ROCKY VIEW COUNTY

Municipal Development Plan

September 2025

Rocky View County

Municipal Development Plan

Note on Land Acknowledgement

We recognize that this document does not include a formal land acknowledgement. Rocky View County is committed to working in partnership with Indigenous neighbours, fostering meaningful collaboration on projects that honour and integrate Indigenous perspectives, values, and knowledge. A formal land acknowledgement will be established in collaboration with our Indigenous neighbours to ensure Indigenous histories, rights, and contributions are acknowledged appropriately. This document will be amended to include a future land acknowledgement.

ROCKY VIEW COUNTY

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Part 1

Our County

1.0

Rocky View County's Municipal Development Plan

Purpose

The Rocky View County Municipal Development Plan (MDP) is a 20-year *growth* and *development* vision for the *County*. The MDP establishes decision-making objectives and policies regarding land use, infrastructure, services, environmental stewardship, and other aspects related to growth. The MDP seeks to ensure the County continues to support distinct residential and business communities that grow in a thoughtful and efficient manner according to their unique character. The MDP is a shared road map for the County that reflects our local context, best practices, and community feedback.

The Planning Framework

The *Municipal Government Act* requires that every Alberta municipality adopt an MDP as its highest-order municipal planning document. The MDP is a *statutory plan* that must align with higher-level legislation and regional plans while guiding lower-level municipal plans, policies, and regulations. To ensure future development and growth aligns to the vision and goals of this Plan, all proposed development shall obtain the required planning approvals outlined in the Planning Framework.

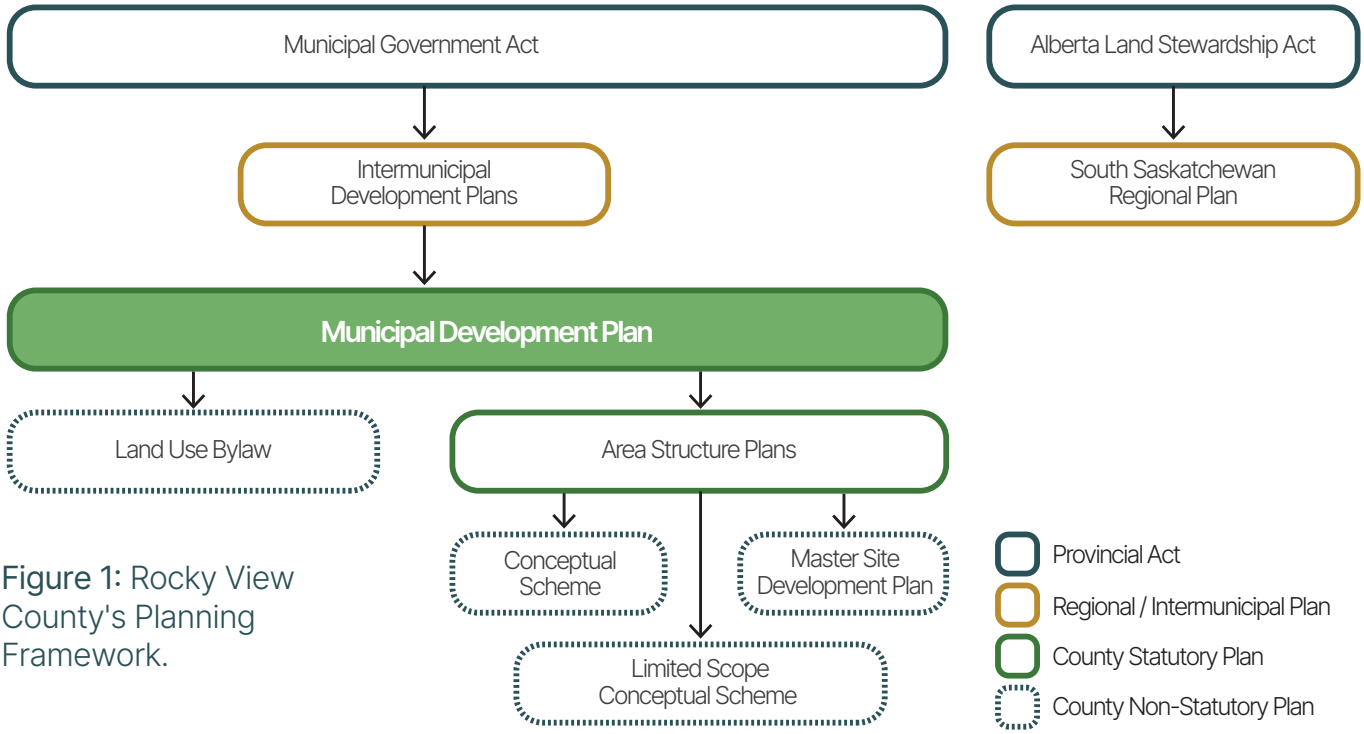


Figure 1: Rocky View County's Planning Framework.

Provincial

***Municipal Government Act* (MGA):** The primary provincial legislation governing municipalities in Alberta. It defines the powers, responsibilities, obligations, and planning processes for local governments, including land use planning, and development regulations.

***Alberta Land Stewardship Act* (ALSA):** Provincial legislation that establishes the framework for regional planning, and land and natural resource use for public and private lands in Alberta.

Regional

***South Saskatchewan Regional Plan* (SSRP):** A regional plan that establishes a long-term vision for the South Saskatchewan Region aligning provincial policies at the regional level to balance Alberta's economic, environmental, and social goals.

Intermunicipal Development Plan (IDP): A statutory document created collaboratively between two or more neighbouring municipalities. It contains policies that coordinate land use and development on the boundary land between adjacent municipalities. It addresses matters of mutual interest and is used to evaluate development applications, set up communication protocols, and provide a mechanism for resolving intermunicipal disputes.

County

Municipal Development Plan (MDP): A municipality's highest-order statutory planning document, providing a long-term vision for the physical, social, economic, and environmental development of a municipality. The MDP guides the County's decision-making on growth and development over the next 20 years.

Distinct Area Profiles: The County's Distinct Area Profiles provide high-level guidance and direction to the identified *Growth Hamlets*, *Employment Areas*, Country Residential Communities, and *Hamlets*. They inform subordinate plans (*area structure plan* and/or *conceptual scheme*), policies, and bylaws that contribute to the unique identity and character of our diverse communities.

Future development located within a Distinct Area shall align to the adopted area structure plan or conceptual scheme, and should respect the natural features, use existing infrastructure, and advance the development priorities and preferred business sectors as per the Distinct Area Profiles outlined in Appendix A: Distinct Area Profiles.

At the direction of Council, existing Distinct Area Profiles may be amended, or new Distinct Area Profiles may be identified and amended into the MDP with a public hearing.

Area Structure Plan (ASP): A statutory plan, prepared in accordance with the Municipal Government Act for a localized area. An area structure plan is subordinate to the MDP and provides a land use strategy for redesignating (i.e., rezoning) and developing a specific area of land. It contains maps, goals, and policies which set out general locations for major land uses (e.g., residential, commercial, institutional, schools, and *parks*), major roadways, utility servicing, and recreation.

Conceptual Scheme: A *non-statutory plan*, subordinate to an area structure plan, and may be adopted by bylaw or resolution. To ensure the opportunity for public input, the County will continue its practice of adopting a conceptual scheme by bylaw with a public hearing. Conceptual schemes provide detailed land use direction, *subdivision* design, and development guidance to Council, *Administration*, and the public for a specific commercial, industrial, and/or *multi-lot* development.

Conceptual schemes are meant to be developed within the framework of an area structure plan. A conceptual scheme that is appended to an area structure plan is a statutory plan. Amendments to a standalone conceptual scheme may require the adoption of an area structure plan, at the discretion of the County.

Limited Scope Conceptual Scheme: A non-statutory plan that may be adopted by bylaw or resolution. A *limited scope conceptual scheme* accompanies a land use *redesignation* application in a *fragmented quarter section*. It is used to address a limited set of specific planning issues to demonstrate an area is capable of supporting increased residential development — including issues such as lot and road layout, *stormwater management*, water supply, and sewage treatment.

Master Site Development Plan (MSDP): A non-statutory plan that is adopted by Council resolution. A *master site development plan* accompanies a land use redesignation application and provides design guidance for the development of a large area of land with little or no anticipated subdivision. A master site development plan addresses building placement, landscaping, lighting, parking, and architectural treatment. The plan emphasis is on site design with the intent to provide Council, Administration, and the public with a clear idea of the final appearance of the development.

A master site development plan also provides detailed planning for *aggregate extraction* and processing applications.

***Land Use Bylaw* (LUB):** A regulatory document that sets out specific regulations for development. Within the *Land Use Bylaw*, every parcel of land in the County has a land use district (i.e., zoning). The *Land Use Bylaw* details the permitted and discretionary land uses in each district and regulates the development of land and buildings within the County.

The County Planning Framework shall be considered in conjunction with Section 5: Managing Growth, and the policies of sections contained within the Building Communities part of this Plan. Additional requirements are listed in Appendix B: Lower-Level Plans and Technical Requirements.

Plan Organization

Rocky View County's MDP is organized into four parts and twenty-two sections, beginning with the broadest concepts, funneling down to increasingly focused topics. Users of the MDP must consider the document in its entirety, refer to all applicable sections, and understand that no policy section can be considered in isolation. All related County plans, policies, and bylaws must also be considered when applying the policies in the MDP.

Part 1: Our County

Section 1 – Rocky View County's Municipal Development Plan: Explains the plan purpose, planning framework, plan elements, and policy language.

Section 2 – Rocky View Context: Summarizes the context in which the plan was written, including the opportunities, trends, and public input.

Section 3 – Vision and Goals: Provides a clear vision of how our County will grow over the next 20 years and identifies supportive goals that guide objectives and policies.

Section 4 – Distinct Areas: Outlines the Distinct *Agricultural Areas* and Distinct Community Areas that reflect local character, support appropriate development, and guide updates to lower-level planning documents.

Section 5 – Managing Growth: Directs future growth and development to suitable areas to ensure focused growth, minimize impacts to *agricultural lands*, and provide flexibility for emerging opportunities.

Part 2: Building Communities

Section 6 – Growth Hamlets: Provides objectives and policies that direct the form and function of the County's Growth Hamlets, which are mixed-use communities that are well connected and efficiently serviced.

Section 7 – Employment Areas: Provides objectives and policies that direct the form and function of the County's Employment Areas, which accommodate *large-scale*, high-intensity commercial and industrial development that is located near the regional transportation network, efficient servicing, and major population centres.

Section 8 – Country Residential Communities: Provides objectives and policies that direct the form and function of the County's Country Residential Communities, which accommodate residential development with *primarily* larger lot sizes, lower densities, and single-detached homes, supported by limited commercial, light-industrial, and institutional uses.

Section 9 – Hamlets: Provides objectives and policies that direct the form and function of the County's Hamlets, which are local community nodes.

Section 10 – Business Hubs: Provides objectives and policies that direct the form and function of the County's *Business Hubs*, which support strategic business development outside *Growth Areas* and *established communities*.

Section 11 – Agriculture: Provides objectives and policies that direct development within Agricultural Areas of the County, ensuring the protection of agricultural lands and operations by minimizing fragmentation and supporting diverse, value-added agricultural activities.

Part 3: County-wide Policies

Section 12 – Environment: Directs environmentally responsible development by preserving *natural areas*, minimizing land disturbance, and applying sustainable development practices.

Section 13 – Transportation: Directs growth and maintenance of the transportation network to ensure safety, efficiency, and fiscal responsibility.

Section 14 – Parks, Pathways, and Recreation: Directs the development of accessible and integrated parks, *pathways*, and recreational spaces that enhance community well-being and are managed responsibly through partnerships.

Section 15 – Institutional and Community Uses: Directs the strategic location and thoughtful design of institutional and community land uses.

Section 16 – Financial Sustainability: Directs growth and development to be thoughtful, fiscally responsible, and efficient.

Section 17 – Reserves: Directs development to provide appropriate reserve lands for parks, schools, recreational opportunities, and *Environmental Areas*.

Section 18 – Emergency Services: Directs community design to enable efficient emergency response, fire safety, and collaboration with neighbouring municipalities and other partners.

Section 19 – Water, Wastewater, and Solid Waste: Directs a range of well-designed water, wastewater, and stormwater systems, as well as cost-effective methods for solid waste collection.

Section 20 – Natural Resource and Energy Development: Directs *natural resource extraction* and development while prioritizing minimal impact on adjacent land uses and the environment.

Section 21 – Intergovernmental Relationships and Regional Collaboration: Directs how the County works collaboratively with higher orders of government, First Nations, Métis Nations, and neighbouring municipalities.

Part 4: Implementation and Monitoring

Section 22 – Implementation and Monitoring: Directs how the County will implement and track progress toward the MDP's vision, goals, and objectives.

Definitions: Glossary of defined terms

Appendix A – Distinct Area Profiles

Appendix B – Lower-Level Plans and Technical Requirements

Plan Elements

To effectively implement the vision and goals of the MDP, the plan is structured around the following four key components, each playing a distinct but interconnected role. These are:

- **Objectives:** Set the direction for each individual policy section and collectively work toward achieving the County's broader vision and goals.
- **Policies:** Provide guidance to decision makers, applicants, and the public throughout the life of the plan. Policies provide direction or evaluation criteria that allow the County to achieve a specific objective.
- **Action Items:** Programs and projects carried out by the County or in collaboration with partners to continue growing and responding to new opportunities.
- **Indicators:** Metrics used to monitor and evaluate the MDP's implementation. The indicators provide a way to track progress, assess outcomes, and identify areas of improvement to achieve the MDP's vision and goals.

Policy Language

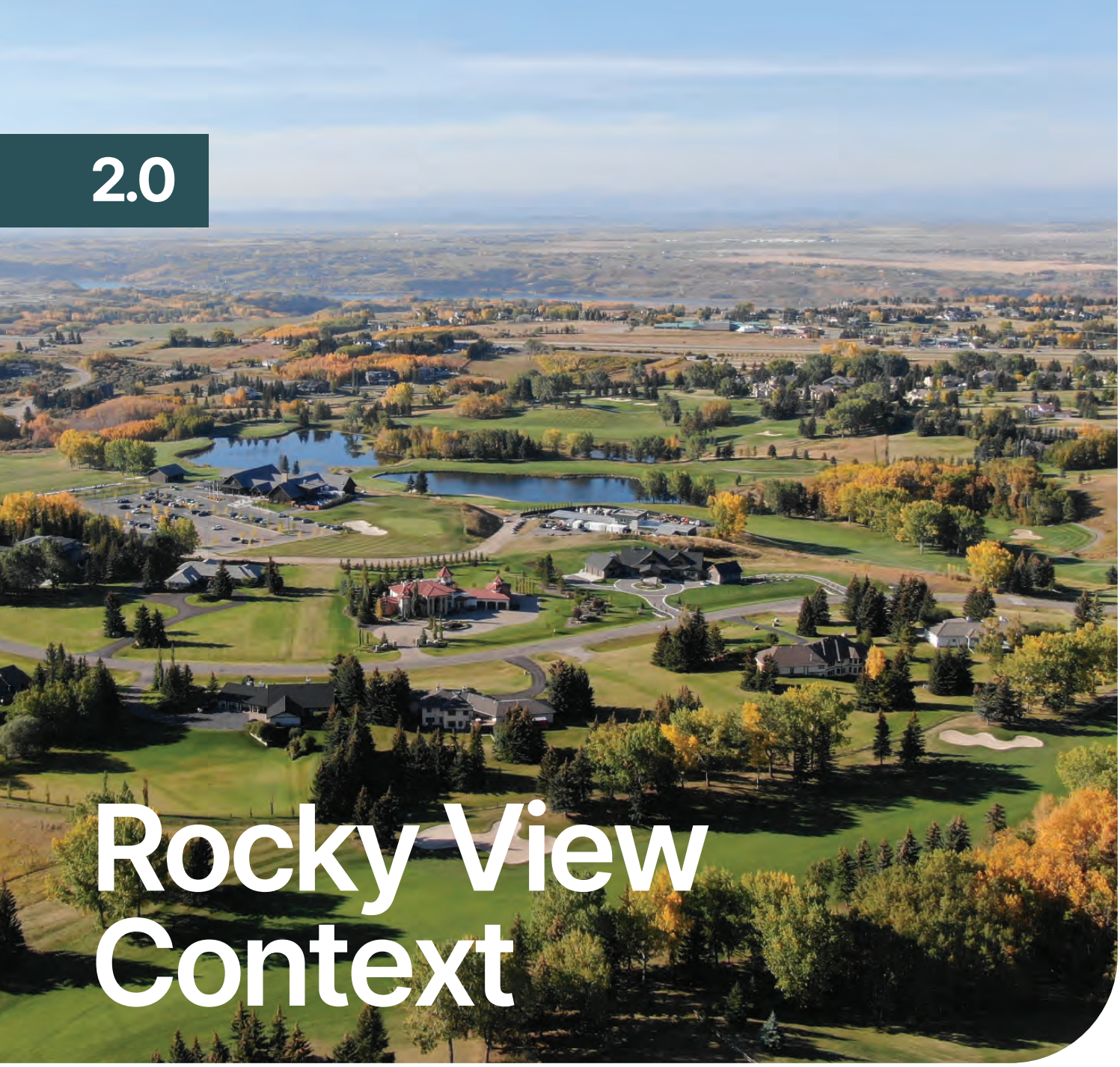
The following terms are used throughout the MDP to convey the intent and level of direction associated with specific policies. Understanding these terms is essential for consistent policy interpretation and application by Council, *Administration*, applicants, and the public.

Shall: A directive term that indicates the actions outlined are mandatory and therefore must be complied with, without discretion, by applicants, Administration, the Development Authority, and the Subdivision Authority.

Should: A directive term that indicates a strongly preferred course of action by Council, Administration, and/or applicants, which is to be applied in all situations unless it can clearly be demonstrated to the satisfaction of the County that the policy is not reasonable, practical, or feasible in a given situation.

May: A discretionary term meaning the policy can be enforced by the County if it chooses to do so, depending on the context and conditions of the site and/or application.

- **Ensure:** Means to realize an objective through the application of policies.
- **Provide:** Means that the County is directly involved in the realization of this outcome.
- **Support:** Means that the County is indirectly involved in the realization of this outcome.
- **Collaborate:** Means working with neighbouring municipalities, higher orders of government, First Nations, Métis Nations, landowners, residents, and other organizations to achieve shared goals and objectives. Collaboration may include coordinated decision-making and resource sharing.
- **Defined term:** Words that are defined in the Definitions section and the initial use is identified through coloured and italicized text.



2.0

Rocky View Context

The County contains diverse landscapes that stretch from the foothills of the Rocky Mountains in the west to the prairie *grasslands* and irrigated croplands in the east. This variety of terrain provides a rich foundation for a thriving community rooted in both natural beauty and opportunity. With its unique position in southern Alberta, the County is positioned as a key player in the region for growth and development. The MDP lays out a framework that respects and protects natural landscapes, agriculture, and diverse communities, while inviting new opportunities and economic growth.

Collaborative relationships with neighbouring municipalities and First Nations are essential for coordinated regional planning and shared prosperity. These relationships will build on mutual interests and support opportunities for growth while respecting local identity and character.

Natural Landscapes

The County's natural landscape is one of its most defining features. Western areas of the County boast world-class natural amenities and tourism opportunities, with rugged mountain vistas and pristine wilderness attracting visitors from across the world. Central areas are characterized by rolling foothills that transition to prairie grasslands in the east with *wetland* networks that support native plants and animals and a healthy environment. Further east, the prairie grasslands transition to irrigated croplands and dryland farming, which coexists with abundant wildlife and natural resources. These distinct but interconnected landscapes set the context for the County's diverse communities and are the foundations for sustainable growth.

Agriculture

Agriculture continues to play a pivotal role in the County's culture, economy, and way of life. In 2025, approximately 349,624 hectares (863,940 acres) of land in the County was designated for agricultural uses, representing 89% of the total land area. From grazing cattle and producing hay in the foothills to cultivating irrigated crops in the east, agriculture reflects the County's rich history and remains integral to its future. The County's distinct agricultural communities continue to prosper through local and regional markets, value-added opportunities, and innovative practices that ensure their long-term viability.

