river with each lot having its own individual water well and private sewage system is not environmentally responsible or sustainable as more such development will significantly increase the risk of contamination to the groundwater and the Red Deer River.

The County has developed country residential districts that require communal systems as an effective way to handle water and wastewater in the area. The communal servicing approach lends itself to more sustainable residential developments that contrast with the traditional large acreage lots and the “wall to wall” development footprint that this form of development creates. Smaller lots with smaller development footprints are needed to keep the servicing requirements efficient and economical. This promotes the idea of clustering where lots sizes can be reduced and clustered around natural features of the site without compromising overall lot yields.

Public feedback received at the public meeting indicated that the clustering style of development was more desirable, specifically along the Red Deer River, as more environmentally significant features can be protected from development. The public also

noted that cluster development would allow for more lands to be set aside for public access to the river and other natural features.

1.5 INTERPRETATIONS

Readers are advised that all text not specifically identified as a policy statement is provided for information and clarification only and that, should there be any inconsistency between a policy statement and other text within this document, the policy will take precedence.

Also, unless specifically identified within this Plan, all land use boundaries and/or symbols shown on the various Maps included in the Plan are meant to be approximate and shall be interpreted as such.

2.0 PLAN STRATEGY

2.1 CONSERVATION (CLUSTER) DEVELOPMENT ALONG THE RED DEER RIVER

Based on the communal water and wastewater servicing strategy proposed for the along the Red Deer River, the ASP will take a different approach to development within one mile of the river, from the traditional large lot country residential way of development which has occurred in the past.

County Council considered that this area is best suited for cluster style housing developments. The County's Land Use Bylaw offers multi-lot country residential development opportunities that foster more clustered, conservation-minded developments with lots ranging as small as one-half acre to two and a half acres in size.

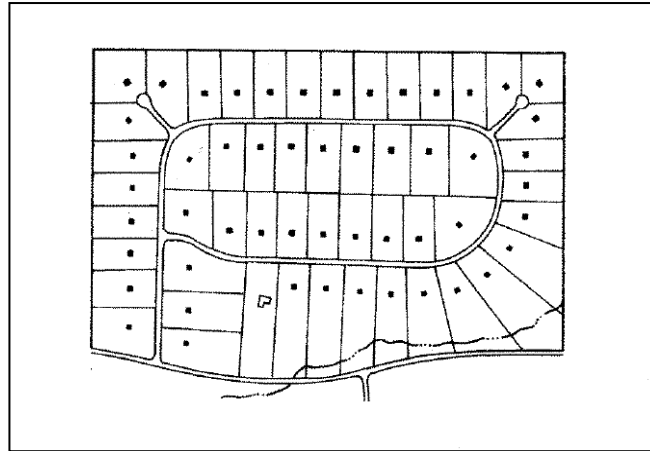
The traditional approach to development has resulted in entire parcels being covered with residential lots. As one parcel after another is eventually developed, the landscape gradually changes into a sprawling pattern of "wall-to-wall" subdivisions. In these conventional subdivisions, development is very standardized, sometimes with little regard to the unique or special characteristics of the land being subdivided.

Clustering allows for more conservation-minded developments that are designed around the natural or man-made features of the landscape. The concept of clustering is fairly simple where residential lots are organized in groups or "clusters", rather than spreading lots evenly throughout the site. The intent is to achieve the same or even greater overall density (lot yield) over a smaller development area. By doing so, larger parts of the landscape can be preserved as open space.

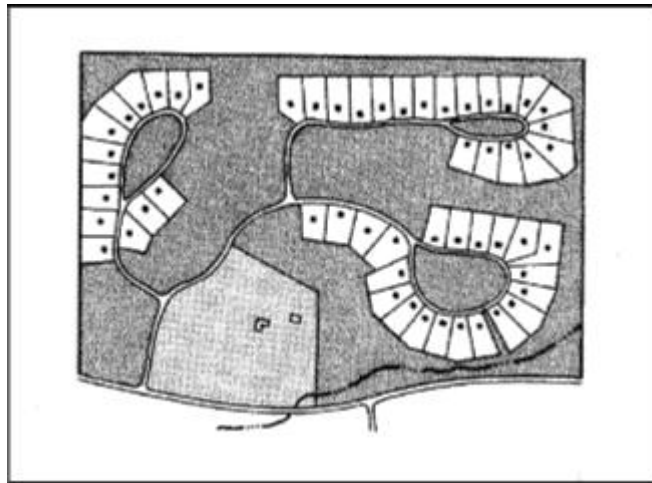
Clustering housing can maintain the rural character of the area. It can provide open space for residents and preserve scenic features of the landscape that prove attractive to country living. It may provide a sense of community among residents, particularly if some of the open space areas are designed for communal activities.