Diverse Communities

The County is home to diverse communities, each shaped by their unique character. From quiet Hamlets and Country Residential Communities to vibrant Growth Areas with a mix of residential, commercial, and industrial development, the County offers a range of housing types and lifestyles that blend rural charm with urban convenience. This variety is supported by the County's expansive landscapes, strategic location, and proximity to major urban centres.

The County borders several municipalities and First Nations, including:

- Airdrie
- Beiseker
- Calgary
- Chestermere
- Cochrane
- Crossfield
- Foothills County
- Irricana
- Kananaskis Improvement District
- Kneehill County
- Mountain View County
- Municipal District of Bighorn
- Stoney Nakoda Nations
- Tsuut'ina First Nation
- Wheatland County

Figure 2: Spectrum of Rural Lifestyles

Residents can choose from a broad spectrum of rural living options; whether settling on a farmstead, living in a Hamlet, or finding a home in a full-service Growth Hamlet. These choices support people at all stages of life and provide flexibility for families, businesses, and individuals to grow and thrive. Connected by an extensive network of infrastructure, including highways, railways, pathways and *trails*, and proximity to the Calgary International Airport, these communities contribute to the County's resilience and its capacity to accommodate future growth while respecting local identity.

Economic Opportunities

The County thrives on its strategic location and diverse industries to drive economic growth. Proximity to several urban municipalities provides access to a large labour pool, transportation corridors, and regional markets. The County benefits from various economic drivers including agriculture, tourism, manufacturing, logistics, and rail served industrial, supporting both local and export-oriented businesses.

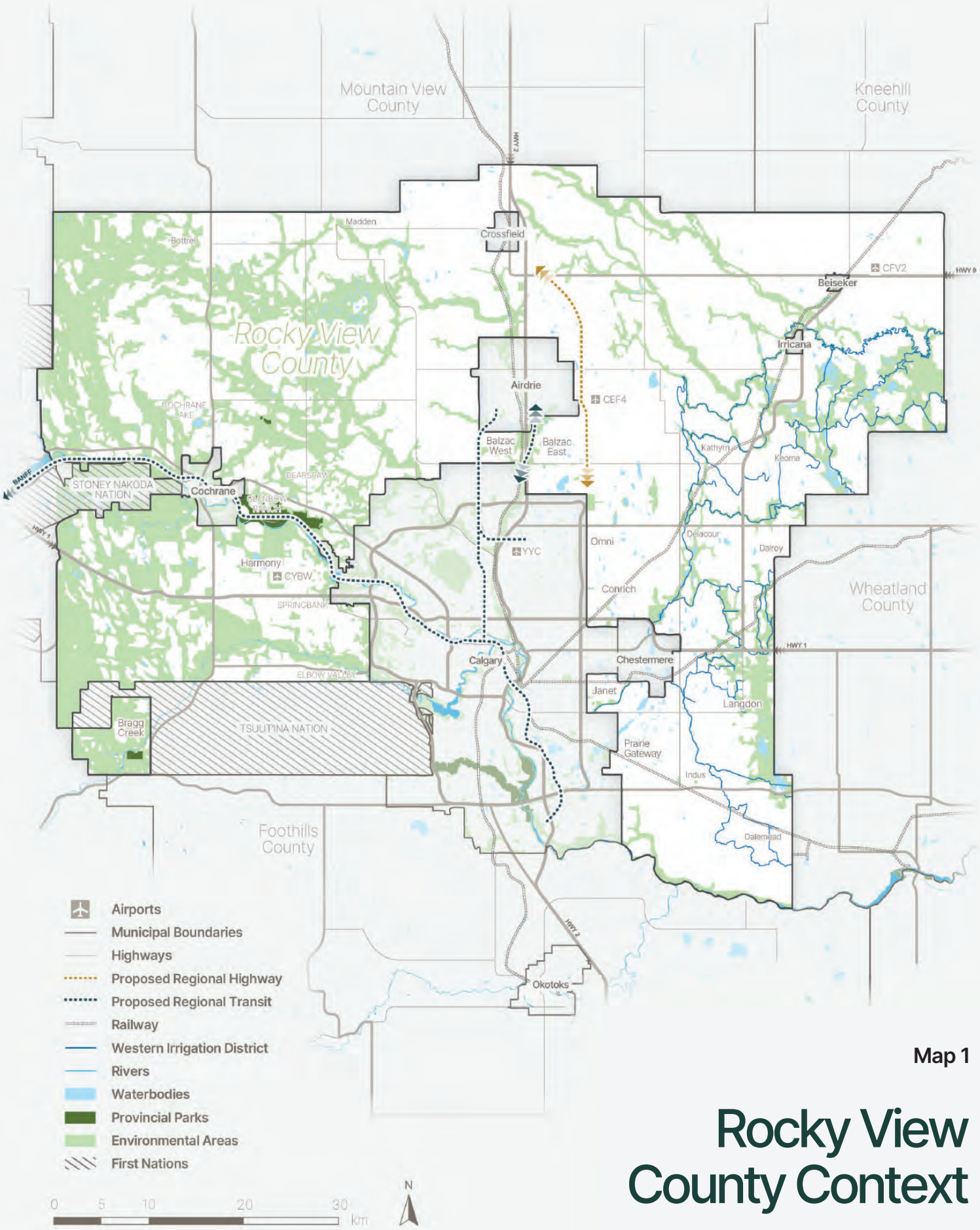
The descriptions of the County's geography and relationships are visually supported by Map 1: Rocky View County Context, which shows development constraints and opportunities.

Land Base and Absorption

The Land Use Inventory & Growth Trends Report (2022 data) determined the County has significant capacity within the existing inventory of land that is build-ready and build-approved, in addition to capacity remaining within areas with approved area structure plans. The current inventory of land planned for residential and business uses has capacity to accommodate expected growth and development over the next 20 years.

Further, the current land use inventory provides a variety of opportunities for economic investment by entrepreneurs and companies who want to operate in the County. Efficient and sustainable development in existing communities and identified Growth Areas can be achieved by maximizing use of current infrastructure, building-out areas with existing piped services, and minimizing the fragmentation and loss of agricultural land.

Section 5: Managing Growth outlines the MDP's approach to thoughtfully plan for strategic, efficient, and fiscally responsible growth.



Map 1

Rocky View County Context

Figure 3.
Rocky View County's Demographic Profile

Demographics

46,350
Population (2024)

3.39%
Annual Population Increase (2019-2024)

42.7
Average Age (2024)

$166,000
Median Income

Land Area

3,829
Square kilometres (km^2)

14
Hamlets

12.1
Population Density (people / km^2)

Housing

15,059
Dwelling units (2023)

93.2%
Single Family Houses (2021)

#1 most populous rural municipality in Alberta

Agriculture

1,142
Farming operations (2021)

30%
Decrease between 2001 - 2021

512,091
Acres of cropland

3.87%
Increase between 2016 - 2021

Shaping the Plan Together

The development of the MDP was shaped through meaningful input from a wide range of voices. Residents, landowners, community organizations, industry representatives, and other interested parties shared their valuable perspectives and feedback. This feedback was used as a foundation for the development of the MDP's vision, goals, and policy objectives.

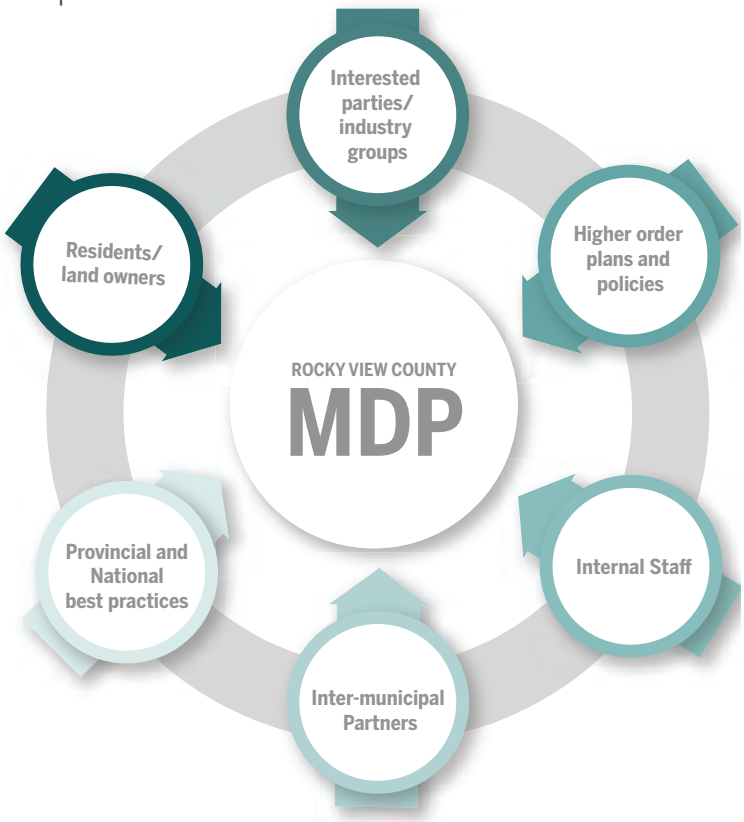
Resident and landowner feedback was vital in the development of the MDP, and a range of engagement activities were used to gather this input. Throughout public engagement, the following consistent key themes were revealed:

- A desire for focused growth in appropriate areas
- Preservation of agricultural lands, rural character, and Country Residential lifestyle
- Expansion of parks, pathways, and trails
- Support for recreational opportunities
- Provision of opportunities for development
- Stewardship of the land and *environmental protection*

The development of the MDP also drew on the expertise of our internal departments, collaboration with neighbouring municipalities, and alignment with relevant higher-order legislation and plans. Furthermore, provincial and national best practices were also considered and adjusted to reflect our context and public input. This ensured the plan is both locally grounded and forward-thinking.

This input formed the foundation of the MDP's overall policy framework, guiding growth and development across the County. This community-driven process integrates local input with regional and provincial planning, supporting sustainable, coordinated growth rooted in the values of Rocky View County residents.

Figure 4:
Voices That Shape the MDP



3.0

Vision and Goals

The Municipal Development Plan (MDP) is guided by a clear vision of how our County will grow over the next 20 years. To support this vision, the MDP is structured around five goals, each representing a key area essential to achieving our desired future. These goals provide direction for the objectives and policies throughout the plan. Each goal includes several desired outcomes, which are specific and measurable results that illustrate what success looks like when the plan is implemented and consistently used to guide decision-making.

Vision

Rocky View County balances agriculture with its diverse communities while offering a range of rural lifestyles and opportunities for residents, farmers, ranchers, and businesses at every stage of life.

Goals

Goal 1: Focused Growth and Effective Services

Focus development into areas identified for growth and encourage efficient service levels compatible with County needs and economic goals.

Outcomes:

- *Majority* of growth is occurring in Growth Areas
- Existing communities build-out as planned
- Focused growth enables efficient services and infrastructure
- Vibrant communities where compatible uses co-locate

Goal 2: Celebrate the County's Diverse Communities and Lifestyles

Celebrate the diverse communities and lifestyles that the County offers residents and businesses by ensuring future development respects the unique character of our communities.

Outcomes:

- Communities maintain a unique identity and character as they develop
- Planning in the County shifts from a general to community-specific approach

Goal 3: Support Agriculture

Support agriculture as a core part of the County's identity by protecting agricultural lands and supporting agricultural operations.

Outcomes:

- Thoughtful growth limits the fragmentation of agricultural lands outside of the County's Growth Areas and established communities
- Diversification of the agricultural sector
- Minimization of land use conflicts with agriculture

Goal 4: Maintain Healthy Land and Water

Protect, maintain, and connect with our natural environment.

Outcomes:

- Development minimizes and mitigates impact to Environmental Areas
- Communities are connected through a network of parks, pathways, and *open spaces*

Goal 5: Grow Our Business Community

Foster an expanding and diversified economy by attracting investment, supporting local businesses, and positioning the County as a key player in regional economic success.

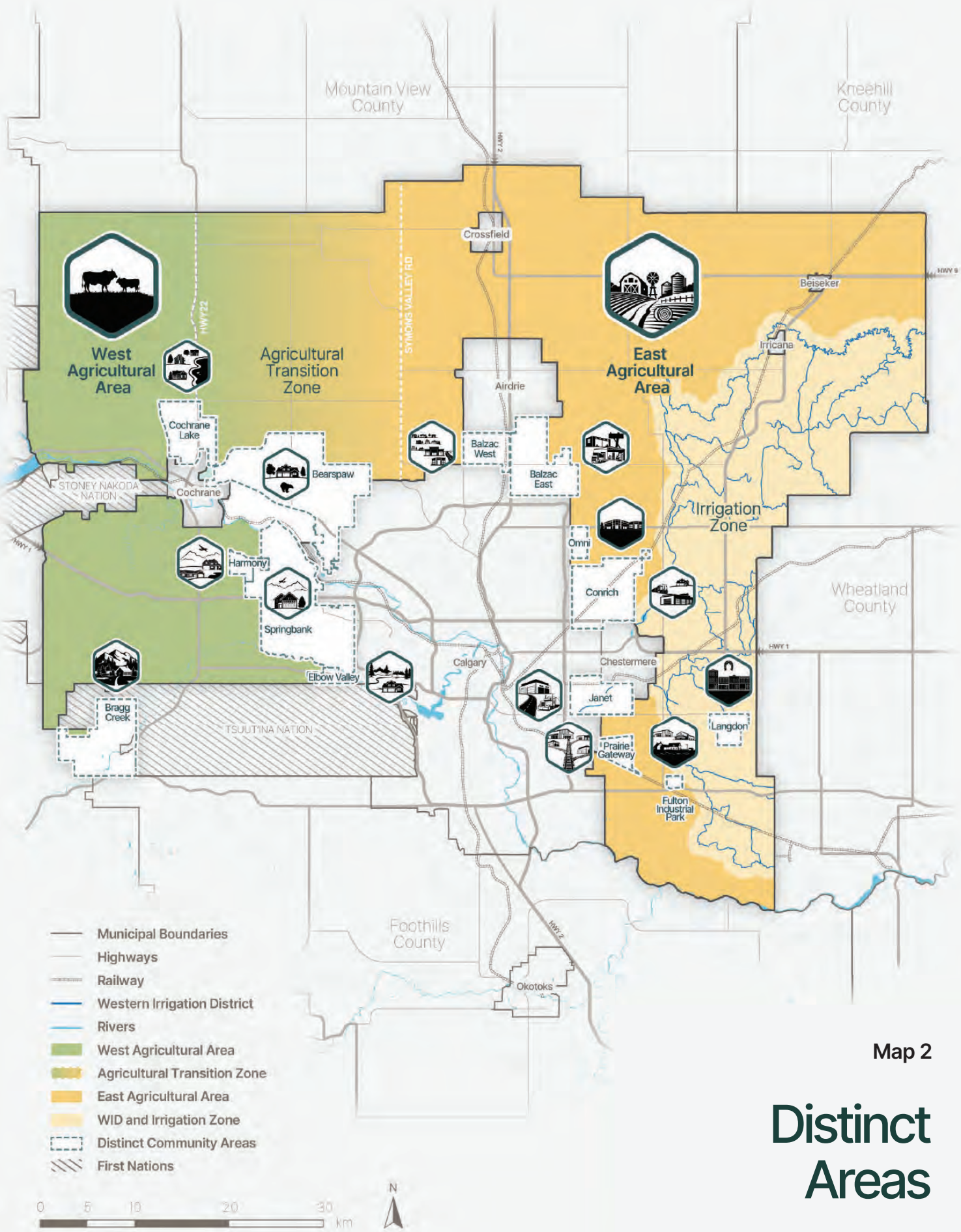
Outcomes:

- Strategic partnerships advance economic growth
- The County's unique advantages attract investment and high-value industries
- Diverse business sectors offer a range of employment opportunities
- Local businesses are retained, supported, and expanding
- Business development is focused in Growth Areas

4.0 Distinct Areas

To celebrate and foster the diversity of our communities across the County, the MDP has established Distinct Area Profiles. There are two categories of Distinct Area Profiles: Distinct Agricultural Areas and Distinct Community Areas. These Distinct Area Profiles are based on local feedback and reflect the context, unique character, and values of each of our growing communities. They include an inventory of locational advantages, natural features, development priorities, transportation and servicing infrastructure, and appropriate business sectors.

The Distinct Area Profiles enable local development that is sensitive to the unique identity and character of each community. The MDP has established these Distinct Area Profiles to serve as a foundation for future updates to lower-level planning documents, such as area structure plans and the *Land Use Bylaw*. This will allow the County's planning framework to shift from a generalized approach to a more community-focused approach that better reflects the distinct needs, values, and identities of diverse communities. Appendix A: Distinct Area Profiles provides a comprehensive overview of each Distinct Area Profile.



Map 2

Distinct Areas

Distinct Agricultural Areas

The County's agricultural lands support a wide range of agricultural activities including farming, ranching, agricultural processing, and agricultural tourism. To support our diverse agricultural communities, the MDP and *Agriculture Master Plan* have identified Distinct Agricultural Areas, shown in Map 2: Distinct Areas.

Distinct Agricultural Areas do not have defined boundaries and generally highlight the regional differences between the East and West Agricultural Areas.

East Agricultural Area

The primary agricultural activities in the East Agricultural Area include dryland farming of cereal crops, agricultural processing, and complementary uses. This area is generally better suited to cereal crop farming due to its relatively flat topography, higher quality soils, and longer growing season. The East Agricultural Area also benefits from access to irrigation through the Western Irrigation District (WID), which has been identified as the Irrigation Zone.

West Agricultural Area

The primary agricultural activities in the West Agricultural Area include ranching and complementary uses, as well as equestrian services. This area is generally well suited for ranching and grazing due to its rolling landscapes, variable soil conditions, and shorter growing season.

Agricultural Zones

The Distinct Agricultural Areas include agricultural zones that reflect transitional areas between primary agricultural activities, as well as major infrastructure investments that support agriculture.

Irrigation Zone: Agricultural lands with current and potential future access to the Western Irrigation District (WID) fall within the Irrigation Zone. This area has access to high-quality irrigation water, which also serves as a regional stormwater management system.

Agricultural Transition Zone: The separation between the West Agricultural Area and East Agricultural Area is not a clear divide. In this Transition Zone, there is a greater blend of agricultural activities than in both the East and West Agricultural Areas. For this reason, greater consideration should be given to the existing agricultural activities in areas located in the Transition Zone.

Distinct Community Areas

The Distinct Community Areas enable the County to plan communities with consideration to their unique locational advantages, natural features, and supporting infrastructure that play an important role in the future vision and potential for the community. Distinct Community Areas include residential and business areas. Each Distinct Community Area is meant to include a mix of land uses, development forms, and economic sectors that reflect the current and future needs of that community.

Balzac East

Balzac East includes an Employment Area characterized by large-scale, full-service commercial and industrial lands, transitioning to country residential and agricultural uses. The area is a rural-urban transition zone with access to regional transportation infrastructure.

Balzac West

Balzac West is a new Growth Hamlet, planned to have a mix of residential, commercial, retail, office, light industrial, and business park development.

Bearspaw

Bearspaw is an established *Country Residential Community* that blends country residential and *rural lifestyles* with its agricultural heritage.

Bragg Creek

Bragg Creek includes a limited-service Growth Hamlet that anchors the surrounding Country Residential Community. The community is characterized by its western heritage and access to natural amenities.

Cochrane Lake

Cochrane Lake is a Hamlet community built around a central lake, transitioning to Country Residential Community set within a natural landscape.

Conrich

Conrich is a Growth Hamlet with a healthy mix of residential, commercial, and industrial uses. The community includes a *Hamlet Core*, diverse rural neighbourhoods, and a thriving Employment Area centred on the Canadian National Calgary logistics park.

Elbow Valley

Elbow Valley is a *Cluster Residential Community* set within an attractive landscape of woods and rolling hills that offer natural recreation and amenities.

Fulton Industrial Park

Fulton Industrial Park offers commercial and industrial development opportunities along the Highway 22x regional corridor and the Canadian Pacific Kansas City (CPKC) mainline.

Harmony

Harmony is a master planned Growth Hamlet set within a natural landscape. The community enjoys access to Harmony Lake, various recreational opportunities, and proximity to Springbank Airport.

Janet

Janet is a strategically located Employment Area that is attractive for businesses in the transportation, construction, and manufacturing sectors.

Langdon

Langdon is a full-service Growth Hamlet, characterized by a vibrant centre street, thriving business park, and modern residential, employment, and recreation options.

Omni

Omni is a future full-service Growth Hamlet with mixed-use residential development and opportunities for commercial and light industrial uses.

Prairie Gateway

Prairie Gateway is a large-scale industrial Employment Area with logistics and warehousing to the north of Township Road 232 and focuses on rail served industrial accessing the Canadian Pacific Kansas City (CPKC) mainline.

Springbank

Springbank is an established Country Residential Community bordered by the Bow and Elbow Rivers, which blends country residential and rural lifestyles with its agricultural heritage.

5.0 Managing Growth

Over the next 20 years, the County is expected to experience significant residential and business development, driven by its unique regional advantages. To ensure this growth is managed effectively and responsibly, the MDP directs growth and development to appropriate locations and communities, ensuring the County remains a great place to live, work, and invest.

The County features a diverse mix of communities and business areas that offer a range of rural lifestyles and strategic economic opportunities for residents, businesses, and investors alike. To promote sustainable growth, new development will be directed to locations that align with the type of development, service requirements, available infrastructure, and growth potential of the community.

Development versus Growth

- Development refers to the process of building-out an approved plan area.
- Growth describes an increase in the intensity of development or the expansion of a plan area, which is supported by the necessary infrastructure and services.

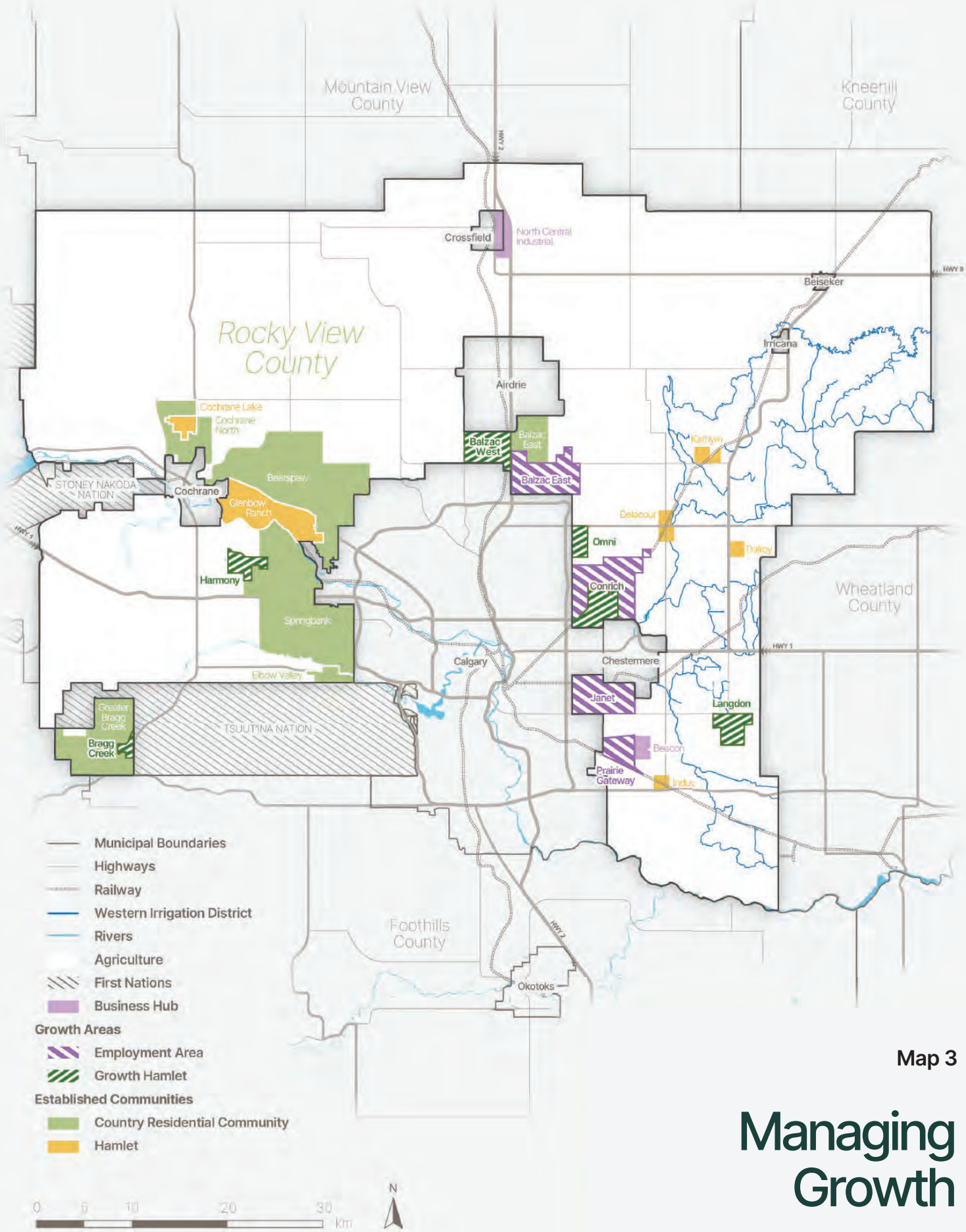
There is significant capacity within the existing planned areas that are approved and ready for development. By focusing development in these areas, growth will be managed to support economic opportunities, protect agricultural lands, and preserve the unique character of the County's communities.

The Managing Growth section identifies Growth Areas that are ideal to accommodate new growth. The identified Growth Areas have been further categorized into Growth Hamlets and Employment Areas, which are uniquely positioned to accommodate different types of development based on their existing character and community identity.

All Growth Areas have existing infrastructure capacity to support new development and the potential to support growth as they are located near transportation corridors, major urban centres, and efficient servicing solutions. Focusing growth in these areas will ensure the long-term *financial sustainability* of the County while responding to the evolving character of surrounding communities, protecting our natural environment, and supporting our agricultural lands and communities.

In addition to identified Growth Areas, the MDP supports development within established Country Residential Communities and Hamlets. These areas are encouraged to build-out as previously approved; however, significant growth is not supported in these communities. The County also looks to remain flexible and supportive of new economic opportunities that emerge organically outside identified Growth Areas and established communities. Business Hubs provide this opportunity by supporting strategic development at various scales that align with the broader economic development goals of the County, in alignment with the County's *Economic Development Strategy*.

Figure 5: Managing Growth



Map 3

Managing Growth

Growth Areas

Future growth should be directed to one of the County's Growth Areas, which are intended to support focused growth with higher-intensity residential, commercial, industrial, and mixed-use development. Growth Areas have several advantages for supporting growth in the County, which may include access to regional transportation infrastructure, capacity for efficient piped servicing, and proximity to urban municipalities.

Growth Areas include Growth Hamlets and Employment Areas.

Growth Hamlets

Growth Hamlets are mixed-use communities that co-locate higher-intensity development including a range of residential options and diverse employment, *institutional, and community uses*. Growth Hamlets shall identify a Hamlet Core, which focuses development along a main street or commercial core. The County's Growth Hamlets are supported to build-out as approved, and growth and expansion is expected.

Specific objectives and policies to support the development of a Growth Hamlet are located in Part 2: Building Communities, Section 6.0: Growth Hamlets.

The County's Growth Hamlets are:

- Balzac West
- Bragg Creek (Growth Hamlet Area)
- Conrich (Growth Hamlet Area)
- Harmony
- Langdon
- Omni

Employment Areas

Employment Areas focus large-scale, high-intensity commercial and industrial uses that serve as economic drivers for the County. These areas provide direct access to regional transportation networks and efficient servicing solutions. Growth and expansion of the County's Employment Areas is expected and can be accommodated while maintaining or enhancing the character and identity of the area. Development within Employment Areas is well-connected, planned to incorporate future transit, and meet the range of needs of those employed in these areas.

Specific objectives and policies to support the development of an Employment Area are located in Part 2: Building Communities, Section 7.0: Employment Areas.

The County's Employment Areas include:

- Balzac East (Employment Area)
- Conrich (Employment Area)
- Janet
- Prairie Gateway

Hamlets

Hamlets are an essential part of our rural landscape and serve as local community nodes with a range of housing types and lot sizes and may provide local community services. The County's Hamlets may build out as approved; however, they are not expected to accommodate significant growth or expansion.

Specific objectives and policies to support the development of a Hamlet are located in Part 2 : Building Communities, Section 9.0: Hamlets.

The County's Hamlets with an approved area structure plan or conceptual scheme include:

- Cochrane Lake
- Dalroy
- Delacour
- Glenbow Ranch
- Indus
- Kathyrn

The County's Hamlets without an approved area structure plan or conceptual scheme include:

- Bottrel
- Dalemead
- Keoma
- Madden

Country Residential Communities

Country Residential Communities support residential development characterized by larger lot sizes, lower density, and single detached housing. Limited commercial and institutional uses that serve the local community should be the appropriate scale to meet community needs. The County's Country Residential Communities are encouraged to build-out as approved; however, they are not expected to accommodate significant growth or expansion.

Specific objectives and policies to support the development of a Country Residential Community are located in Part 2: Building Communities, Section 8.0: Country Residential Communities.

The County's Country Residential Communities include:

- Balzac East (Country Residential Area)
- Bearspaw
- Cochrane North
- Elbow Valley
- Greater Bragg Creek
- Springbank

Business Hubs

The County recognizes that some economic opportunities require flexible and innovative development, which may require development outside of Growth Hamlets, Employment Areas, Country Residential Communities, or Hamlets.

Business Hubs support strategic business development that has a demonstrated need to access location specific utilities, transportation infrastructure, or co-location with other compatible uses. Business Hubs shall be evaluated on a case-by-case basis, with consideration given to the appropriate scale, planning requirements, and potential offsite impacts.

There are two types of Business Hubs that address various scales of business development with varying service levels and infrastructure requirements throughout the County:

Regional Business Hub

Regional Business Hubs are developments based on a strategic location for a specific business or collection of businesses that are significant economic drivers. They often involve unique proposals that can diversify the County's economic base. These opportunities shall be of regional, provincial, or federal significance, and require access to location specific utilities, transportation infrastructure, or co-location with other business opportunities. They may have limited servicing requirements based on their purpose and development form.

The County's Regional Business Hubs include:

- North Central Industrial
- Beacon

Highway Business Hub

Highway Business Hubs are employment nodes that locate along the provincial highway network. They are of limited size and provide County residents and the traveling public with access to goods and services, offer local employment opportunities, and contribute to the County's fiscal goals through tax revenue. Ensuring access to appropriate infrastructure and services is essential for approval.

Specific objectives and policies to support the development of a Business Hub are located in Part 2: Building Communities, Section 10.0: Business Hubs.

Agricultural Areas

The MDP provides a planning framework that facilitates a sustainable and viable agricultural sector by addressing land use conflicts and opportunities arising from growth, regional urbanization, and competition for agricultural lands. The approach to managing development ensures a thriving agriculture sector by supporting existing and diverse farm operations and continued economic progress.

The County's agricultural lands should be protected from fragmentation and impacts from adjacent land uses that are incompatible with *agricultural pursuits*.

To address these concerns, growth and incompatible uses are directed to identified areas. Development within Agricultural Areas should align with the *Agriculture Master Plan* and be supportive of existing and diverse farm operations that may include *agri-business*, *agri-tourism*, or value-added agricultural pursuits for continued innovation and prosperity in our agricultural communities.

Specific objectives and policies to support development in Agricultural Areas of the County are located in Part 2: Building Communities, Section 11.0: Agriculture

General Planning Policies

The County recognizes that over time, the identified Growth Hamlets, Employment Areas, Country Residential Communities, Hamlets, and Business Hubs identified on Map 3: Managing Growth, may require amendments to address the shifting conditions and priorities of local communities.

This section outlines the general planning requirements that guide how the County manages growth and development of the identified Growth Hamlets, Employment Areas, Country Residential Communities, Hamlets, and Business Hubs. These requirements shall be met when proposing new development in an existing plan area, proposing amendments of a plan area boundary, or proposing the creation of a new plan area.

These policies shall be applied alongside the appropriate "Building Communities" policies and all "County-wide Policies" in the Municipal Development Plan. Detailed requirements that accompany these policies are listed in Appendix B: Lower-Level Plans and Technical Requirements.

Policies **General Planning Policies**

5.1 Development in an existing plan area:

a. shall maintain and enhance the distinct character and identity of the community as per the Distinct Area Profile (Appendix A: Distinct Area Profiles), when applicable;

b. shall align to the approved area structure plan and/or conceptual scheme; and

c. may require the adoption of a conceptual scheme subordinate to the approved area structure plan, and/or a master site development plan, as per Appendix B: Lower-Level Plans and Technical Requirements.

5.2 Expansion of an existing plan area:

a. shall require an amendment to the approved area structure plan or conceptual scheme; or

b. may require the adoption of a new area structure plan, at the discretion of the County.

5.3 Expansion of an existing plan area shall demonstrate a pattern of successfully completed development in the current plan area resulting in a limited land supply within the approved plan area.

5.4 Creation of a new Growth Hamlet, Employment Area, Country Residential Community, Hamlet, or Business Hub shall:

a. require the adoption of a new area structure plan;

b. demonstrate appropriate location;

c. demonstrate market demand is not met by existing area structure plans;

d. demonstrate an orderly, appropriately sequenced development pattern; and

e. demonstrate the proposed development meets the vision and goals of the MDP.

5.5 Creation of a new Growth Hamlet, Employment Area, Country Residential Community, or Hamlet shall require approval of a new Distinct Area Profile through an amendment to the MDP with a public hearing.

5.6 New or expanded Growth Hamlet, Employment Area, Country Residential Community, or Business Hubs shall require an MDP amendment updating Map 3: Managing Growth.

5.7 Development within a plan area, along the plan area boundary, should mitigate potential conflicts and impacts to agricultural producers in alignment with the County's *Agricultural Boundary Design Guidelines*.

Appropriate transition uses may include the following:

a. agriculture;

b. open space and parks;

c. conservation lands such as wetland complexes;

d. stormwater retention areas; and

e. low density residential development with transition areas.

5.8 Development of commercial, office, and industrial lands shall align with the *Commercial, Office, and Industrial Design Guidelines*.

5.9 Development within an area structure plan or conceptual scheme shall be integrated with adjacent local and regional parks, pathways, and open spaces.

5.10 Conceptual schemes shall be approved by bylaw.

Part 2

Building Communities

To ensure future growth and development in the County aligns to the vision and goals of the MDP, Part 2: Building Communities provides objectives and policies that guide the form and function of the County's Growth Hamlets (Section 6.0), Employment Areas (Section 7.0), Country Residential Communities (Section 8.0), Hamlets (Section 9.0), Business Hubs (Section 10.0), and Agricultural Areas (Section 11.0).

New growth and development shall locate in alignment to Managing Growth (Section 5.0), take the form and function of the respective Building Communities policies (Sections 6.0 through 11.0), and ensure alignment to the County-wide Policies (Sections 12.0 through 21.0).

6.0 Growth Hamlets

Overview:

Growth Hamlets are mixed-use communities that support diverse employment, institutional, and residential uses with higher-intensity development co-locating along a main street or commercial core.

Growth Hamlets should minimize land use conflicts while providing a wide range of housing types, businesses, and community amenities that enable residents and business owners to meet their daily needs. Development in a Growth Hamlet should enhance the community identity and character in alignment with the community's Distinct Area Profile.

Objectives:

- Support the development of mixed-use main streets that accommodate a wide variety of housing, retail, office, and appropriate light industrial uses.
- Support the co-location of community assets and services with commercial and residential development.
- Provide or support piped water and wastewater services to ensure efficient use of infrastructure and resources.
- Ensure high-quality public spaces that connect residents and contribute to the social fabric of the community.

Hamlet Core

6.1 Growth Hamlets shall identify a Hamlet Core which should:

a. develop as a main street, with a consistent urban design theme that is accessible, pedestrian friendly, and transit-ready;

b. provide mixed-use development including residential, retail, office, and appropriate light industrial uses;

c. provide institutional and community uses co-located with compatible uses and infrastructure;

d. provide opportunities for employment that serves the local and wider rural community; and

e. provide a variety of housing types which may include the following:

   i. *low-rise apartments*;

   ii. *townhomes*;

   iii. rowhomes; and/or

   iv. single-detached homes.

Land Use

6.2 Growth Hamlets should support a diverse mix of uses to meet resident needs, including:

a. residential uses with a mix of housing types;

b. local business uses;

c. regionally integrated parks, open spaces, and trail networks;

d. institutional and community uses;

e. recreational and cultural uses;

f. commercial and/or industrial lands; and

g. home-based businesses.

Residential Development

6.3 Residential development shall provide a variety of housing types that accommodate a range of ages, abilities, and income levels.

6.4 Lower density housing types should provide a transition from the Hamlet Core toward the Growth Hamlet boundary.

Commercial and Industrial Development

6.5 Commercial and industrial development shall provide a variety of services and employment opportunities to the local community and surrounding rural areas.

Transportation and Transit

6.6 An integrated transportation network shall be provided, including sidewalks, pathways, trails and *roads* at the local and regional scale.

6.7 Development should evaluate and respond to existing and planned local and regional transit options.

6.8 Locations for transit-ready infrastructure should be identified within a Growth Hamlet.

Parks, Pathways, and Recreation

6.9 Parks, pathways, and opportunities for recreation shall be identified and comprehensively designed to address the needs of residents of all ages and abilities.

Institutional and Community Uses

6.10 Institutional and community uses should locate in Growth Hamlets where they can best serve the broader community and co-locate with compatible uses.

Municipal Servicing

6.11 New development shall connect to piped servicing for water and wastewater, to ensure efficient use of infrastructure and resources.

7.0 Employment Areas

Overview:

Employment Areas focus commercial and industrial uses that drive economic growth and are in proximity to regional transportation networks and efficient servicing.

Employment Areas are comprehensively planned and should build-out in an orderly fashion, with connections to regional open space corridors, pathways, and trails.

Development in Employment Areas shall consider appropriate boundary conditions that limit conflicting land uses and impacts to adjacent residents, agricultural operations, and Environmental Areas.

Objectives:

- Support co-location of compatible commercial and industrial uses that benefit from proximity to labour, markets, and regional transportation networks.
- Provide and support servicing solutions that ensure efficient use of infrastructure and resources.
- Ensure development mitigates environmental impacts while integrating with regional open spaces, pathways, and trails.
- Ensure development is comprehensively planned and built out following a phased and systematic approach.
- Ensure development is considerate of boundary conditions that limit conflicting land uses and impacts to adjacent residents, agricultural operations, and Environmental Areas.

Land Use

7.1 Employment Areas shall support a diverse mix of industrial and/or commercial uses that serve the broader community and region, while advancing the economic goals of the County.

7.2 *Build-out* and intensification of existing Employment Areas should:

a. complement existing businesses;

b. maximize the use of existing and planned infrastructure;

c. minimize land use conflicts with adjacent agricultural and residential uses; and

d. minimize the amount of traffic in rural areas.

Transportation and Transit

7.3 An integrated transportation network shall be provided, including sidewalks, pathways, trails and roads at the local and regional scale.

7.4 Development should evaluate and respond to existing and planned local and regional transit options.

7.5 Locations for transit-ready infrastructure should be identified in Employment Areas.

Parks, Pathways, and Recreation

7.6 Integration with open space corridors, pathways, and trail connections shall be evaluated and responded to at the local and regional scales.

Institutional and Community Uses

7.7 Institutional and community uses may be supported where there is:

a. alignment with the approved area structure plan; and

b. demonstrated compatibility with existing land uses.

Municipal Servicing

7.8 New development shall connect to piped water and wastewater, unless planning rationale for limited servicing is provided in the area structure plan or conceptual scheme, including:

a. proven market demand;

b. environmental capacity and safety; and

c. suitability to the proposed business type.

8.0 Country Residential Communities

Overview:

Country Residential Communities support residential development with primarily larger lot sizes, lower density, and single detached homes. Residential lots should be designed to reduce environmental impacts and preserve the remaining land as open space, pathways, trails, and Environmental Areas.

Country Residential Communities should have access to municipal services and infrastructure to support local scale community development and amenities. *Small-scale* agricultural pursuits and limited commercial or light industrial uses may be supported when they primarily serve the local community. Country Residential Communities should develop as approved; however, they are not expected to accommodate significant growth or expansion. The development of new Country Residential area structure plans or the expansion of existing area structure plans are not expected until existing country residential area structure plans reach build-out.