As a more environmentally sustainable form of growth, clustering really does not penalize the landowner, does not take development potential away from the developer, and can be extremely effective in permanently protecting a substantial part of every development parcel from being covered by housing lots.

The differences between a conventional and a cluster subdivision are best illustrated by the following drawings:



The *Conventional Low Density Subdivision* is characterized by a development pattern in which housing lots are spread evenly across the entire parcel. Often, no open space is provided (or only the required minimum) is provided. This has been the typical form of development found in the County.



The alternative to the conventional subdivision model is *Cluster Development*. Rather than spreading lots evenly throughout the site, the Cluster Development pattern requires residential lots to be organized in groups or "clusters". The lots tend to be smaller which enables the remaining land to be preserved as open space. Cluster development is generally considered a more "sustainable" approach to development as it allows the same or greater overall density to be achieved in a less land-consumptive manner.

For the developer, clustered developments can reduce the site development costs by reducing the length of roads, water and sewer lines, and the amount of site grading that is required.

2.2 OTHER COUNTRY RESIDENTIAL DEVELOPMENT

A couple locations shown on Map 2 have been identified for traditional country residential development opportunities. This was done as public feedback indicated that a variety of lot sizes from the traditional country residential style to the smaller clustered developments were desired in the area. These locations are well back from the Red Deer River and are deemed to be more suitable locations for the traditional country residential style developments with individual water and wastewater systems. They are also compatible with existing country residential developments in the area.

One of the concerns about this type of development is it can lead to the sprawling pattern of “wall-to-wall” subdivisions that the public indicated they want to limit. In order to minimize the “wall to wall” development on these lands away from the river, the plan proposes to limit the amount of land that can be developed to a maximum of 70% of the developable area. The 70% of lands used for development must include any municipal or environmental reserve requirements, internal roads and public utility lots. The remaining 30% of the lands will be required to be retained as agriculture or open space and no further subdivisions of these residual lands will be allowed. Conservation easements will be used to protect these lands for this intended use and to restrict further subdivision. The intent is to create a tool to allow multi-parcel residential developments to protect their natural features similar to what is required along the Red Deer River, while still allowing for larger lot residential developments.

2.3 RECREATIONAL DEVELOPMENT

County Council deemed that recreational development opportunities will not be restricted within the plan area. Most of the lands within the plan area have some potential for recreational opportunities with the rolling and well treed landscape and the access to significant natural features such as the Red Deer River. Any recreational development opportunity in the Plan Area will be considered on its own merits under the provisions of the County’s Land Use Bylaw.

3.0 POLICY DIRECTIONS

3.1 DEVELOPMENT AREA

The Plan Area has been changed from the original Outline Plan to reflect development opportunities available west of the Haynes Road (Range Road 24-4) as shown on Map 2. All applications for land redesignation, subdivision and development will be required to conform to the Future Land Use Concept shown on Map 2, except where otherwise provided for in this Plan.

Policy:

- 3.1.1 Multi-parcel residential subdivision will only be considered on the lands identified on Map 2 – Future Land Use Concept.

3.2 COUNTRY RESIDENTIAL CONSERVATION (CLUSTER) DEVELOPMENT AREA

The Country Residential Conservation (Cluster) Development Area covers lands within one mile of the Red Deer River as identified on Map 2. The Residential Conservation (Cluster) “R-RCC” District provides for lot sizes ranging from half an acre to two and a half acres in size. The R-RCC District allows either individual or communal water and waste water systems depending on the lot size. The plan though requires developers to only install communal water and wastewater treatment systems regardless of lot size in this development area. Individual servicing will not be permitted. The communal servicing requirement will produce smaller lots than the traditional acreages that have occurred in the area in the past, with smaller development footprints, which make for more efficient use of land and can be more cost effectively serviced.