Objectives:

- Support established and evolving identities and characteristics of Country Residential Communities.
- Support *country residential development* connected to local and regional *active transportation* networks.
- Support high-quality public spaces and community amenities in locations that serve the local community.
- Support small-scale commercial uses that serve the local community.
- Support flexible servicing solutions that ensure efficient use of infrastructure and resources.

Land Use

8.1 Country Residential Communities should support a limited mix of uses, consistent with their approved area structure plans, including:

a. residential lots with single-detached homes;

b. local commercial uses;

c. home-based businesses;

d. local institutional and community uses;

e. access to recreational and cultural opportunities;

f. regionally integrated parks, open spaces, pathways, and trail networks; and

g. small-scale agriculture, agri-business, and agri-tourism.

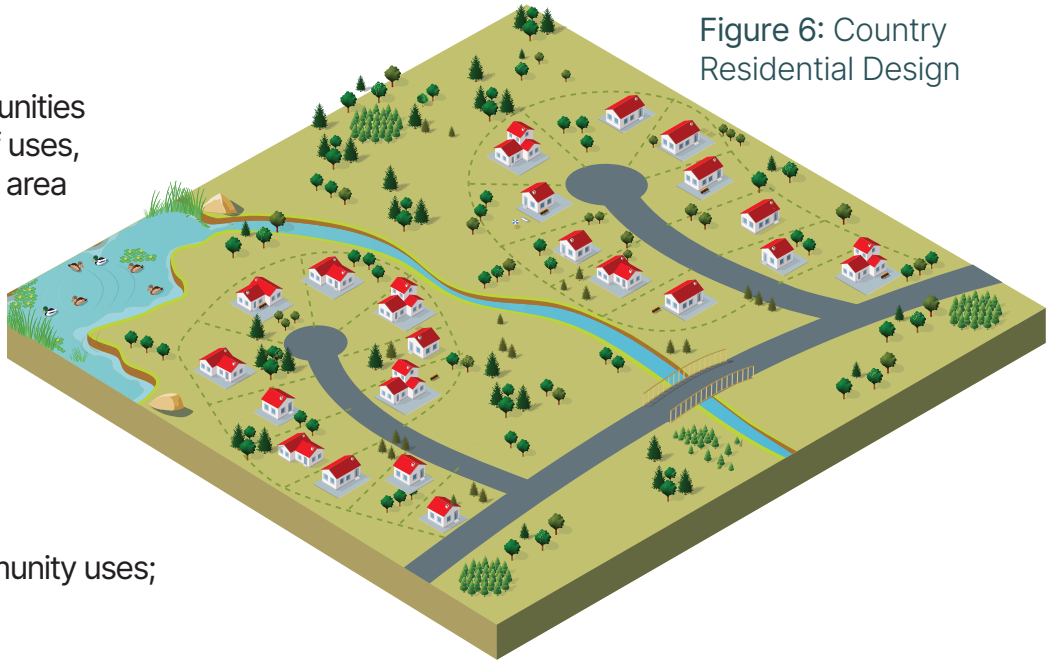


Figure 6: Country Residential Design

Residential Development

8.2 Residential development should primarily support larger lot sizes and single-detached homes.

8.3 Residential development should be designed to use land efficiently and to achieve:

a. a reduction in the overall development footprint of the community;

b. permanent retention of a portion of *developable land* as open space;

c. servicing and infrastructure efficiencies that minimize operational costs;

d. limited impacts on adjacent agricultural operations;

e. environmental best practices, interconnected open space, efficient development; and

f. maintaining rural character.

Commercial and Industrial Development

8.4 Locally-scaled commercial and light industrial uses may be supported in Country Residential Communities, in alignment with the approved area structure plan or conceptual scheme.

Transportation

8.5 An integrated transportation network shall be provided where appropriate, including sidewalks, pathways, trails, and roads at the local and regional scales.

Parks, Pathways, and Recreation

8.6 Parks, open spaces, pathways, and recreation shall be integrated at the local and regional scales.

8.7 Parks, open space, and recreation should be located to maximize benefit to the local community and be well connected to the transportation, pathway, and trail network.

Institutional and Community Uses

8.8 Local institutional and community uses should locate along major roadways to limit traffic on local roads.

Municipal Servicing

8.9 New development should connect, when feasible and available, to piped County or private servicing solutions for water and wastewater.

9.0 Hamlets

Overview:

Hamlets are an essential part of our rural landscape and serve as local community nodes with a range of housing types and lot sizes. Hamlets may include community assets or local businesses that serve local residents and the surrounding agricultural community. Hamlets may develop as approved; however, they are not expected to accommodate significant growth or expansion.

Objectives:

- Support the established and evolving rural character of Hamlets.
- Support Hamlets as local hubs for residents and the surrounding agricultural community.
- Support local community planning processes to determine Hamlet form, amenities, and population size.

Land Use

9.1 Hamlets without an approved area structure plan or conceptual scheme as per Section 5: Managing Growth shall develop in alignment with the policies of Section 11: Agriculture.

9.2 Hamlets may include the following land uses that support the local community and surrounding rural community:

a. residential lots with primarily single-detached homes and other housing types;

b. institutional uses, community services, and opportunities for recreation;

c. small-scale commercial or retail;

d. industrial or light industrial uses; and

e. agricultural uses including agri-business, agri-tourism, and *value-added agriculture*.

Residential Development

9.3 Residential redesignation and subdivision in Hamlets should limit fragmentation using the following criteria:

a. each lot should have direct access to a municipal road, while avoiding the use of *panhandles*;

b. panhandles should be removed and replaced with an internal road network when additional residential development is proposed;

c. driveway lengths to highways/ roads should be minimized; and

d. the number and type of access onto roads should be limited in accordance with the County *Servicing Standards*.

Transportation

9.4 An integrated transportation network shall be provided where appropriate, including sidewalks, pathways, trails and roads at the local and regional scales.

Municipal Servicing

9.5 New development shall connect, when feasible and available, to piped County or private servicing solutions for water and wastewater.

10.0 Business Hubs

Overview:

Business Hubs support strategic business development outside Growth Hamlets, Employment Areas, Country Residential Communities, and Hamlets. They are intended to capture emerging business opportunities that group compatible business uses to optimize existing servicing and infrastructure, while minimizing land use conflicts.

Business Hubs shall align to the County's broader economic development goals and initiatives, and demonstrate a need to access location specific utilities, transportation infrastructure, or co-location with other compatible uses. There are two types of Business Hubs permitted in the County: Regional Business Hubs and Highway Business Hubs.

Objectives:

- Ensure Business Hubs minimize adverse impacts on surrounding lands, residential development, and the natural environment.
- Support strategic business growth in areas outside of Growth Hamlets, Employment Areas, Country Residential Communities, and Hamlets.
- Support economic development opportunities that use existing utilities and infrastructure.

Partnerships

10.1 Collaborate with neighbouring municipalities, First Nations, and Métis Nations to ensure Business Hubs are developed in a cohesive and efficient manner.

10.2 New or amended Regional Business Hubs or Highway Business Hubs adjacent to primary and secondary highways shall be developed in consultation with the Government of Alberta to address impacts on regional transportation networks.

Regional Business Hubs

Regional Business Hubs are strategically located for a business or collection of businesses that are significant economic drivers in the County. These opportunities shall be of regional, provincial, or federal significance, and require access to location specific utilities, transportation infrastructure, or co-location with other business opportunities.

Compared to an Employment Area, Regional Business Hubs may have limited servicing requirements based on their purpose and development form. Regional Business Hubs should provide a regional benefit through opportunities for employment and/or access to goods and services.

10.3 New or amended Regional Business Hubs shall have an approved area structure plan prior to new development.

10.4 New or amended Regional Business Hubs shall meet the following criteria:

a. regional, provincial, or national significance;

b. regional benefits including employment and/or access to goods and services;

c. minimize adverse impacts on adjacent agriculture or residential areas:

    i. demonstrate site design that limits the loss of agricultural land;

    ii. demonstrate an orderly, efficient, and sequenced development pattern;

    iii. demonstrate how adverse impacts on agricultural operations will be mitigated, in alignment with the *Agricultural Boundary Design Guidelines*;

d. demonstrate an appropriate location and why the proposed location is required to access specific utilities, transportation infrastructure, or co-location with other business opportunities;

e. demonstrate why locating in an existing employment area is not feasible;

f. demonstrate significant financial benefit to the County;

g. demonstrate market demand and target markets; and

h. align with the County's *Economic Development Strategy*.

Highway Business Hubs

Highway Business Hubs are employment nodes that locate along or in proximity to the provincial primary and secondary highways. They are of limited size and should be located in proximity to intersections and interchanges.

Highway Business Hubs serve County residents and the traveling public with access to goods and services, offer local employment opportunities, and contribute to the County's fiscal goals through tax revenue. Ensuring access to appropriate infrastructure and services is essential for approval.

Highway Business Hubs shall be limited in their use across the County, meant to provide an avenue to formalize and comprehensively plan existing business areas that are located along the provincial highway network, within the agricultural areas of the County. New Highway Business Hubs may be considered if they clearly demonstrate why the proposed development cannot locate within an existing area structure plan.

10.5 New or amended Highway Business Hubs shall have an approved area structure plan prior to new development.

10.6 New or amended Highway Business Hubs shall meet the following criteria:

a. located along intersections or interchanges with the provincial highway network;

b. provide local benefits including employment and/or access to goods and services;

c. minimize adverse impacts on adjacent agriculture or residential areas:

    i. demonstrate site design that limits the loss of agricultural land;

    ii. demonstrate an orderly, efficient, and sequenced development pattern;

    iii. demonstrate how adverse impacts on agricultural operations will be mitigated, in alignment with the *Agricultural Boundary Design Guidelines*;

d. demonstrate why the proposed development cannot locate within an existing area structure plan;

e. demonstrate market demand and locate where build-out of land within nearby Employment Areas would not be adversely impacted;

f. uses are consistent with the intent of a Highway Business Hub; and

g. align with the County's *Economic Development Strategy*.

11.0 Agriculture

Overview:

Rocky View County respects, supports, and values agriculture as an essential part of our culture and economy. The protection of agricultural lands and operations is important to the County, and agricultural lands should see limited development and maintain agriculture as the primary use.

There are several options to redesignate and subdivide land while maintaining agricultural viability and reducing fragmentation to support a variety of agricultural pursuits. Development shall align with the *Agriculture Master Plan* and be supportive of existing and diverse farm operations that may include agri-business, agri-tourism, or value-added agricultural pursuits for continued prosperity in our agricultural communities.

Objectives:

- Ensure land use and subdivision policies limit fragmentation of agricultural land.
- Support a diverse, sustainable, and thriving agriculture sector.
- Support diverse value-added agriculture and agri-tourism opportunities for continued economic growth.
- Support agricultural production practices that protect or enhance natural systems.
- Support high-quality ecosystem preservation and restoration in Agricultural Areas.

Partnerships

11.1 Collaborate with Alternative Land Use Services (ALUS) and conservation organizations to determine high-quality *ecosystems* on agricultural land to finance preservation and restoration.

11.2 Collaborate with neighbouring municipalities to minimize adverse impacts of new land uses within their jurisdiction on existing agriculture operations in the County, in alignment with *intermunicipal development plans* and the County's *Agricultural Boundary Design Guidelines*.

11.3 Collaborate with neighbouring municipalities in the Cooperative Stormwater Management Initiative (CSMI) to support the long-term sustainability of agricultural lands through responsible water management and strategic infrastructure planning.

General

11.4 Diverse and innovative agricultural operations and agri-businesses should be supported across the County.

11.5 Adverse impacts on agricultural operations across the County should be minimized through the *Land Use Bylaw* setback and buffer regulations and the County's *Agricultural Boundary Design Guidelines*.

11.6 Development in Agricultural Areas shall protect agricultural lands to the greatest extent possible and may include the following:

a. farmsteads;

b. agri-business, agri-tourism, value-added agriculture, or ***Diversified Agricultural Operations***;

c. temporary housing for seasonal workers where it is essential to the agricultural operation and does not compromise the land's long-term agricultural viability; and

d. Business Hubs as per Section 10: Business Hubs.

11.7 Land stewardship on agricultural lands shall be in alignment with the *Weed Control Act, Agricultural Pests Act,* and the *Soil Conservation Act*.

Education

11.8 Provide and support education and awareness on agriculture extension services in alignment with the *Agriculture Master Plan*.

Agricultural Business

11.9 Agriculture-related businesses, including agricultural production, agri-business, agri-tourism, value-added agriculture, and Diversified Agricultural Operations shall align with the *Agriculture Master Plan*.

11.10 Small-scale, diversified agricultural production should be supported.

11.11 Agri-businesses should be located in proximity to agricultural producers or agricultural infrastructure, including rail lines and major transportation corridors.

11.12 Micro-generation and small-scale production of alternative and ***renewable energy*** should be supported on agricultural land in alignment with Section 20: Natural Resource and Energy Development.

11.13 Agri-businesses should be supported in Agricultural Areas when the following criteria are met:

a. the business primarily supports or involves agriculture;

b. the business is in alignment with the *Land Use Bylaw*; and

c. the business is in alignment with the County *Servicing Standards*.

Culture, Tourism, and Hospitality

11.14 *Culture, Tourism, and Hospitality* uses that do not primarily support or involve agriculture may be supported in Agricultural Areas when the following criteria are met:

a. where the primary use is Culture, Tourism, and Hospitality, an area structure plan, conceptual scheme, or master site development plan shall be required, at the discretion of the County based on the following criteria:

   i. the scale and impact to adjacent lands; and

   ii. in alignment with Appendix B: Lower-Level Plans and Technical Requirements;

b. the use is in alignment with the *Land Use Bylaw*;

c. the application is in alignment with the County *Servicing Standards*; and

d. the application demonstrates how adverse impacts on agricultural operations will be mitigated, in alignment with the *Agricultural Boundary Design Guidelines*.

Redesignation and Subdivision for Agricultural Purposes

11.15 Redesignation and subdivision applications shall meet the development criteria in Appendix B: Lower-Level Plans and Technical Requirements.

11.16 Redesignation and subdivision of agricultural lands shall be reviewed using the following criteria:

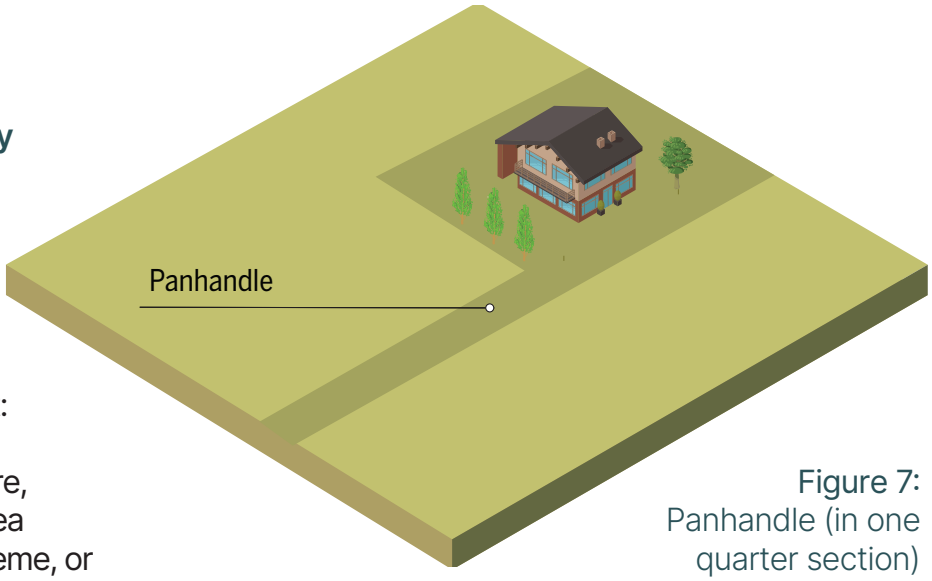


Figure 7: Panhandle (in one quarter section)

a. the nature and extent of farming activities in the local area;

b. the nature and extent of non-farming activities in the local area;

c. the proposed use of land; and

d. additional criteria as determined by the County.

11.17 Redesignation and subdivision of agricultural lands should limit fragmentation using the following criteria:

a. each lot should have direct access to a municipal road, while avoiding the use of panhandles;

b. panhandles should be removed and replaced with an internal road network as a condition of subdivision, when additional residential development is proposed;

c. driveway lengths to highways/ roads should be minimized; and

d. the number and type of access onto roads should be limited in accordance with the County *Servicing Standards*.

First Farmstead Out

The *First Farmstead Out* policies provide landowners the ability to subdivide a farmstead parcel within an *unsubdivided quarter section*. The intent of the First Farmstead Out is to facilitate rural housing opportunities for family farmers and farm workers, while maintaining agriculture as the primary use on the balance of the lands.

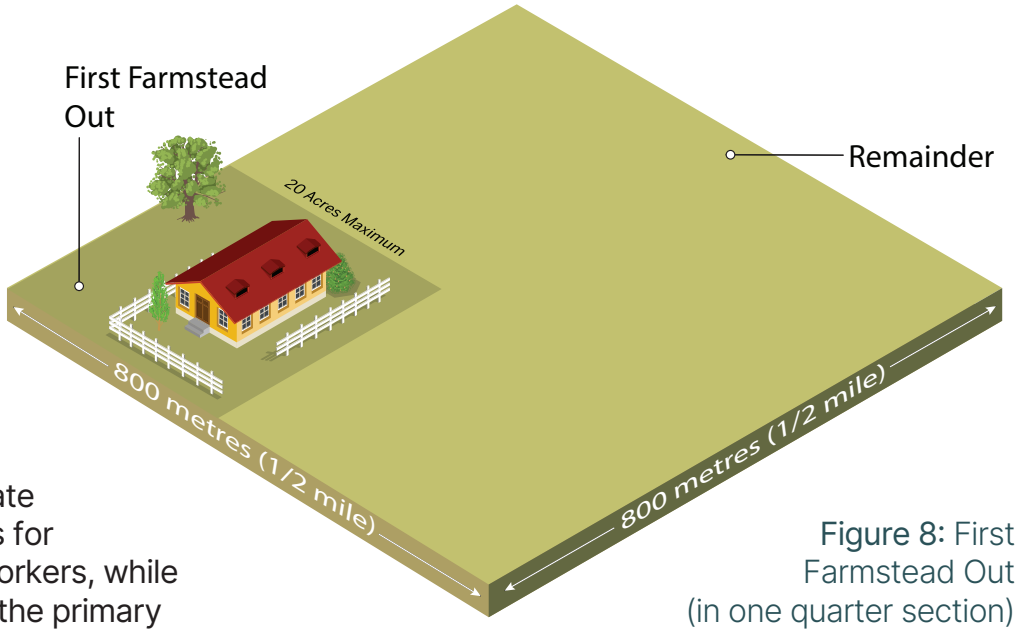


Figure 8: First Farmstead Out (in one quarter section)

A First Farmstead Out parcel shall be strategically located to minimize fragmentation of productive agricultural lands, provide direct road access to the farmstead, and mitigate impacts to adjacent agricultural operations.

11.18 Subdivision to create a First Farmstead Out should be supported if the proposed parcel meets the following criteria:

a. the quarter section being subdivided is currently unsubdivided;

b. alignment with the definition of a First Farmstead Out;

c. a minimum parcel size of 1.60 hectares (3.95 acres);

d. a maximum parcel size of 8.1 hectares (20 acres), notwithstanding policy 11.19;

e. the parcel is located:

   i. in a corner of the quarter section;

   ii. adjacent to an existing farmstead dwelling within the quarter section; or

   iii. on land deemed unsuitable for agricultural production (e.g., soil quality, topography, natural features), at the discretion of the County;

f. the applicant demonstrates clear intention to use the parcel for a farmstead dwelling;

g. the parcel has direct access to a developed public roadway;

h. the application meets the County *Servicing Standards*;

i. the parcel has no *physical constraints* to subdivision;

j. the applicant demonstrates how adverse impacts on agricultural operations will be mitigated, in alignment with the *Agricultural Boundary Design Guidelines*; and

k. the applicant maintains the balance of the quarter section as agricultural use.

11.19 A First Farmstead Out may be larger than 8.1 hectares (20 acres) if there is a physical constraint that requires a larger parcel size, at the discretion of the County.

Second Farmstead Out

The *Second Farmstead Out* provides landowners the ability to subdivide a second farmstead parcel within a quarter section, if the subdivision meets specific criteria. The Second Farmstead Out provides flexibly for *existing agricultural operations*, while maintaining agriculture as the primary use on the balance of the lands.

A Second Farmstead Out is only permitted on a quarter section that has one existing subdivision that meets the definition and intent of a First Farmstead Out, or that meets the definition and intent of a Diversified Agricultural Operation. A Second Farmstead Out shall not be supported on a quarter section with two or more existing subdivisions.

A Second Farmstead Out should be located adjacent to a First Farmstead Out parcel or subdivided from a First Farmstead Out parcel. The First and Second Farmstead Out shall not exceed a combined area of 20 acres, unless there is a physical constraint that requires a larger parcel size for the First Farmstead Out, at the discretion of the County.

11.20 Subdivision to create a Second Farmstead Out may be supported if the proposed parcel meets the following criteria:

a. the quarter section being subdivided shall have only one subdivision;

b. shall align with the definition of a Second Farmstead Out;

c. shall have a parcel size of 1.60 hectares (3.95 acres) or greater;

d. shall have a maximum parcel size in alignment with policy 11.21;

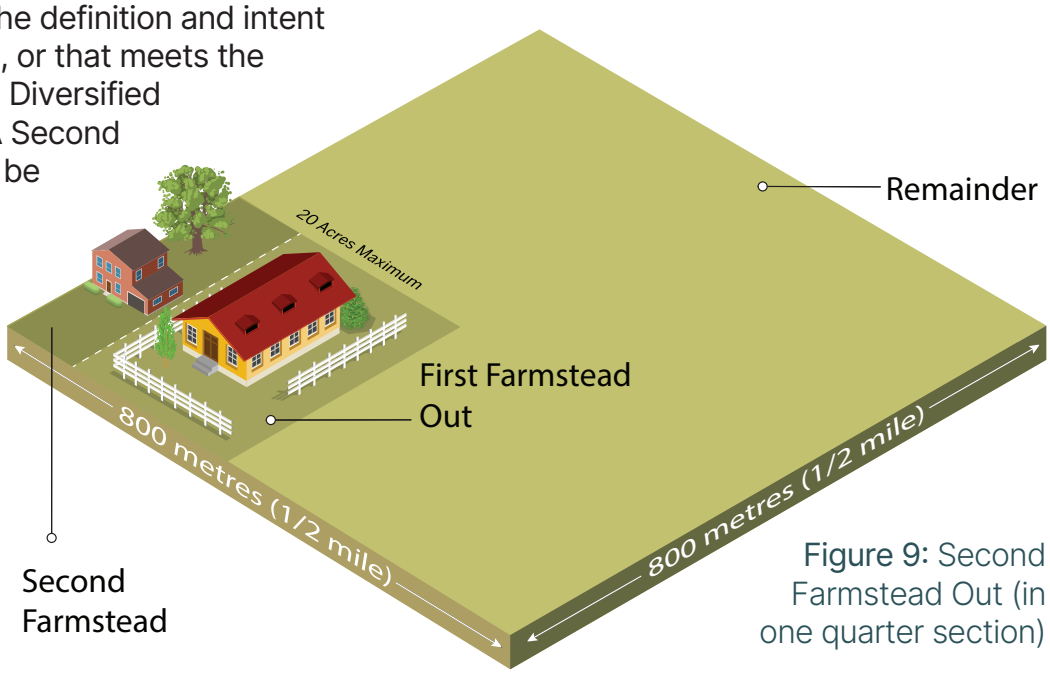


Figure 9: Second Farmstead Out (in one quarter section)

e. the parcel shall be located adjacent to, or subdivided from, an existing First Farmstead Out parcel, unless:

   i. the parcel is located adjacent to an existing farmstead dwelling within the quarter section; or

   ii. the parcel is located on land deemed unsuitable for agricultural production (e.g., soil quality, topography, natural features), at the discretion of the County;

f. the applicant shall demonstrate clear intention to use the parcel for a farmstead dwelling;

g. the parcel shall have direct access to a developed public roadway;

h. the application shall meet the County *Servicing Standards*;

i. the parcel shall have no physical constraints to subdivision;

j. the applicant shall demonstrate how adverse impacts on agricultural operations will be mitigated, in alignment with the *Agricultural Boundary Design Guidelines*; and

k. the applicant shall maintain the balance of the quarter section as agricultural use.

11.21 The total combined area of the First Farmstead Out and the Second Farmstead Out parcels shall not exceed 8.1 hectares (20 acres), notwithstanding:

a. If the First Farmstead Out parcel is equal to or exceeds 8.1 hectares (20 acres), the Second Farmstead Out shall be subdivided from the First Farmstead Out parcel.

Diversified Agricultural Operations

Diversified Agricultural Operations provide farmers and landowners the ability to subdivide a quarter section to continue running a Diversified Agricultural Operation, should the subdivision meet specific criteria. Diversified Agricultural Operations support diverse, vibrant, and resilient agricultural communities to ensure the long-term viability of agriculture in the County.

A Diversified Agricultural Operation parcel is permitted on a quarter section that is unsubdivided or has one existing parcel that meets the definition or intent of a First Farmstead Out.

A Diversified Agricultural Operation parcel should only include land that directly supports the existing Diversified Agricultural Operation, while minimizing fragmentation of the quarter section. Additionally, Diversified Agricultural Operations should be compatible with the principal agricultural use operating on the balance of the quarter-section. Agricultural operations may include farming, agri-business, agri-tourism, and value-added agriculture, or a combination of these businesses.

11.22 Subdivision for a Diversified Agricultural Operation should be supported if the proposed parcel meets the following criteria:

a. the quarter-section being subdivided is currently unsubdivided or has a First Farmstead Out parcel;

b. alignment with the definition of Diversified Agricultural Operation;

c. the applicant demonstrates clear intention to continue operations of the Diversified Agricultural Operation;

d. the applicant demonstrates the Diversified Agricultural Operation has been operating on the parcel for at least three years, by demonstrating:

   i. a valid *development permit*; or

   ii. physical separation through aerial imagery;

e. the applicant demonstrates the parcel size and configuration aligns with the existing Diversified Agricultural Operation;

f. minimizes fragmentation of the quarter section;

g. the parcel has direct access to a developed public roadway without the use of panhandle parcel configuration;

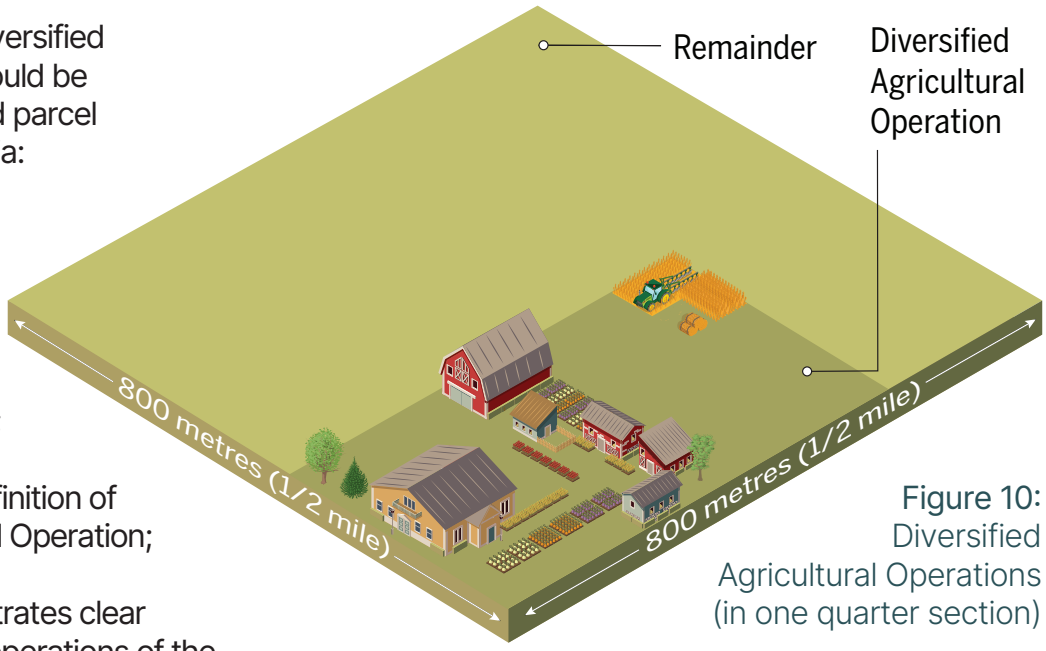


Figure 10: Diversified Agricultural Operations (in one quarter section)

h. provides a detailed assessment of the proposal's impact on County road infrastructure and identification of any required upgrades or mitigations;

i. the application meets the County *Servicing Standards*;

j. the parcel has no physical constraints to subdivision;

k. the applicant demonstrates how adverse impacts on agricultural operations will be mitigated, in alignment with the *Agricultural Boundary Design Guidelines*; and

l. the applicant maintains the balance of the quarter section as agricultural use.

11.23 A Diversified Agricultural Operation parcel shall not be further subdivided.

Fragmented Quarter Section

Historical subdivision of the County's agricultural lands and Hamlets have resulted in fragmented pockets of residential lots and underproductive agricultural parcels due to their small size. Incremental development in these areas has fragmented viable agricultural land, impacted farmers and farm operators, and resulted in an inefficient development and servicing approach.

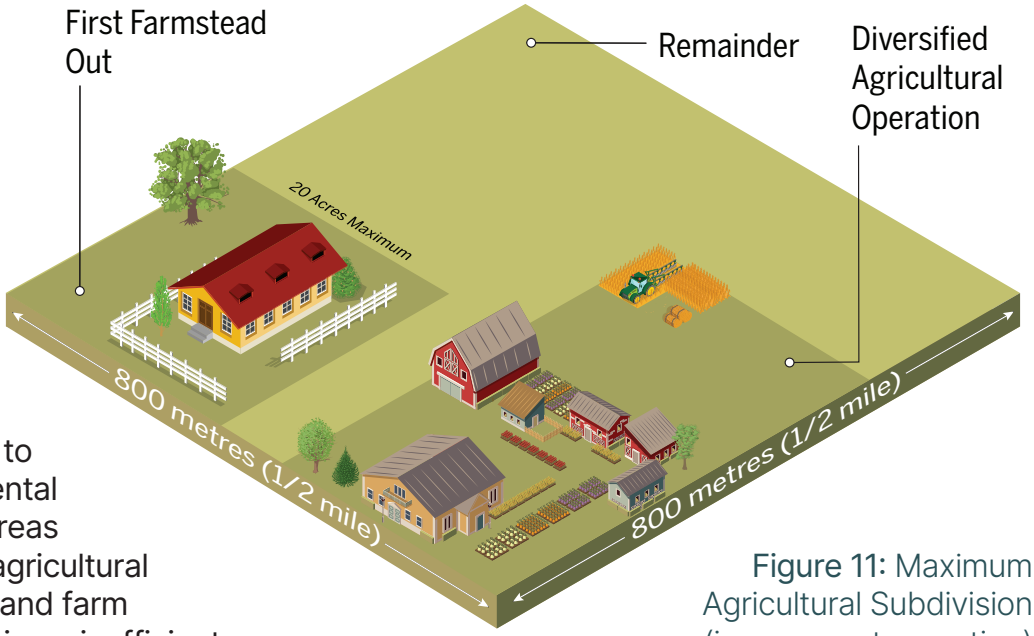


Figure 11: Maximum Agricultural Subdivision (in one quarter section)

Fragmented Quarter Sections provide an option to comprehensively plan previously fragmented agricultural lands into rural residential areas through the adoption of a limited scope conceptual scheme. The Fragmented Quarter Section policies ensure future redesignation and subdivision of rural residential or agricultural lands result in efficient use of land and County infrastructure and minimize adverse impacts to adjacent agricultural land and operations.

Proposed redesignation and subdivision of agricultural lands should only be supported if the subject quarter section meets the definition of a Fragmented Quarter Section.

11.24 A Fragmented Quarter Section exists when there are six or more existing parcels in a quarter section.

11.25 Redesignation or subdivision of agricultural land within a Fragmented Quarter Section greater than 10 hectares (24.7 acres) shall not be supported.

11.26 Redesignation or subdivision of agricultural or residential lands within a Fragmented Quarter Section less than or equal to 10 hectares (24.7 acres) to a new residential land use shall provide a limited scope conceptual scheme, which should meet the criteria identified in Appendix B: Lower-Level Plans and Technical Requirements.

Confined Feeding Operations

The Government of Alberta defines, approves, and regulates *Confined Feeding Operations*. Municipalities may make recommendations to the Government of Alberta regarding location and operation of Confined Feeding Operations.

11.27 Site considerations for new or expanded Confined Feeding Operations should be informed by County input, including the following:

a. environmental impacts;

b. impacts on the County infrastructure;

c. impacts on adjacent land uses;

d. proposed *minimum distance of separation*, as per the *Agricultural Operation Practices Act*;

e. proximity to any County statutory planning area, neighbouring municipalities, existing residential developments, or residential land use; and

f. any other matter the County considers relevant.

11.28 Development incompatible with the operation of Confined Feeding Operations shall not be supported when proposed within the minimum distance of separation of existing Confined Feeding Operations, as per the *Agricultural Operation Practices Act*.

11.29 Confined Feeding Operations should be in areas of minimal conflict and located away from non-complementary land uses.

11.30 Confined Feeding Operations, including its minimum distance of separation as determined by the Natural Resources Conservation Board, should not be located within the boundary of any:

a. intermunicipal development plan area or notification zone;

b. area structure plan;

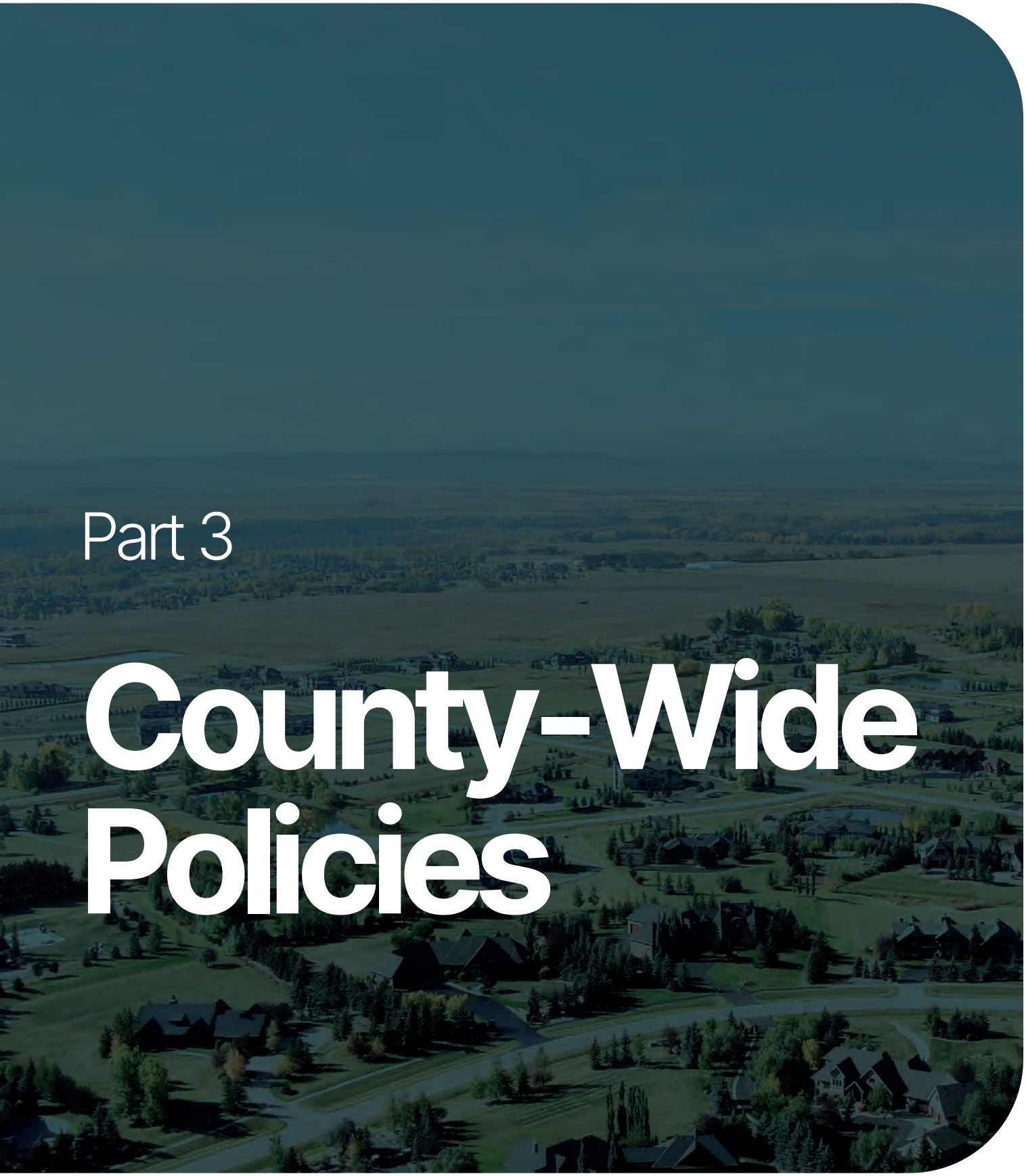
c. conceptual schemes;

d. institutional use; or

e. County, Government of Alberta, or Government of Canada parks or recreation areas.

11.31 New Confined Feeding Operations should provide landowners with technical and design information, receive feedback through public engagement, and provide information to the County on how the proposal addresses public input, in alignment with the Natural Resources Conservation Board.

11.32 New Confined Feeding Operations shall not be established within areas identified in intermunicipal development plans or agreements that exclude confined feeding operations.



Part 3

County-Wide Policies

12.0 Environment

Overview:

County residents have a strong connection to the natural environment and value the stewardship of our water, grasslands, agricultural land, and wildlife. The process of developing communities, business areas, and agricultural lands may result in environmental impacts. The County recognizes the importance of preserving and enhancing our natural environment as growth and development occur and supports decisions that minimize adverse impacts of development on the environment.

Focused growth is essential to maintain Environmental Areas (as shown on Map 5: Natural Systems) and the health of natural systems. Development in the County should minimize land disturbance, preserve Environmental Areas, limit development in *riparian areas*, retain *ecological networks*, and ensure construction best practices are followed.

Objectives:

- Ensure grasslands, *wildlife corridors*, sensitive ecosystems, and Environmental Areas are protected, preserved, and connected.
- Ensure riparian areas, wetlands, watercourses, and water quality and quantity are protected and preserved.
- Support measures that improve water quality, reduce land consumption, and enhance water use efficiency.

Partnerships

12.1 Collaborate with neighbouring municipalities, *watershed* councils, watershed stewardship groups, the Calgary Region Airshed Zone, and agricultural and regional *invasive weed* management groups in environmental management initiatives.

12.2 Collaborate with neighbouring municipalities and the Government of Alberta on regional watershed planning, and source water protection.

12.3 Relevant watershed and stormwater management plans shall inform the County's Planning documents and tools, including the *South Saskatchewan Regional Plan*, *Bow Basin Watershed Management Plan, Elbow River Basin Water Management Plan, Nose Creek Watershed Water Management Plan, Jumpingpound Creek Integrated Watershed Management Plan Cooperative Stormwater Management Initiative*.

General

12.4 Development shall limit fragmentation and minimize impacts to Environmental Areas.

12.5 Development shall align with environmental provincial legislation and policy, including but not limited to:

a. *Alberta Land Stewardship Act;*

b. *Environmental Protection and Enhancement Act;*

c. *Soil Conservation Act;*

d. *Water Act; and*

e. *Weed Control Act*.

12.6 Topsoil conservation during development and operations shall be in alignment with the *Soil Conservation Act* and the *Land Use Bylaw*'s stripping, grading, excavation, and fill policies, except lands specified in the *Environmental Protection and Enhancement Act* – Part 6.

12.7 Control and eradication of regulated weeds on private and public land shall be completed in accordance with the *Weed Control Act*.

12.8 Control and eradication of pests on private and public land shall be completed in accordance with the *Agricultural Pests Act*.

12.9 *Environmental Site Assessments* shall be provided when a previous use may have contaminated the proposed development area.