Policies:

- 3.2.1 Cluster development will be required as a more conservation-minded approach to development that is designed around the natural or man-made features of the landscape. These types of development must conform to the requirements of the Residential Conservation Cluster “R-RCC” District in the County’s Land Use Bylaw excepting that they are required to install communal water and wastewater treatment systems regardless of lot size.
- 3.2.2 In cluster developments, there shall be no further subdivision of the residual lands. Land uses will be restricted to those associated with the existing use of the land, agricultural production (excluding new or expanded confined feeding operations) and other uses that the County considers compatible with the multi-lot residential development of the surrounding lands.

- 3.2.3 Any development proposals along the Red Deer River will be required to dedicate a minimum of 20% of their river frontage as municipal reserve for use as a public park, day use area or other public recreational amenity

3.3 COUNTRY RESIDENTIAL DEVELOPMENT AREA

The Country Residential Area covers lands over one mile from the Red Deer River as identified on Map 2. Lots for this type of development range from two and a half acres to four acres in size under the “R-CR” Country Residential District. Individual servicing will be permitted for this type of development. A maximum of 70% of the developable area will be allowed for development in order to prevent the sprawling pattern of “wall-to-wall” subdivisions. Landowners could use a cluster development style in this development area to protect 30% of the lands for agricultural use or as open space.

Policies:

- 3.3.1 Country residential development using individual water and waste water services will be allowed in this development area. This type of development must conform to the requirements of Country Residential “R-CR” District in the County’s Land Use Bylaw.
- 3.3.2 Cluster development may also be allowed in this development area. Any cluster development must conform to the requirements of the Residential Conservation Cluster “R-RCC” District in the County’s Land Use Bylaw.
- 3.3.3 A maximum of 70% of the developable area shall be used for Country Residential “R-CR” development in this area. The developable area includes lands for reserves, roads and public utility lots.
- 3.3.4 There shall be no further subdivision of the residual lands. Land uses will be restricted to those associated with the existing use of the land, agricultural production (excluding new or expanded confined feeding operations) and other uses that the County considers compatible with the multi-lot residential development of the surrounding lands.
- 3.3.4 Conservation easements will be used to protect the residual lands for compatible agricultural uses or open space and to restrict further subdivision.

3.4 RECREATIONAL DEVELOPMENT OPPORTUNITIES

Most of the lands within the plan area have some potential for recreational opportunities with the rolling and well treed landscape and the access to significant natural features such as the Red Deer River. Any recreational development opportunity in the Plan Area will be considered on its own merits under the provisions of the County’s Land Use Bylaw

Policies:

- 3.4.1 Recreational development opportunities can be considered anywhere in the plan area and shall be reviewed on an individual project basis.
- 3.4.2 Recreational development opportunities may be considered in conjunction with a residential development proposal.

3.5 AGRICULTURAL

Agricultural uses represent the largest land use category in the Plan Area. The Plan strives to maintain the importance of agriculture by directing future growth in a compact, contiguous manner that minimizes intrusions into agricultural operations.

Policies:

- 3.5.1 Existing agricultural areas may continue to be used for agricultural activities as provided for in the County's Municipal Development Plan and Land Use Bylaw, unless a landowner proposes to convert agricultural lands to another opportunity provided for in the Plan.
- 3.5.2 When making decisions on development the County shall take into consideration the impact of the development on adjacent agricultural uses.
- 3.5.3 Confined feeding operations shall not restrict multi-parcel residential development opportunities in the Plan Area

3.6 EXISTING SUBDIVISION OPPORTUNITIES

The Plan does not propose to change subdivision opportunities currently available under the Agricultural District of the County's Land Use Bylaw. These opportunities include the subdivision of a "first parcel out" from an unsubdivided quarter section, a fragmented parcel or agricultural subdivision. Criteria for the consideration and approval of these subdivisions are set out in the County's Municipal Development Plan.