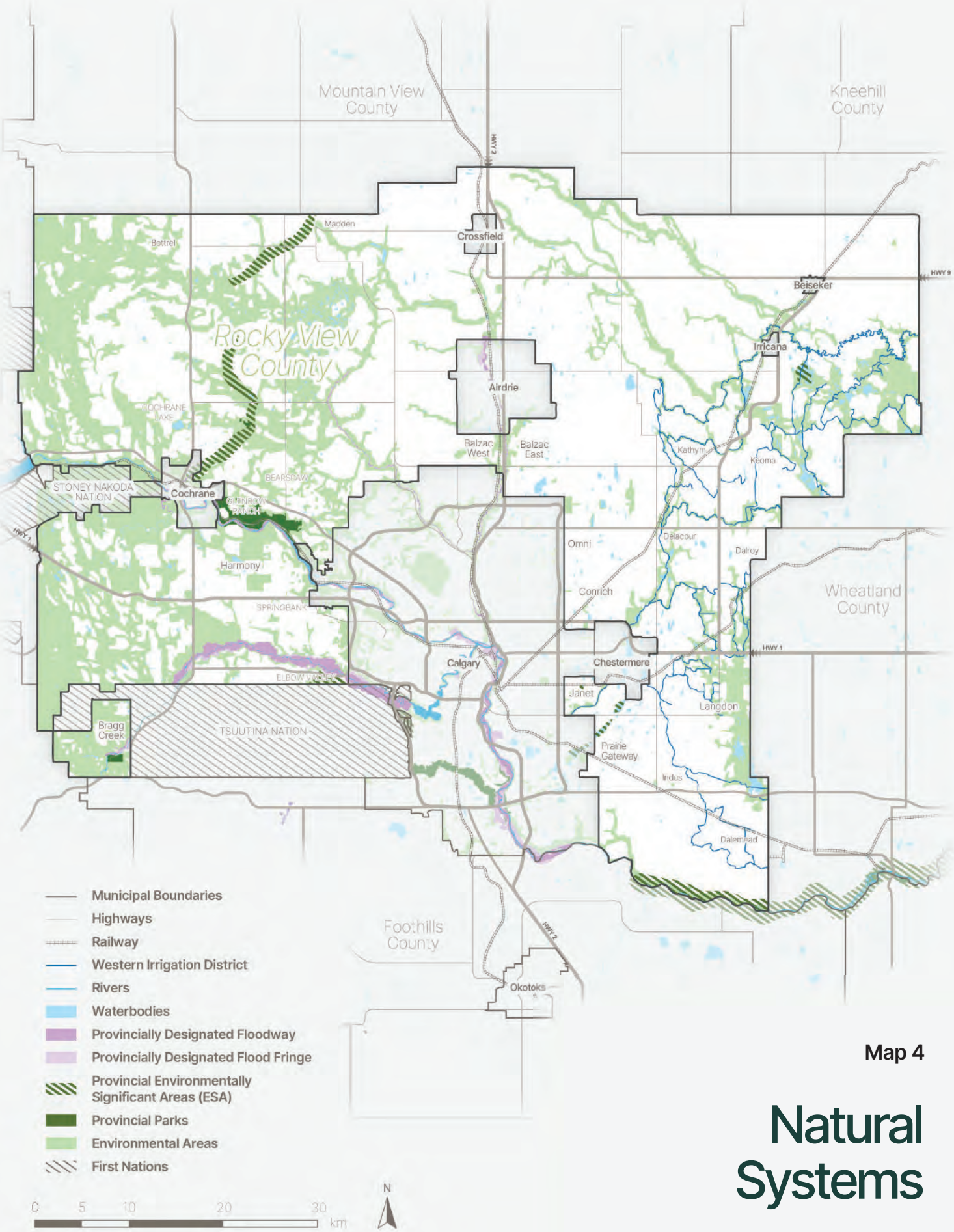
Grasslands

12.10 New development and *redevelopment areas* should reintroduce natural habitat and native grassland, shrub, and tree species to increase ecosystem health.

12.11 New development should retain intact native grasslands and natural habitats.

12.12 New development should reintroduce native vegetation to improve the quantity and quality of green spaces.

12.13 Natural resource and energy development should preserve intact native grasslands.



Map 4

Natural Systems

Wetlands

12.14 Conservation and effective management of riparian areas and wetlands shall be implemented in accordance with Government of Alberta policy, including the Alberta Wetland Policy, County policy, and best management practices.

12.15 Wetlands across the County should achieve net-gain through the following:

a. naturalized stormwater management;

b. wetland replacement;

c. wetland restoration; and

d. wetland enhancement activities.

12.16 Development shall be planned, designed, and constructed to protect alluvial aquifers.

Environmental Areas

12.17 New or amended area structure plans within 100 metres of an Environmental Area(s) (as shown on Map 4: Natural Systems) shall:

a. undertake a desktop-based Environmental Screening within 100 metres of the plan boundary to determine existing environmental conditions, and assess potential and actual effects that may occur as a result of disturbance based on the proposed development;

b. prepare an Environmental Screening report that includes a map of all identified Environmental Areas; and

c. conduct an *Environmental Study* in alignment with the County *Servicing Standards*, to identify the potential impacts on the identified Environmental Areas and mitigation measures, at the discretion of the County.

12.18 Preparation and implementation of an Environmental Study, at the discretion of the County, shall be provided by the *developer* when development impacts or may impact an Environmental Area, including:

a. inventory of existing conditions;

b. potential negative impacts;

c. mitigation strategies; and

d. alignment with the County *Servicing Standards*.

Environmental Areas, continued

12.19 Mitigation in Environmental Areas shall include one or more of the following to help conserve the area:

a. directing conflicting uses that may impact Environmental Areas away from these areas;

b. requiring development setbacks;

c. permitting a density of development consistent with the capabilities of the area;

d. requiring ample open space, which may include open space corridors;

e. requiring, where appropriate, the conservation of areas of natural vegetation;

f. conserving shorelines, *escarpments*, and other sensitive natural features;

g. dedicating environmental reserve and *municipal reserve*;

h. applying *environmental reserve easements* and *conservation easements*;

i. applying other measures deemed appropriate by the County; and

j. applying guidelines from any existing Watershed Management Plan.

Groundwater

12.20 Groundwater use for new development shall not exceed *carrying capacity*.

12.21 Development shall mitigate potential adverse impacts of development on groundwater recharge areas.

12.22 Development shall adhere to provincial groundwater testing requirements, as part of the development approval process.

Environmental Design and Construction Practices

12.23 New development shall follow best practices in construction to reduce wind and water erosion and suppress dust.

12.24 New development should preserve intact natural areas such as wildlife habitat, ecological network, tree stands, wetlands, and water courses.

12.25 New development should build with the contours of the land and minimize stripping and grading.

12.26 New development should minimize the environmental impact of new buildings using design, techniques, and materials that minimize environmental impacts of construction and increase building efficiency.

Development in Hazard Areas

12.27 Development within a *floodway* identified by the Government of Alberta shall not be supported, with the exception of uses with no permanent structures, including the following:

a. agriculture;

b. natural areas;

c. parks;

d. outdoor recreation;

e. roads;

f. bridges;

g. utilities;

h. aggregate extraction; and

i. flood mitigation infrastructure.

12.28 Development within the floodway or *flood fringe* areas shall provide a flood hazard risk study prepared by a qualified professional, including the following:

a. identifying areas at a flood risk of 1:100 or greater, and those having a lesser flood risk between 1:100;

b. demonstrating that there is sufficient developable area for the proposal after excluding floodway and flood fringe areas;

c. providing recommendations on locating more vulnerable developments toward lower *flood risk areas* (greater than 1:100, where possible) and on implementing other measures that would limit flood risk; and

d. development within the flood fringe is discouraged; however, when development is allowed within the flood fringe area, flood protection measures to mitigate risk at the 1:100 year flood event level shall be included.

12.29 Development in hazard areas, such as flood fringes, escarpments, and slopes greater than 15% shall meet the following criteria:

a. technical evaluations conducted by qualified professionals to the County's satisfaction;

b. regulatory compliance, including alignment with the *Land Use Bylaw*, County *Servicing Standards*, and relevant County, Government of Alberta, and Government of Canada regulations; and

c. risk mitigation, including measures to address and reduce risks.

13.0 Transportation

Overview:

The transportation network provides safe and efficient routes for residents, businesses, and agricultural operators to travel throughout the County and between neighbouring municipalities.

Development and maintenance of the transportation network will respond to community needs and the County will collaborate with neighbouring municipalities, the Government of Alberta, and developers to respond to regional opportunities. This section guides growth and maintenance of the transportation network to ensure fiscal responsibility, pursue strategic growth, and assign responsibility at each stage of development and maintenance.

Objectives:

- Ensure the County's transportation infrastructure is built and maintained in a safe, efficient, and cost-effective manner.
- Ensure the County's transportation network is designed to meet diverse community needs by providing local and regional connectivity.
- Identify opportunities for future public transit connections locally and regionally.

Partnerships

13.1 Collaborate with the Government of Alberta, neighbouring municipalities, and developers to maintain, improve, and expand transportation infrastructure.

13.2 Collaborate with the Government of Alberta and railway companies to reduce conflicts between rail and road traffic.

13.3 Collaborate with neighbouring municipalities to explore efficient regional transit options based on the following criteria:

a. potential for high transit ridership;

b. operation cost efficiency and/or cost sharing opportunities;

c. site availability for transit stops; and

d. feasibility of municipal investment.

General

13.4 New development shall use, extend, and enhance existing transportation infrastructure.

Road Network

13.5 The road network shall expand based on existing development, Growth Areas, area structure plans, and interconnectivity with neighbouring municipalities.

Road Network, continued

13.6 Extensions to the road network required as a result of development shall be funded by the developer, to the greatest extent possible, including the following:

a. off-site improvements; and

b. regional improvements through contributions to the *Regional Transportation Off-Site Levy*.

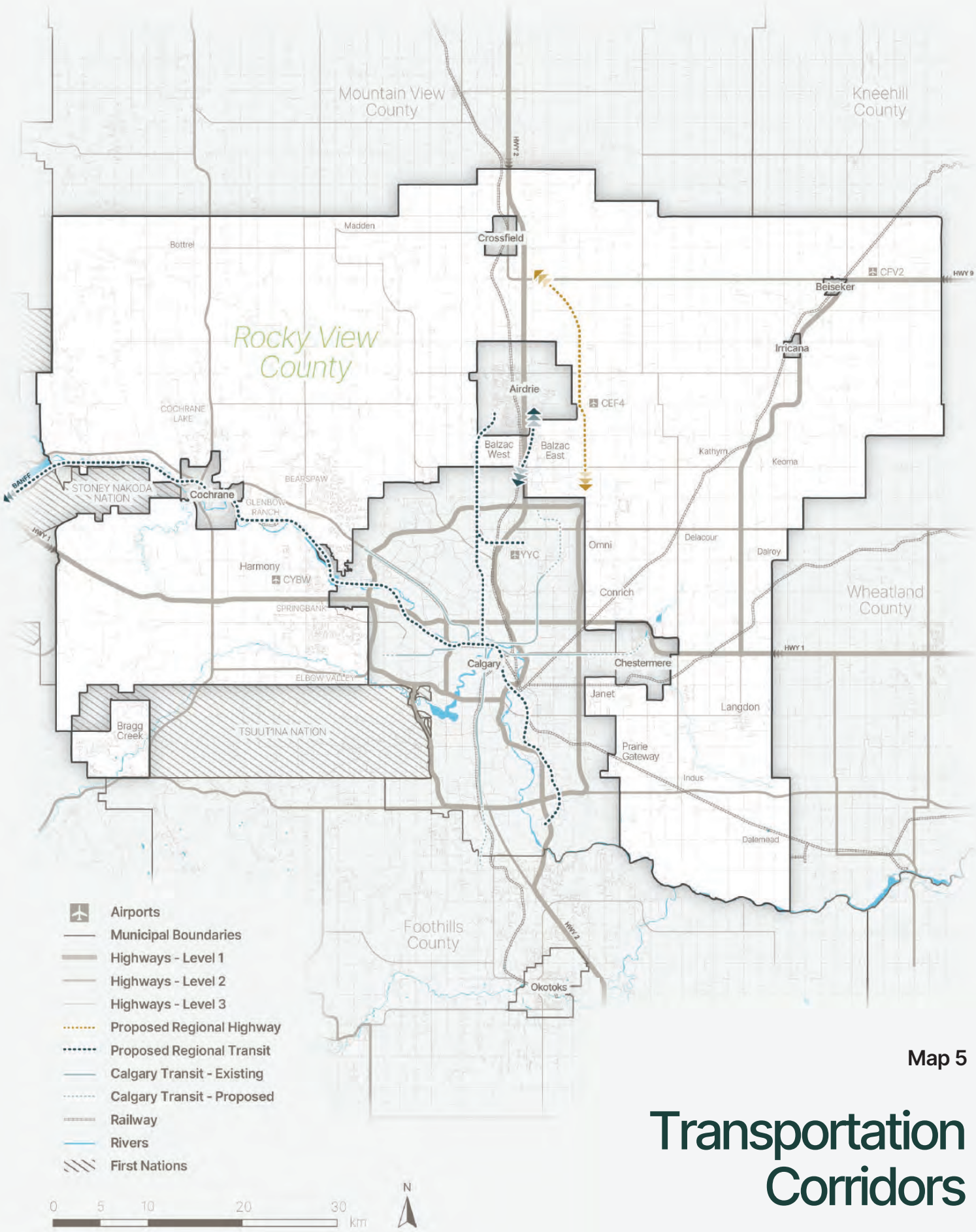
13.7 Future road networks should be forecasted and based on the County's *Transportation Model* and in alignment with the County *Servicing Standards*.

13.8 The road network shall be designed for efficient snow and ice removal in alignment with the County *Servicing Standards*.

13.9 The road network shall be designed to provide for the safe, efficient, and timely movement of agricultural equipment and goods.

13.10 The road network shall be designed for efficient entry and exit of emergency vehicles and personnel including a turnaround or throughway in alignment with the County *Servicing Standards*.

13.11 Development that results in frequent truck traffic shall provide direct access to a paved County road or provincial highway, in alignment with the County *Servicing Standards*.



Map 5

Transportation Corridors

Transit

13.12 Feasibility of connections to existing and planned local public and regional transit and locations for transit-ready infrastructure should be identified when developing or amending area structure plans, conceptual schemes, and master site development plans.

Service Levels

13.13 Road service and maintenance levels shall be based on road classification and traffic volume, in alignment with the County *Servicing Standards*.

Airports

13.14 Development associated with the operation of an airport shall be comprehensively planned through an area structure plan.

13.15 Agricultural operations or subdivisions that do not adversely affect the airport operation may develop without an area structure plan.

Railways

13.16 Development associated with railway operations, including rail infrastructure, shall be comprehensively planned through an area structure plan.

13.17 Area structure plans and conceptual schemes in proximity to active rail lines should provide the minimum building setback and/or buffering recommendation requested by the rail line owners to mitigate light, dust, and noise.

13.18 Development outside an area structure plan and in proximity to active railways should provide the minimum building setbacks and/or buffering recommendation requested by the rail line owners to mitigate light, dust, and noise.

13.19 Abandoned railway corridors should be surveyed with an Environmental Site Assessment by the County or developers to ensure safe reclamation as public open space or consolidation with adjacent lands.

14.0

Parks, Pathways, and Recreation

Overview:

The County's network of parks, open spaces, recreation facilities, pathways and trails support residents' quality of life by providing access to active and passive recreation and connections to key destinations. These spaces contribute to the local identity of our diverse communities and should be safe, accessible, and integrated into the surrounding landscape. This section guides the partnerships, design, and development of parks, pathways, and recreational amenities to ensure fiscal responsibility, promote connectivity, and assign responsibility at each stage of development and maintenance.

Objectives:

- Partner and collaborate with neighbouring municipalities and other organizations in the development, use, and maintenance of parks, pathways, trails, and recreational amenities.
- Support the development and expansion of a safe, accessible, and integrated network of parks, open spaces, pathways, and trails that support recreational and commuter needs.
- Provide and support pathway and trail projects and initiatives that increase strategic connections at the local and regional scales.
- Ensure sustainable funding and maintenance of parks, open spaces, pathways, trails, and recreation amenities through County and developer contributions.

Partnerships

14.1 Collaborate with neighbouring municipalities, the Government of Alberta, school divisions, conservation agencies, community groups, library boards, developers, and other organizations to develop and maintain parks, open spaces, pathways, trails, and recreation, associated amenities, programs, and services.

14.2 Collaborate with developers and private organizations to fund and expand the pathway network through mechanisms such as developer contributions, homeowners' associations, lot-owners associations, sponsorships, and grants.

14.3 Collaborate with the Government of Alberta to ensure pathways seamlessly integrate with provincial transportation corridors and infrastructure.

14.4 Collaborate with local community groups to identify and develop strategic pathways and trails connections that enhance the active transportation network at the local and regional scales.

14.5 Collaborate with neighbouring municipalities through recreation, social, and cultural joint use cost sharing agreements to improve affordability and access and create user fee equity.

14.6 Collaborate with non-profit organizations to enhance social well-being through the County's Family and Community Support Services (FCSS) program.

14.7 Collaborate with the private sector for donations, private-public sector partnerships, developer contributions, endowment funds, and other sponsorships to develop and maintain facilities, services, and amenities.

Parks and Open Spaces

14.8 Area structure plans and conceptual schemes shall identify how recreational amenities for the proposed development will be provided, as per Appendix B Lower-Level Plans and Technical Requirements.

14.9 Development of new parks and open spaces should be in alignment with an existing area structure plan, the *Parks and Open Space Master Plan*, and the *Recreation and Parks Master Plan*, unless it can be demonstrated, to the County's satisfaction, that this is not feasible.

14.10 Parks and open spaces shall be planned comprehensively in area structure plans, conceptual schemes, and master site development plans.

14.11 Wildlife corridors, waterbodies, and Environmental Areas should be integrated and connected through protected parks, open spaces, pathways, and trails.

14.12 Parks, open spaces, pathways, trails and associated amenities design shall be in alignment with the *Parks and Pathways: Planning, Development and Operational Guidelines* and the *Land Use Bylaw* to create high quality spaces, including:

a. maintaining respect for the natural landscape;

b. providing variety in appearance and function to accommodate a diversity of people and interests;

c. minimizing land use conflicts;

d. protecting the privacy of residents;

e. incorporating *Crime Prevention Through Environmental Design* features;

f. meeting the environmental goals and policies of this Plan; and

g. alignment with the County *Servicing Standards*.

14.13 Public gathering places shall be designed for the following:

a. addressing the needs of residents of all ages and abilities;

b. connection to pathways, trails, and sidewalks; and

c. respecting and enhancing community identity and character.

14.14 Development proposals adjacent to, or affecting, Provincial Parks, County Parks and open spaces shall include:

a. facilities and/or amenities, where appropriate, that are shared and/or mutually supportive of the development and adjacent park or open space;

b. user and operational access;

c. stormwater management;

d. preserving *viewscapes* into and within the park, where appropriate;

e. vegetation and invasive species management; and

f. wildlife management.

14.15 Development of public access to rivers and waterways shall meet the following criteria:

a. safe access is provided for users;

b. safe entry and exit of emergency vehicles and personnel is addressed, including turnaround or throughway;

c. parking areas are identified;

d. clear signage or wayfinding tools are provided to reduce instances of trespassing on private lands; and

e. public use of the area does not result in significant impacts to the surrounding Environmental Areas.

Pathways and Trails

14.16 Pathways and trails should be provided to connect residential, institutional, commercial, industrial areas, and neighbouring municipalities through the local and regional pathway and trail network in alignment with the *Parks and Open Space Master Plan*.

14.17 Pathways and trails should be connected to key destinations, including schools, community centres, transit hubs, parks, employment opportunities, and Environmental Areas, in alignment with the *Parks and Open Space Master Plan*.

14.18 Development of the conceptual regional pathway and trail plans should be supported in alignment with *Recreation and Parks Master Plan, Parks and Open Space Master Plan*, and other applicable master plans.

14.19 Pathway and trail design shall be in alignment with the *Parks and Pathways Planning, Development and Operational Guidelines* to create high-quality pathways and trails, including:

a. maintaining respect for the rural landscape;

b. providing variety in appearance and function to accommodate a diversity of people and interests;

c. minimizing land use conflicts;

d. protecting the privacy of residents;

e. incorporating Crime Prevention Through Environmental Design features; and

f. ensuring Environmental Areas are protected and preserved.