Policies:

- 3.6.1 A "first parcel out" subdivision may be allowed in accordance with the requirements of the County's Municipal Development Plan.
- 3.6.2 An agricultural subdivision or a fragmented parcel may also be approved based on criteria in the Municipal Development Plan.

3.7 EXISTING USES

The County acknowledges that area landowners want some assurance that they may continue to use their lands as exists at the time of Plan adoption if they choose to do so. This Plan describes how the County sees the Plan Area being developed in the future, as illustrated in Map 2 – Future Land Use Concept. The adoption of the Plan, however, does not change the designation of the lands under the County’s Land Use Bylaw. If a landowner wishes to do something different with their lands, permission will generally be required from the County at which time the County will need to consider whether the proposed land use change is consistent with the provisions of this Plan.

Policies:

- 3.7.1 Existing businesses may be expanded at the discretion of the County as long as they meet municipal guidelines and standards.
- 3.7.2 Existing agricultural uses are allowed to continue within the Plan Area.

4.0 TRANSPORTATION STRATEGY

4.1 Road System

Almost all of the development lands in the Plan Area will eventually be directed to Highway 11. Improvements to the County roads and intersections with Highway 11 will be need to be identified as part of a multi-parcel residential development or major recreational development to ensure they are designed to a safe and efficient standard.

Policies:

- 4.1.1 Depending upon the amount of traffic estimated to be generated by a proposed development, a developer may be required to provide a traffic impact assessment completed by a qualified professional showing what improvements will be necessary to the existing road system and intersections with Highway 11.
- 4.1.2 No direct access to Highway 11 will be allowed for any major recreational or multi-parcel residential development identified immediately east of the Joffre Bridge on Map 2. Any major recreational or multi-parcel residential development on these lands would be required to use the local road access to the north (Freedom Road) or east (Range Road 25-5).
- 4.1.3 Access to each development and the internal road system shall be designed in accordance with County standards and constructed at the developer's cost. Internal roadway systems should endeavour to make logical connections to adjacent development.
- 4.1.4 Additional road right-of-way that is required for the upgrading of local roads shall be requested as a condition of subdivision approval.
- 4.1.5 Any upgrades required to the existing road system shall be designed to the satisfaction of the County and shall be paid for by the developer through a road improvement charge or off-site levy. In some cases, a developer may be required to front-end the cost of road and intersection improvements where these improvements are necessary to safely accommodate the increased traffic from a proposed development. "Endeavour to assist" provisions shall be included in the development agreement to allow the developer to recoup some of these front-end costs from other benefiting developments that may occur later.

5.0 SERVICING STRATEGY

5.1 WATER AND WASTEWATER

Communal water and wastewater systems will be required for all new multi-lot housing developments within one mile of the Red Deer River. Individual water and wastewater systems will be considered for multi-parcel country residential development opportunities located over one mile from the Red Deer River as shown on Map 2 – Future Land Use Concept, for subdivision and development opportunities available under the Agricultural District of the County's Land Use Bylaw and for other non-residential uses allowed under this Plan.

Policies:

- 5.1.1 Multi-lot housing developments located within one mile of the Red Deer River as shown on Map 2 – Future Land Use Concept must be serviced by a communal water distribution system and communal wastewater treatment system. These systems shall be designed to serve the ultimate development potential of a site and if the County deems appropriate, other developments that may occur on other surrounding lands.
- 5.1.2 Communal wastewater systems must treat effluent to a minimum secondary treatment standard before dispersal and final treatment in the soil.
- 5.1.3 No water and wastewater treatment facilities shall be allowed on environmental reserve or municipal reserve.
- 5.1.4 Individual water wells and on-site private sewage systems may be allowed for multi-parcel residential developments located over one mile from the Red Deer River as shown on Map 2 – Future Land Use Concept.
- 5.1.5 Individual water wells and on-site private sewage systems may be allowed in other subdivisions and developments that may be approved by the County under the Agricultural District of the County's Land Use Bylaw.
- 5.1.6 Existing country residential developments approved before the adoption of this Plan may continue to utilize individual private water wells and on-site sewage systems.

5.2 STORMWATER MANAGEMENT

It shall be the responsibility of the developer of a multi-lot development to show how stormwater will be managed. Stormwater will be managed on site by controlling the amount of water released into the overall system. Flow rates must be maintained the same

as pre-development flow rates. Stormwater facilities should not only mitigate run-off but should also provide stormwater treatment and enhancement prior to discharge.

Policies:

- 5.2.1 Stormwater management plans shall be required, as necessary, to define the regulation of stormwater discharge and water quality according to Alberta Environment and Parks, and County standards.
- 5.2.2 Developers shall be encouraged to integrate best management practices in the design of stormwater systems that improve water quality.
- 5.2.3 Stormwater management systems shall not be accepted as municipal reserve.
- 5.2.4 Stormwater ponds shall be designed to ensure that escarpments are protected to ensure that stormwater does not compromise their integrity.

5.3 SHALLOW UTILITIES

Shallow utilities shall typically include services, such as power, gas, telephone, cable and fibre optic.

Policies:

- 5.3.1 Developers shall be required to determine the requirements for the provision of franchise utilities, such as gas, electricity, and telecommunications, at the Concept Plan stage of development, based upon capacities and rights-of-way required. The cost of installation of all utility services shall be borne by the developer.
- 5.3.2 All shallow utilities shall be located in areas acceptable to the County and utility companies. Right-of-way requirements shall be determined at the time of subdivision.
- 5.3.3 The developer may be required to provide access to or through their lands to accommodate the servicing of adjacent development.
- 5.3.4 The extension of all shallow utilities shall be the responsibility of the developer.

5.4 FIRE PROTECTION

Emergency response times for rural residential development is an important consideration when evaluating multi-parcel residential developments in the Plan Area. The Plan Area is well treed and is not near any urban municipalities. Major multi-parcel residential and recreational developments will have to develop a fire protection plan outlining how they will provide adequate fire protection services.

Policies:

- 5.4.1 Any major recreational or multi-parcel residential development will have to prepare a fire protection plan to the satisfaction of the County outlining how they will provide adequate fire protection services to the proposed development.
- 5.4.2 Any fire protection plan will be forwarded to the local fire department for review and comment.

6.0 ENVIRONMENTAL STRATEGY

6.1 BIOPHYSICAL ASSESSMENT

Alberta Environment and Parks have requested that any recreational or multi-parcel residential development proposals develop a biophysical assessment to ensure wildlife habitat has been taken into consideration and proper mitigation measures are in place before any development can proceed. The biophysical assessment will also provide a broader assessment of the environmental sensitivity of the lands proposed for development and the surrounding area.

Policy:

6.1.1 The County shall require for all recreational and multi-lot developments a biophysical assessment prepared by an environmental scientist or other qualified professional to identify and assess the environmental significance and sensitivity of the existing vegetation, wetlands and other features, wildlife habitat and unique physical features of the site. Recommendations regarding the protection of significant or sensitive features, ways to avoid or mitigate risks, project limitations and any further recommended studies or monitoring should be provided.

6.2 DEDICATION OF RESERVE LANDS

As a means of protecting environmentally sensitive areas, the County will require the dedication of those lands that qualify as environmental reserve under the provisions of the Municipal Government Act. The dedication of municipal reserve will also be required as necessary to protect other distinctive landscape features of the Plan Area, including ridgelines.

Policies:

6.2.1 Environmental reserve lands shall generally be preserved in their natural state.

6.2.2 Municipal reserve may be provided by land and/or a cash-in-lieu of land payment by the developer at the discretion of the County. When a cash-in-lieu payment is requested, the resulting funds may be utilized for the acquisition of conservation lands within the Plan Area or to allow other use deemed appropriate by the County subject to the provisions of the Municipal Government Act.

6.2.3 The dedication of additional municipal reserve over and above the general 10% allowance shall be requested in exchange for increased densities as provided for in the County's Land Use Bylaw.