14.20 Pathways and trails that go through Agricultural Areas shall be designed in alignment with the *Agricultural Boundary Design Guidelines*.

14.21 Pathways and trails that run through industrial and commercial areas shall be designed in alignment with the *Industrial, Commercial, and Office Guidelines*.

14.22 Pathways and trails shall be designed to accommodate users with varying mobility levels and incorporate safety measures, including pedestrian crossings, traffic safety measures, and clear wayfinding signage for a safe and user-friendly network.

14.23 Pathways and trails shall be maintained in alignment with the *Parks and Pathways Planning, Development and Operational Guidelines – Maintenance Service Levels*.

Recreation and Community Services

14.24 Recreation funding and development should be in alignment with:

a. the *Recreation and Parks Master Plan;*

b. the *Recreation Needs Assessment*; and

c. *Community Recreation Off-Site Levy Bylaw*.

14.25 Social services funding and development should be in alignment with the *Social Needs Assessment*.

14.26 The Community Recreation Funding Program shall provide funding for recreation and cultural facility development and programs in alignment with Policy C-317 *Community Recreation and Culture Grant Program*.

14.27 Equitable distribution of facilities, services, and programs shall be provided across the County to meet the needs of residents and visitors.

14.28 Library services should be provided through participation in the regional library system.

14.29 Recreational and tourism development, including walking trails, fishing areas, and eco-tourism businesses may be supported along riverfront areas if it is in alignment with the *Parks and Open Space Master Plan* and does not compromise Environmental Areas.

Financial Life-Cycle Maintenance

14.30 A cost feasibility and life cycle analysis for capital replacement, repair, and maintenance costs of new and redeveloped parks, open space, pathways, and trails should be provided by developers to the satisfaction of the County and in alignment with County policy and the *Parks and Open Space Master Plan*.

14.31 Diverse funding mechanisms, including developer contributions, grants, sponsorships, and public-private partnerships should be implemented to support the long-term sustainability of the pathway and trail network, and recreation amenities.

14.32 Development of parks included in land development proposals shall be fully funded by the developer.

14.33 Park, open space, pathway, and trail maintenance shall be funded by the County:

a. the County may enter into agreement with homeowners' associations, lot-owners associations, or not-for-profit associations for park, pathway, and trail maintenance.

14.34 Contributions to the *Community Recreation Off-Site Levy Bylaw* shall be required by the developer for financing future recreation facilities in accordance with the *Land Use Bylaw*.

15.0 Institutional and Community Uses

Overview:

Institutional and Community Uses should be strategically located near or within Growth Hamlets and other serviced areas. This ensures the greatest number of residents can be served and existing infrastructure is used efficiently.

Partnerships and collaboration are essential to ensure regional needs are addressed efficiently through joint land use planning and service delivery. Strategic location and thoughtful design of institutional and community land uses will ensure that these uses are accessible and serve the community's needs.

Objectives:

- Ensure institutional and community land uses are strategically located, thoughtfully designed, compatible with surrounding land uses, and aligned with community needs.
- Support the development of diverse institutional and care facilities to serve the needs of different demographics living in the County.
- Support partnerships with neighbouring municipalities and educational institutions to address institutional and community land needs effectively.

Partnerships

15.1 Collaborate with the Government of Alberta and school boards to identify future school requirements including location, size, and configuration.

15.2 Collaborate with neighbouring municipalities and school boards and establish agreements to develop and deliver indoor and outdoor recreational amenities.

General

15.3 Area structure plans and conceptual schemes shall demonstrate how institutional and community land uses will be provided when prepared or amended in consultation with school boards and other relevant partners.

15.4 Institutional and community uses should be located in Growth Hamlets.

15.5 Institutional and community uses should connect to piped services and be located in proximity to transportation nodes and higher population densities to serve the greatest number of people.

15.6 Institutional and community uses should be integrated into the transportation and active transportation networks to provide safe and efficient access.

15.7 New institutional and community land uses in Employment Areas, Hamlets, or Country Residential Communities shall demonstrate:

a. mitigation of any adverse impacts to the local area or community; and

b. compatibility with existing land uses.

15.8 Institutional and community land use proposals located in Agricultural Areas shall provide:

a. justification for proposed location;

b. demonstration of the benefits for local residents and the broader public;

c. compatibility and integration with existing land uses or nearby communities;

d. infrastructure with the capacity to service the proposed institutional or community use while mitigating any adverse environmental impacts; and

e. the development review criteria identified in Appendix B: Lower-Level Plans and Technical Requirements.

15.9 Redesignation and subdivision applications for an institutional and community land use should provide:

a. an operational plan outlining details such as facility hours, capacity, staff and public numbers, facility use, and parking requirements; and

b. a master site development plan addressing:

    i. water, wastewater, stormwater, and solid waste requirements;

    ii. off-site impacts of stormwater and drainage as a result of development;

    iii. transportation requirements; and

    iv. sufficient area to accommodate parking requirements in alignment with the *Land Use Bylaw*.

15.10 Post-secondary education facilities should be located in Growth Hamlets, or areas located adjacent to the employment opportunities related to the programs offered by the post-secondary institution.

16.0 Financial Sustainability

Overview:

When building communities, the County must provide a number of services and facilities, both necessary or desirable, that support residents who live and work in those communities. The cost to provide these services and facilities is dependent on a number of factors such as location, infrastructure needs, and residents' demand for services.

The upfront costs of development (primarily hard infrastructure) are the responsibility of the developer. Long-term operating costs related to providing soft infrastructure, infrastructure replacements, and services to residents are paid for by the residential and business property tax base, user fees, and provincial grants. Residents have expressed the view that development must pay for itself and be affordable over the long term.

Objectives:

- Ensure growth is planned in a thoughtful, fiscally responsible, and efficient manner.
- Ensure development costs are primarily the responsibility of the developer.
- Ensure the County's tax revenues and expenses are appropriately balanced.

Policies **Financial Sustainability**

16.1 Maximum cost recovery methods shall be in place prior to approving development to ensure the developer is primarily responsible for paying the capital and interest cost of development.

16.2 Utility operational and life cycle costs shall be recovered through user fees from those benefitting from the service.

16.3 Off-site infrastructure costs related to new development, including land necessary for infrastructure placement, shall be funded by the developer during the subdivision or development permit approval process in alignment with:

a. *Water and Wastewater Off-Site Levy Bylaw* as amended;

b. *Regional Stormwater Off-Site Levy Bylaw* as amended;

c. *Regional Transportation Off-Site Levy Bylaw* as amended; and

d. *Community Recreation Off-Site Levy Bylaw* as amended.

16.4 Applicants proposing new water, stormwater, wastewater, solid waste or utility infrastructure shall provide cost feasibility and life cycle analysis detailing operating and replacement costs in alignment with the County *Servicing Standards*.

16.5 Development across the County should achieve the County's long-term financial sustainability, in alignment with Council's *Strategic Plan* and the County's *Fiscal Management Strategy*, as directed in Policy C-710 *Assessment and Tax Policy*.

17.0 Reserves

Overview:

Reserves enhance the County's communities by providing land for parks, schools, recreational amenities, and environmental protection. These lands, dedicated during the subdivision process, support recreational, educational, social, and environmental needs while protecting natural ecosystems and hazardous areas such as floodways and ravines.

Reserve planning and management shall align with the County's development goals and environmental policies, ensuring they meet present and future community needs. Collaboration with regional partners, sustainable practices, and strategic integration with ecological networks will result in reserves contributing to a balanced and connected landscape for residents and visitors in Rocky View County.

Objectives:

- Ensure reserve lands meet recreational, educational, social, and environmental needs of residents, businesses, and visitors.
- Provide and support recreation access to environmental and conservation reserve lands when the ecological function of these areas can be preserved.
- Support partnerships with regional partners and neighbouring municipalities to optimize reserve planning and resource sharing.

Partnerships

17.1 Collaborate with conservation and watershed groups to care for and preserve *environmental reserves*.

Intermunicipal Development Areas

17.2 The amount, type, location, and shape of the reserve land in an intermunicipal development plan area shall be determined in consultation with the neighbouring municipality prior to determining the reserve requirement, to ensure integration of ecological networks, trail networks, shared community amenities, and recreational opportunities.

17.3 Reserve land in an intermunicipal development plan area shall not be disposed without prior consultation with the appropriate municipality in alignment with Policy C-313 *Disposal of Reserve Land, Former Reserve Land, and Fee Simple Land by Sale*.

Environmental Reserves

17.4 Environmental reserves and environmental reserve easements shall be taken at the time of subdivision, where applicable, in accordance with the *Municipal Government Act,* on lands designated for:

a. residential, business, or institutional uses;

b. agricultural parcels less than 12.0 hectares (29.65 acres); or

c. as determined by the County.

17.5 Environmental reserve lands undesirable for public use, as determined by the County, may be designated as an environmental reserve easement, including the following:

a. steep slopes, unstable soil, erosion-prone areas, flood-prone areas, and areas at risk for water contamination;

b. critical ecosystems, biodiversity hotspots, or unique geological features;

c. hazardous areas and inadequate access or infrastructure;

d. remote location or conflicts with surrounding land uses;

e. need for landscape restoration or protection; and

f. natural resource extraction areas.

17.6 Where the County determines public use is not desirable or where management of public land by the County is not required, land qualifying as environmental reserve may be designated as an environmental reserve easement in accordance with the *Municipal Government Act*.

17.7 Environmental reserves shall not be less than six metres from Environmental Areas and shall require an Environmental Site Assessment by a qualified professional for appropriate buffer.

Conservation Easement

17.8 Dedication of conservation easement shall be in alignment with the *Municipal Government Act*.

17.9 Conservation easements should be integrated into larger ecological networks to support ecological connectivity and ecosystem health.

17.10 Voluntary conservation easements may be used to preserve areas that do not qualify as environmental reserve or environmental reserve easements under the *Municipal Government Act*, in alignment with the *Alberta Land Stewardship Act*.

Municipal, School and Community Reserves

17.11 The maximum Municipal Reserve (10% of subdivided land) shall be provided through land dedications and/or cash-in-lieu, at the discretion of the County.

17.12 When acquiring reserves, the County shall require that the owners of land proposed for subdivision provide reserves in the form of:

a. land;

b. money in place of land (cash-in-lieu); or

c. a combination of land and money.

17.13 Dedication of reserve land shall be assessed to meet the present or future needs of the County, identified by the following:

a. the Municipal Development Plan;

b. the *Parks and Open Space Master Plan*;

c. area structure plans;

d. conceptual schemes; and

e. local school boards.

17.14 The provision of land for Municipal Reserve dedication shall meet the following criteria:

a. within or adjacent to neighbourhood centres;

b. on land suitable for park development and other planned uses;

c. supported by existing or future active transportation infrastructure;

d. adjacent to a natural feature or viewscapes;

e. integrated with stormwater management or environmental protection;

f. reflect population density and integrate into overall community design; and

g. be accessible to the public.

17.15 The County may defer all or a portion of the required reserves by registering a *deferred reserve caveat* when the reserve could be provided through future subdivision.

17.16 Acquisition, deferral, and disposition of reserve land and use of cash-in-lieu shall be in alignment with Policy C-313 *Disposal of Reserve Land, Former Reserve Land, and Fee Simple Land by Sale*, agreements with local school boards, and the requirements of the *Municipal Government Act*.

17.17 Voluntary dedication of reserve land beyond the maximum amount allowed by the *Municipal Government Act* may be accepted by the County to support *compact residential development* or any other identified needs.

17.18 The amount, type, location, and shape of reserve land shall be suitable for public use, accessible, and evaluated for viability and functionality in alignment with the *Recreation and Parks Master Plan*.

18.0 Emergency Services

Overview:

Emergency Services encompass all aspects of fire prevention, suppression, rescue and disaster services, bylaw enforcement, development compliance, and traffic enforcement. The provision of safe and accessible emergency response is an important consideration when building communities and contributing to residents' and businesses' sense of well-being.

The Municipal Development Plan (MDP) focuses on fire services and emergency management through safe design and provision of fire and protective services. Effective fire service delivery includes planning and designing development for fire control and prevention, providing safe and efficient emergency access, and ensuring water distribution systems can support fire suppression.

Partnerships with neighbouring municipalities, the Royal Canadian Mounted Police (RCMP), and Alberta Sheriffs are essential to support emergency service capacity and to respond efficiently to emergencies. Planning for safe and efficient emergency services ensures that the County continues to be a safe place to live and work.

Objectives:

- Deliver safe and efficient fire and protective services to communities across the County.
- Ensure community design enhances fire prevention and safety.

Partnerships

18.1 Collaborate with neighbouring municipalities to develop and maintain plans and agreements for fire prevention and firefighting services.

18.2 Collaborate with the RCMP, Alberta Sheriffs, and animal shelters to provide protective and enforcement services.

General

18.3 Area structure plans and conceptual schemes shall identify how fire and protective services for the proposed development will be provided, as per Appendix B: Lower-Level Plans and Technical Requirements.

18.4 Prevention and control of wildfires should be maintained through design of efficient emergency access, measures to effectively slow fire growth, and public education.

Community Design for Efficient Emergency Services

18.5 Fire prevention and control shall be addressed through land use planning, subdivision, and lot design.

18.6 Safe and efficient access for emergency services shall be provided when new development or redevelopment occurs.

18.7 Efficient road design should be implemented to optimize emergency service access.

18.8 Development in the Greater Bragg Creek area shall be guided by the Greater Bragg Creek Wildfire Mitigation Strategy and informed by a *Wildfire Risk Assessment*, completed by a qualified professional.

Emergency Water Supply and Distribution

18.9 Private water suppliers should construct distribution systems designed with capacity and infrastructure for fire suppression.

18.10 Conceptual schemes should address fire hydrant provision and locations in alignment with Bylaw C-7259-2013 *Fire Hydrant Water Suppression Bylaw*.

19.0 Water, Wastewater, and Solid Waste

Overview:

The County's dispersed population and diverse geography requires thoughtful, well designed, and effective water, wastewater, and stormwater systems. These systems must be designed and constructed in a manner that is safe, reliable, and does not adversely impact neighbouring lands or waterbodies. Higher intensity development will require piped methods of servicing and stormwater management systems.

Solid waste collection is guided by the County's *Solid Waste Servicing Strategy*, which establishes convenient, environmentally responsible, and cost-effective methods for solid waste collection.

Objectives:

- Ensure existing communities and future growth areas have safe, reliable, and fiscally sound public and/or private water treatment and distribution systems in the short and long term.
- Ensure the County has reliable and safe potable water sources in the short and long term.
- Ensure wastewater disposal protects watersheds, surface water, and groundwater quality and quantity.
- Ensure stormwater management systems minimize adverse impacts on surrounding lands and the natural environment.
- Provide and support convenient, cost-effective, and environmentally responsible methods for collecting, reducing, reusing, and recycling household, business, and agricultural waste.
- Ensure non-potable water or stormwater for irrigation of green spaces where applicable.

Partnerships

19.1 Collaborate with neighbouring municipalities and the Government of Alberta to protect existing and planned regional infrastructure corridors.

19.2 Collaborate with neighbouring municipalities, Alberta Utility Commission and regional service commissions, the Government of Alberta, and developers to provide and maintain efficient and integrated regional and local water, wastewater, stormwater and solid waste infrastructure and services.

19.3 Collaborate with neighbouring municipalities, Alberta Utility Commission and regional service commissions, the Government of Alberta, and developers to maintain and expand existing water, wastewater, stormwater, and solid waste infrastructure and services.

General

19.4 A variety of water, wastewater, and stormwater treatment systems shall be supported, in alignment with Government of Alberta and Government of Canada regulations, regional plans, and the County *Servicing Standards*.

19.5 Water, wastewater, and stormwater systems should be designed and built to minimize adverse impacts to Environmental Areas.

19.6 Require environmentally sustainable wastewater disposal practices to protect watersheds and surface/ground water quality. Wastewater treatment systems should not exceed the land's carrying capacity.

General, continued

19.7 Potable water shall not be used for irrigation in Employment Areas.

19.8 Potable water shall not be used for irrigation in commercial and/or industrial development across the County.

19.9 Potable water conservation measures should be supported, including the following:

a. low flow fixtures;

b. rainwater collection;

c. water reuse;

d. native vegetation and natural grasses; and

e. conservation based water rates in alignment with Policy C-600 *Water Conservation*.

19.10 *Low Impact Development* should be supported, including the following:

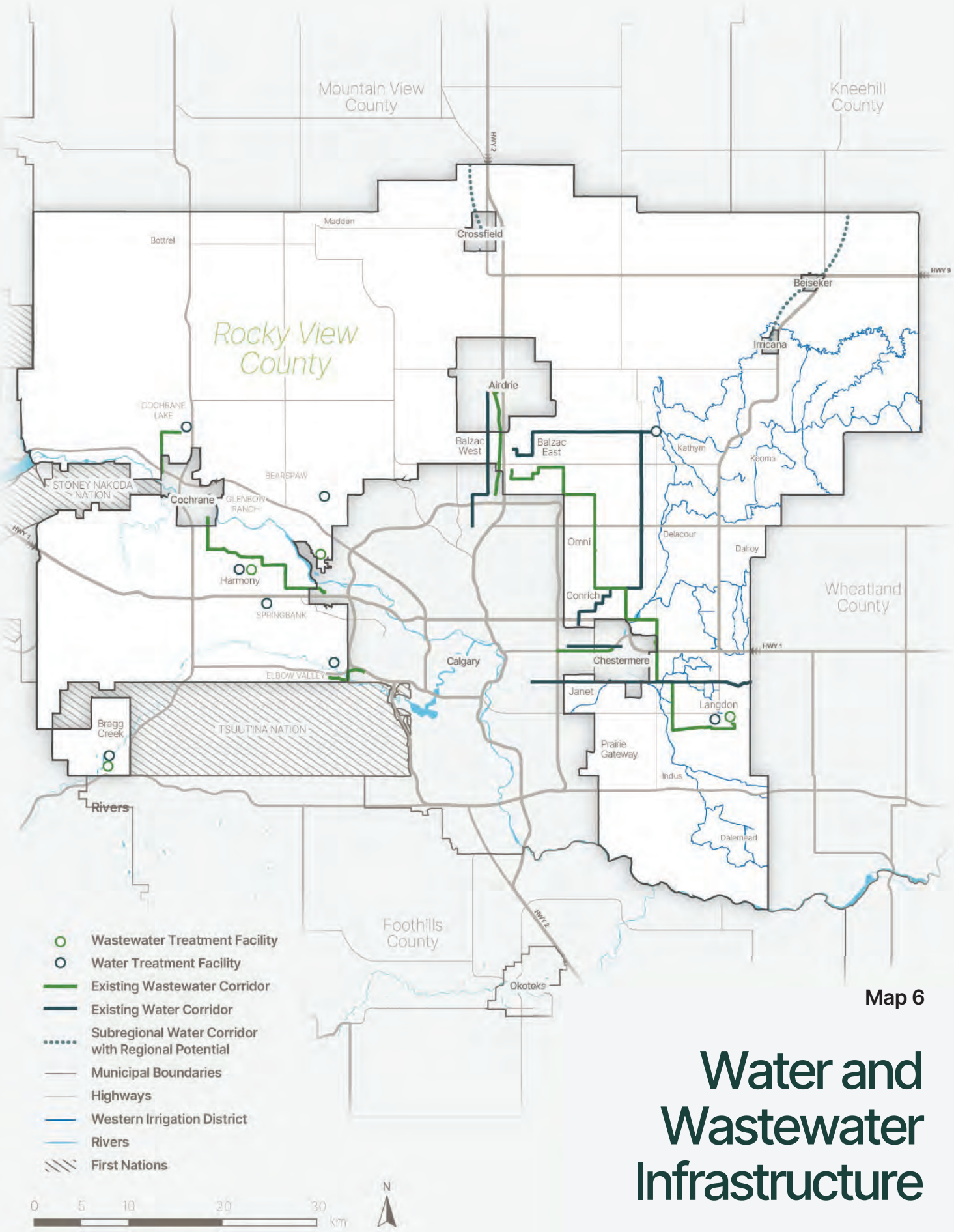
a. green roofs;

b. bioswales;

c. permeable pavers;

d. absorbent landscapes; and

e. tree or natural area preservation.