- 6.2.4 Any development proposals along the Red Deer River will be required to dedicate a minimum of 20% of their river frontage as a municipal reserve for use as a public park, day use area or other public recreational amenity
- 6.2.5 A combination of environmental reserve and municipal reserve shall be dedicated along the bank of the Red Deer River as follows:
- (i) There shall be a 100 ft (30.48 m) wide strip of land along the bank of the Red Deer River dedicated as environmental reserve.
 - (ii) An additional 15 ft (4.57 m) wide municipal reserve strip shall be dedicated adjacent to the environmental reserve lands along the Red Deer River in order to accommodate a trail.
 - (iii) As a condition of subdivision approval, a greater environmental reserve width may be required by the County if geotechnical conditions warrant.
 - (iv) The environmental reserve width shall be measured from the bank of the river.
- 6.2.6 The preservation of the river banks and escarpments, as well as the views to and from them, is essential in maintaining the special landscape qualities along the Red Deer River. These features should be considered an integral part of the open space system that is dedicated as environmental reserve and/or municipal reserve.

6.3 ENVIRONMENTAL MANAGEMENT

Landowners will be encouraged to help protect environmentally significant lands through proper environmental stewardship.

Policies:

- 6.3.1 Developments shall be designed to preserve large areas of trees, escarpments, terraces, river banks, visual vistas and the natural landscape character wherever possible.
- 6.3.2 A developer shall not disturb, nor cause or permit to be disturbed, the existing natural features or grades, and shall not permit any use whatsoever, of any part of their development lands that are proposed to be designated as environmental and/or municipal reserve, unless such changes or use have been approved in writing by the County at its sole discretion.
- 6.3.3 Landowners are advised that the dumping and/or storing of any materials or other items on reserves, or any other private use of them, is strictly prohibited. No clearing of vegetation or other changes to reserve areas shall be permitted without the prior written approval of the County.

- 6.3.4 If damage occurs to any heavily vegetated natural area designated as environmental reserve or municipal reserve, the developer shall, at their cost, return the area to its natural state, including replacement of native plants, shrubs and grass. Where this is not possible, the developer shall return the damaged area to an acceptable state as required by the County.

- 6.3.5 Existing drainage patterns should not be altered unless it can be shown that the proposed changes will not have any adverse effects on receiving water bodies. Permission may be required from the Province where alterations are being considered.

7.0 PARKS AND OPEN SPACE STRATEGY

7.1 OPEN SPACE, RECREATION AND TRAIL DEVELOPMENT

The County recognizes how important it is to maintain and improve the quality of life of local residents by ensuring that opportunities are improved for public access to the Red Deer River and other natural features in the area. The County will ensure that new residential and recreational developments are designed to provide interconnected open spaces that allow for the development of trails and pathways along the Red Deer River and other natural features in the area as well as link to public access points.

Policies:

7.1.1 The County shall request environmental reserve and/or municipal reserve where the dedication of the lands supports the Plan's objectives to protect the natural environment or provide public access opportunities.

7.1.2 River access points, parks and other open space shall be connected through a series of trails and pathways to promote greater pedestrian usage.

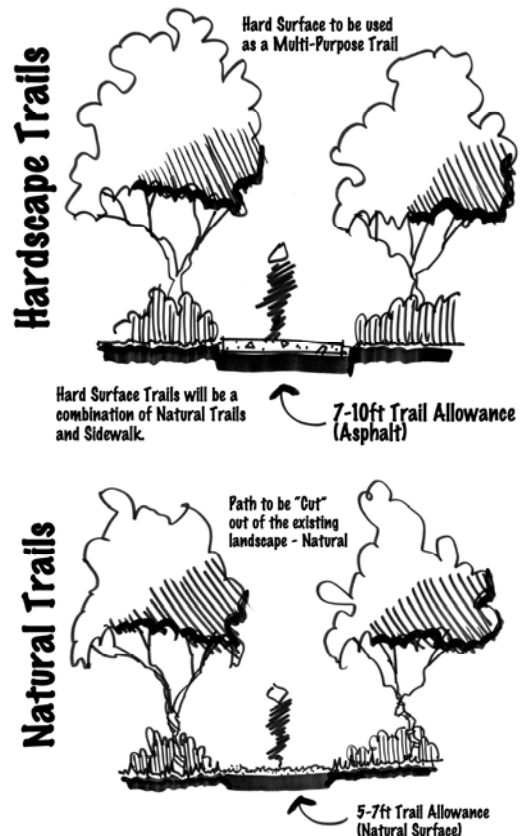
7.1.3 Park areas shall include facilities for both passive and active recreational uses.

7.1.4 Developers shall be encouraged to provide a variety of recreational facilities for the use and enjoyment of both local residents and the general public.

7.1.5 Trails may be developed to a variety of standards, satisfactory to the County.

7.1.6 Trails shall be designed to minimize the amount of roadway crossings.

7.1.7 Municipal reserve lands shall be required along the Red Deer River and other watercourses in the area to accommodate the development of a trail system built to County standards.



8.0 SITE DEVELOPMENT PLANS

8.1 SITE DEVELOPMENT PLANS

Developers proposing to create multi-lot residential subdivisions will be required to prepare a site concept plan before Council will consider rezoning or subdivision. The concept plan will provide the framework for the subsequent subdivision and development of the property. It describes the land uses proposed for the property; if the land is to be developed in stages (or phases); the size of the lots proposed; and the location of proposed roads, trails and other utility infrastructure. A more detailed description of what is required can be found in *Multi-Lot Residential Development Proposals: A Guide to the Approval Process*, a publication that is available from the County Office.

Policies:

- 8.1.1 The developer will be responsible for various site investigations to ensure environmentally responsible and sustainable developments. In preparing a concept plan, the developer must demonstrate that the site is suitable for the proposed development, how the design relates to the site's features and any constraints to development are considered. The concept plan must also show that the impacts of development on the surrounding area have been properly considered.
- 8.1.2 The County will require that the concept plan show how the proposed development relates to existing and potential future use of surrounding lands, and any measures that have been taken to reduce potential conflicts (e.g. development adjacent to a major road or other potentially conflicting land use).
- 8.1.3 Consultations are to be carried out with other government authorities and neighbouring property owners during the preparation of the plan.

9.0 PLAN IMPLEMENTATION, REVIEW AND AMENDMENT

9.1 PLAN IMPLEMENTATION

It will be the County's duty to ensure that all decisions and actions it takes are consistent with the policy directions of this Plan.

Policies:

- 9.1.1 The County shall ensure that every development proposal meets the intent of the Plan.
- 9.1.2 Each phase of development shall not prejudice the further subdivision and development of any subsequent phases of the development or development of surrounding lands.

9.2 CONSULTATION WITH RED DEER COUNTY AND GOVERNMENT AGENCIES

It is important that the County continue to work with its rural neighbours and government agencies to ensure that development opportunities in the Plan Area are properly reviewed to mitigate any potential impacts on the environment, local infrastructure and neighbouring municipalities.

Policies:

- 9.2.1 The County will refer all rezoning and subdivision applications in the Plan Area to Red Deer County, Alberta Transportation, Alberta Environment and Parks and other government agencies.
- 9.2.2 Further referral may be made at the County's discretion on other matters of interest or potential concern.

9.3 PLAN REVIEW

The County will endeavour to review the ASP at regular intervals to ensure it remains consistent with the goals and strategies of the County. The County intends to ensure the ASP remains up to date and shall consider changes as necessary to reflect changing community needs and conditions. Reviews at regular intervals will give the County the opportunity to determine how well the ASP is working.

Policies:

- 9.3.1 The Plan will be reviewed from time to time to ensure consistency with the County's policies.
- 9.3.2 When the Plan is being reviewed, the views of the public shall be sought. Red Deer County and other government authorities will also be asked for their views.

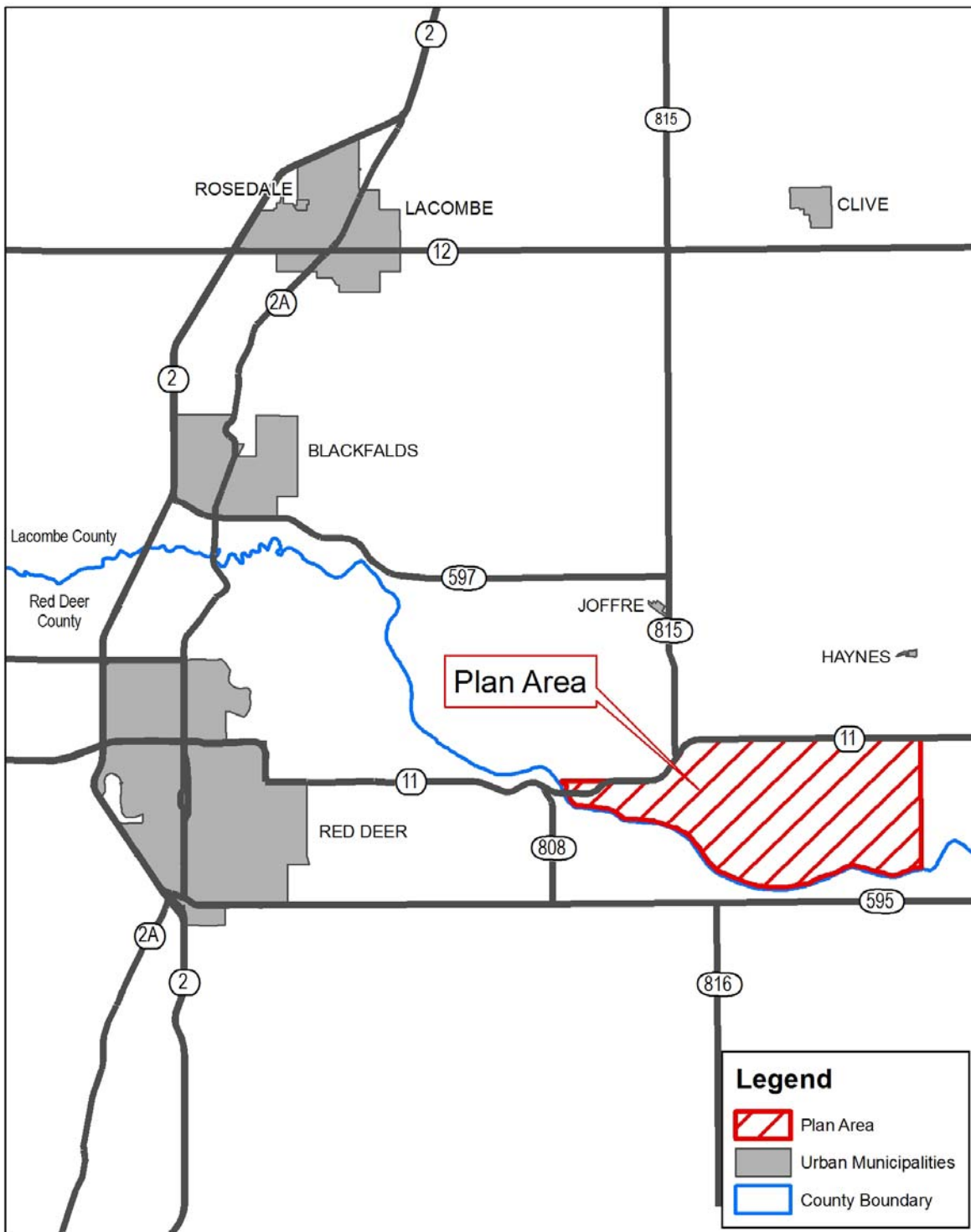
9.4 PLAN AMENDMENTS

Amendments may be required to the ASP from time to time and must be done in accordance with the Municipal Government Act and provisions of the County's Land Use Bylaw, which require that the County invite comments from the community and the general public before deciding whether to amend the ASP.

Policies:

- 9.4.1 Any amendment to this document shall follow the process and requirements of the County and the Municipal Government Act.
- 9.4.2 Minor changes to the proposed land use boundaries, roadway alignments, or other identified elements may be made without amendment to the Plan at the discretion of the County.

Map 1: Plan Area
Highway 11 (Joffre Bridge to Haynes) Area Structure Plan



Map 2: Future Land Use Concept Map
 Highway 11 (Joffre Bridge to Haynes) Area Structure Plan