Map 6

Water and Wastewater Infrastructure

Private Water Supply

19.11 Water treatment for new developments shall be provided in alignment with the County *Servicing Standards*, Bylaw C-7662-2017 *Water/Wastewater Utilities Bylaw*, and Government of Alberta regulations.

19.12 Ownership, operation, and maintenance of private on-site water wells shall be the responsibility of the landowner.

19.13 Water well performance and deliverability testing shall be provided by developers for development that will rely on groundwater, in alignment with the *Water Act* and the County *Servicing Standards*.

Private Wastewater Treatment

19.14 Wastewater treatment for new developments shall be provided in alignment with the County *Servicing Standards*, Bylaw C-7662-2017 *Water/Wastewater Utilities Bylaw*, and Government of Alberta regulations.

19.15 Ownership, operation, and maintenance of private on-site wastewater treatment systems, wastewater holding tanks, and septic fields shall be in alignment with the County *Servicing Standards*, Bylaw C-7662-2017 *Water/Wastewater Utilities Bylaw*, and Government of Alberta regulations.

Stormwater

19.16 Stormwater shall be managed in alignment with Government of Alberta regulations and the County *Servicing Standards*.

a. On-site stormwater may be released into a downstream receiving water body. The following conditions shall be met for release:

    i. proof of requirement for downstream release;

    ii. alignment with Government of Alberta approvals;

    iii. protection of downstream properties; and

    iv. identification and safety of the downstream ***stormwater conveyance system***.

19.17 Stormwater treatment and storage facilities should:

a. locate away from existing floodways and riparian areas;

b. avoid the use of natural wetlands unless approval has been granted by Alberta Environment and Protected Areas (AEPA); and

c. align with Policy C-420 *Wetland Conservation and Management*.

19.18 Treatment and storage of surface runoff in constructed stormwater wetlands shall be supported to strategically align with Section 12: Environment to rehabilitate and restore wetlands, improve connectivity of wetland complexes, and support ecological networks.

19.19 Best management practices, in alignment with Government of Alberta requirements that reduce impervious surfaces, clean or filter runoff, and allow for reuse of stormwater for irrigation or non-potable purposes should be supported.

19.20 Stripping, grading, and the placement of fill shall not alter the existing pattern of stormwater storage and/or movement across the land, unless the *Land Use Bylaw* provides permission, and a development permit has been issued.

Solid Waste Service

19.21 Waste management services shall be aligned with the *Solid Waste Servicing Strategy*, including:

a. accessible, user-friendly, efficient, and cost-effective waste collection stations;

b. a wide variety of waste disposal and recycling options;

c. year-round drop-off and disposal of hazardous household wastes; and

d. waste and recycling services specific to the agriculture industry.

20.0

Natural Resource and Energy Development

Overview:

Natural resource extraction is an important land use in the County that satisfies local, regional, and provincial resource needs. However, these activities may have significant impact on adjacent land uses and the environment.

Aggregate (sand and gravel) and oil and gas extraction often cause concern due to operations having the potential to adversely affect communities through, for example, excessive noise, a decline in air quality, visual and landscape impacts, and increased truck traffic.

In Alberta, the task of regulating energy and natural resource development and related activities belongs to the Government of Alberta. The County's role in approving oil and gas development is limited, and it generally only has influence over the design and appearance of permanent facilities such as gas processing plants.

However, aggregate development is managed differently, with the County and Government of Alberta both playing significant roles in the separate approval processes.

Objectives:

- Support natural resource extraction and development that minimizes landscape disruption, mitigates negative environmental impacts, and ensures reclamation of the land to its highest and best use.
- Support natural resource extraction in areas that minimize impacts on existing communities and potential new Growth Areas.
- Ensure energy facilities and pipelines minimize conflict with adjacent land uses through the provision of sufficient separation distance and use of mitigation tools.
- Ensure new natural resource developments provide appropriate setbacks to maintain safe use of adjacent lands.
- Encourage collaboration between the County, the aggregate extraction industry, and affected residents to develop mutually agreeable solutions to mitigate impacts of extraction activities.
- Minimize the adverse impact of aggregate resource extraction on existing residents, adjacent land uses, and the environment.

Partnerships

20.1 Advocate for the County's interests to Government of Alberta and Government of Canada agencies responsible for natural resource development and energy projects.

20.2 Advocate to the Government of Alberta and industry to efficiently and effectively remediate petroleum well sites and abandoned pipelines.

General

20.3 Government of Alberta and Government of Canada setback regulations and guidelines shall be applied for new developments, including the following:

a. petroleum wells;

b. sour gas facilities;

c. pipelines;

d. solar facilities;

e. renewable energy production sites; and

f. other energy facilities.

20.4 New natural resource projects shall identify the following:

a. compatibility with the existing land use context and environmental characteristics;

b. mitigation of off-site impacts; and

c. implementation best practices for resource extraction.

20.5 New natural resource projects shall provide a reclamation plan prepared by a qualified professional.

20.6 New natural resource extraction projects shall minimize the adverse impact on existing residents, adjacent land uses, and the environment.

20.7 Resource extraction projects within 100 metres of an Environmental Area shall:

a. provide an assessment of potential adverse effects on Environmental Areas both on-site and off-site through a *Biophysical Impact Assessment* or Desktop Study;

b. demonstrate how adverse environmental impacts will be mitigated to the satisfaction of the County; and

c. incorporate buffers and setbacks to minimize potential impacts on Environmental Areas.

20.8 Natural resource extraction applications shall be supported by a master site development plan, including all technical studies outlined in Appendix B: Lower-Level Plans and Technical Requirements.

Regional Energy and Utility Corridors

20.9 Energy and utility infrastructure, including high pressure pipelines, sour gas facilities, and major power transmission lines should be located within energy, infrastructure, and multi-use corridors.

20.10 Utility-scale power generation and renewable energy facilities may require additional technical studies and supporting information, at the request of the County, including but not limited to the following:

a. *Development Impact Statement* and analysis to evaluate the impact of the proposal on adjacent sites from:

    i. noise;

    ii. visual appearance;

    iii. lighting;

    iv. odour; and/or

    v. dust;

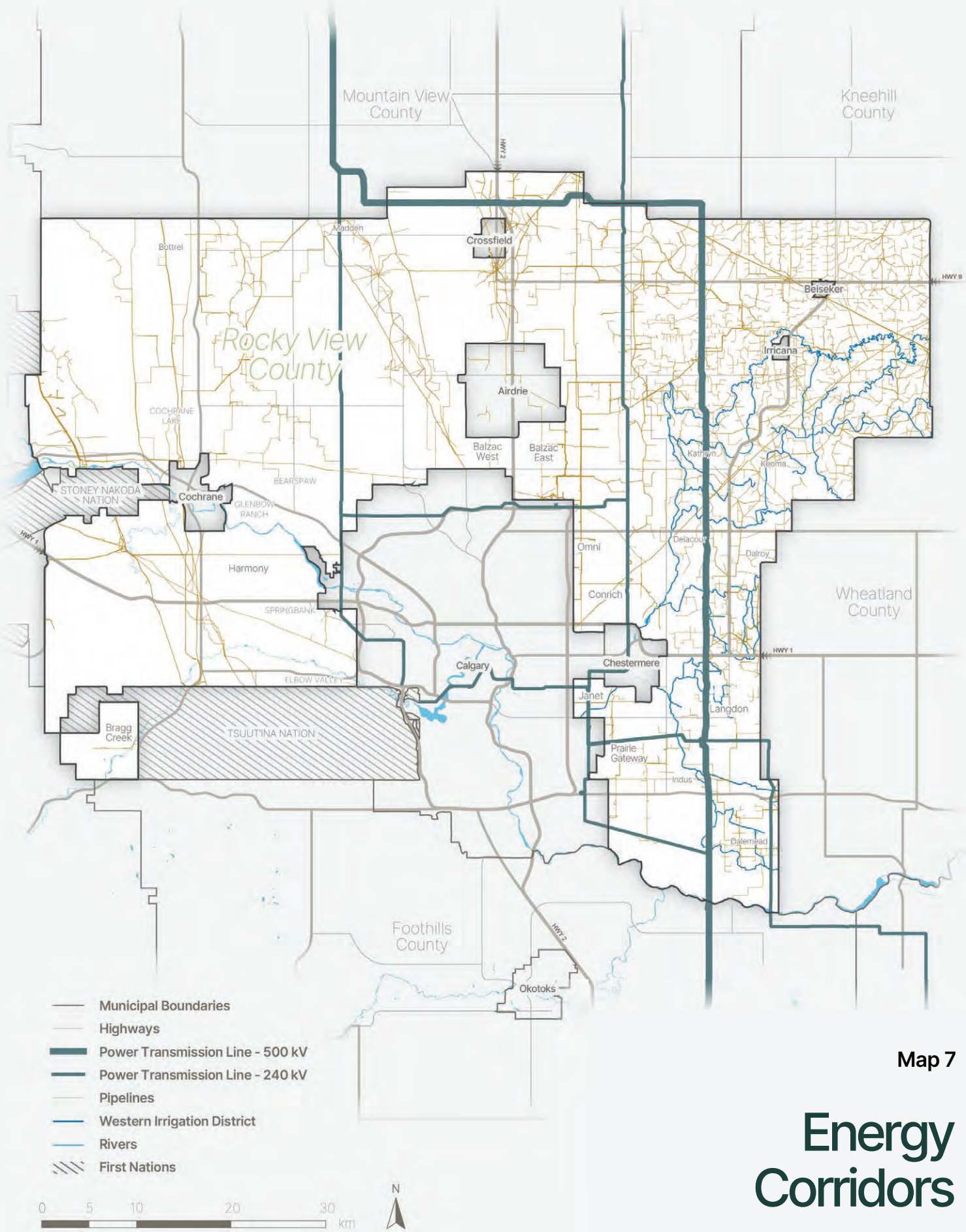
b. impacts and mitigation of the anticipated vapour and steam by-products;

c. an Environmental Site Assessment;

d. water demand; and

e. any additional studies to identify safety, health, and/or nuisance impacts.

20.11 Development adjacent to energy infrastructure and multi-use corridors should apply setbacks, buffers and landscaping, and locate population density and essential services away from multi-use corridors.



Map 7

Energy Corridors

20.12 Long-term energy, infrastructure and multi-use corridors, as identified in Map 7: Regional Energy Corridors, shall be protected in collaboration with Government of Alberta and Government of Canada regulators, regional partners, and utility and energy providers.

Energy Facilities

20.13 Design and appearance of permanent energy facilities shall align with the *Commercial, Office, and Industrial Design Guidelines*.

20.14 Major utility corridors for pipelines and power lines should avoid residential areas and minimize adverse impacts on agriculture and the environment.

Oil and Gas

20.15 New petroleum wells, sour gas facilities, pipelines, and other oil and gas facilities shall align with the Government of Alberta's setback regulations and guidelines.

20.16 Development within 400 metres of an oil or gas pipeline right-of-way should be circulated to the pipeline operator for review.

Alternative and Renewable Energy

20.17 Alternative and renewable energy pilot projects initiated by developers, industry, or research institutions should be supported by the County.

20.18 The location of new large-scale alternative and renewable energy projects shall avoid productive agricultural lands and be guided by the Municipal Land Use Suitability Tool (MLUST), with exceptions permitted only when clear rationale meets the satisfaction of the County.

20.19 Microgeneration of alternative and renewable energy sources should be supported in all areas of the County.

a. when proposed on agricultural lands, microgeneration shall support the primary agricultural use.

20.20 Alternative and renewable energy projects co-located with industrial and commercial should be supported.

20.21 Alternative and renewable energy development shall include setbacks in alignment with industry best practices to:

a. protect Environmental Areas from potential safety hazards;

b. reduce visual and noise intrusion; and

c. mitigate other negative impacts.

20.22 Adaptive reuse of existing energy infrastructure should be supported, including transitioning previously disturbed lands and transmission networks to generate alternative and renewable energy.

Aggregate Extraction

20.23 In determining land use redesignation applications for new aggregate extraction and/or processing development, consideration shall be given to the site's proximity to the provincial highway network.

a. where a proposed aggregate extraction and/or processing development is not adjacent to the provincial highway network, the applicant shall be required to identify proposed haul routes and demonstrate how haul routes will be managed to limit travel distances to the nearest highway(s), while also minimizing impacts on nearby residential and agricultural properties.

20.24 Where appropriate, the Development Authority shall impose conditions on development permits to manage direction of travel for aggregate haulers leaving or entering an aggregate extraction and/or processing site.

20.25 Where aggregate extraction and/or processing developments are located in proximity to an adjacent municipality, the County shall co-operate with that jurisdiction to ensure co-ordination of major haul routes and mitigation of impacts on adjacent land uses.

20.26 A master site development plan shall be prepared for aggregate and adopted to provide framework for the operation of an aggregate extraction and/or processing development.

a. a proposed master site development plan for aggregate extraction and/or processing shall adhere to the application requirements as outlined in Appendix B.

20.27 A master site development plan shall be prepared and adopted prior to an application for a development permit being submitted that relates to aggregate extraction and/or processing.

Locational Criteria

20.28 No land use amendment shall be approved for a new or expanding aggregate extraction and/or processing development within two kilometres of the boundary of a designated provincial park.

a. notwithstanding Policy 20.28, a land use amendment for new or expanding aggregate extraction and/or processing development may be considered no closer than 800 metres of a designated provincial park boundary, if an area structure plan supporting aggregate extraction and/or processing is prepared in accordance with Section B2.0 of this Plan and has been adopted by Council.

20.29 No land use amendment shall be approved for a new or expanding aggregate extraction and/or processing development within 1.6 kilometres of lands identified as residential within an adopted area structure plan, except where the area structure plan or an existing master site development plan makes specific provision for the development of aggregate development in such areas.

Aggregate Development Application Requirements

20.30 All aggregate extraction and/or processing proposals shall be required to comply with applicable performance standards, policies, and application requirements.

20.31 Prior to the approval of any development permit for new or expanding operations of a principal aggregate development on a site, a master site development plan approved by Council shall be appended, by bylaw, to this Plan and added to Table 3 of Appendix B to guide the land use and development permit applications. The master site development plan shall address the requirements of Appendix B: Lower-Level Plans and Technical Requirements.

20.32 Where the County is considering the renewal of a development permit for an existing aggregate extraction and/or processing development that is not guided by a Council approved master site development plan, it shall be at the discretion of the Development Authority to deem if a master site development plan that addresses the requirements of Appendix B: Lower-Level Plans and Technical Requirements.

20.33 The master site development plan application submission items listed under Appendix B: Lower-Level Plans and Technical Requirements, including adherence to the County's Policy C-711 *Aggregate Development Performance Standards* shall be a minimum requirement for aggregate extraction and/or processing development. Applicants are encouraged to provide operating standards that go beyond these minimum requirements, by limiting adverse impacts as far as is feasible and implementing industry best practices.

20.34 Notwithstanding Policy 20.33, Council may approve a terms of reference submitted by an applicant to relax the stated application requirements listed Appendix B: Lower-Level Plans and Technical Requirements or Policy C-711 *Aggregate Development Performance Standards* requirements only where one or more of the following circumstances apply:

a. the application is for a new aggregate extraction and/or processing development or the renewal of an existing operation that is limited in scale and the surrounding area has been long-established for natural resource extraction development within the County's East Agricultural Area (refer to Map 2);

b. the master site development plan and Policy C-711 *Aggregate Development Performance Standards* would support approval of an aggregate development permit for operations that would be completed (including reclamation) in less than five years;

c. the proposed site is classified as a Class II pit as defined by the Alberta Code of Practice for Pits under the Environmental Protection and Enhancement Act; or

d. where pre-application engagement demonstrates that there is minimal concern with the items proposed for relaxation.

20.35 Requests from applicants to Council relating to Policy 20.34 shall be submitted prior to any master site development plan application being made and shall clearly state the items for which a relaxation is being sought, the rationale for the relaxation, and shall demonstrate compliance with Policy 20.32. Such requests will be assessed against the following criteria:

a. the proximity of the development to any residential dwellings, institutional building, ***environmentally significant areas***, or other sensitive land uses;

b. the findings of any pre-application engagement undertaken in accordance with Policy C-711 *Aggregate Development Performance Standards*;

c. the scale and intensity of the development, and overall timelines for extraction; and

d. the number of relaxations being sought and the potential impacts on monitoring and enforcement.

Aggregate Development Application Reviews

20.36 In accordance with Policy C-711 *Aggregate Development Performance Standards*, the County may request third party review of technical documents submitted in support of an aggregate extraction and/or processing development to ensure adequate County assessment of the development's impacts.

21.0

Intergovernmental Relationships and Regional Collaboration

Overview:

The County fosters strong intergovernmental relationships and regional collaboration to ensure coordinated growth, efficient use of shared infrastructure, equitable access to services, and the realization of regional opportunities.

Through partnerships with neighbouring municipalities, First Nations, and higher levels of government, the County addresses mutual interests and enhances service delivery for residents.

Objectives:

- Support a variety of partnerships to support a range of County infrastructure, services, and facilities.
- Collaborate with neighbouring municipalities and Indigenous neighbours to support planning that is mutually beneficial.
- Foster positive and open relationships with neighbouring municipalities, First Nations, and Métis Nations.
- Support effective communications between adjacent municipal councils and administrations.

General

21.1 Collaborate with neighbouring municipalities, First Nations, Métis Nations, and higher levels of government to address service needs and other matters of mutual interest through intermunicipal development plans, intermunicipal committees, intermunicipal collaboration frameworks, and other relevant documents.

21.2 Maintain and grow existing partnerships as a way to extend County financial resources, provide a greater variety of services, and extend service coverage.

21.3 Actively seek out new partnerships to address ongoing and emerging needs.

21.4 Collaborate with neighbouring municipalities, First Nations, and Métis Nations to ensure development occurs in a cohesive and efficient manner.

Intermunicipal Committees

Intermunicipal committees consist of elected officials from each municipality who are assisted by members of their respective administrations. The purpose of an intermunicipal committee is to exchange information, discuss matters of mutual interest and concern, and build positive working relationships.

21.5 Intermunicipal committees may be mutually established with adjacent municipalities, First Nations, and Métis Nations to facilitate effective communication, co-operation, and co-ordination.

Intermunicipal Development Plans

Intermunicipal development plans are statutory plans that provide an opportunity for understanding approaches to growth and development at the boundaries between jurisdictions. An intermunicipal development plan outlines methods for communicating and co-operating at a strategic level. It also addresses matters of mutual interest, is used to evaluate development applications in boundary areas, and assists with co-ordination of infrastructure linkages with an adjacent municipality.

Intermunicipal development plans are particularly helpful in areas with significant development pressure. The County has a number of adopted intermunicipal development plans and will continue to support the preparation and use of these plans as an essential collaboration tool.

21.6 Intermunicipal development plans shall be prepared and adopted in collaboration with an adjacent municipality to enhance co-operative working relationships and to address issues of mutual interest.

21.7 Intermunicipal development plans shall be prepared in accordance with the *Municipal Government Act*.

21.8 An adopted intermunicipal development plan shall provide guidance for referral requirements and communication, with regard to matters within the plan area.

21.9 The County will continue to communicate and consult with First Nations neighbours on matters of mutual interest.

Annexations

Annexation is the process by which the jurisdiction of land is transferred from one municipality to another; typically to allow for growth of the receiving municipality. The County recognizes the growth pressures facing the region and the need for additional land for urban centers. The County will continue to enter into annexation negotiations, when requested, to develop mutually beneficial solutions to growth needs.

21.10 The County shall consider the negotiation of annexation areas with adjacent municipalities in accordance with the *Municipal Government Act* or adopted intermunicipal development plan.

21.11 Annexation negotiations should take into consideration detailed growth studies that include such matters as: analysis of population trends and projections, land absorption rates, community development, infrastructure analysis, and financial considerations.

21.12 The County shall use the growth policies of the MDP, adopted intermunicipal development plans, other statutory plans, and growth strategies as the basis for determining County needs and interests with regard to annexation negotiations.

Part 4

Implementation and Monitoring

22.0 Implementation and Monitoring

Overview:

The County is responsible for the implementation and monitoring of the MDP. Consistent application of the MDP's policies, coupled with regular monitoring and reporting will support alignment with the MDP's vision, goals, and desired outcomes.

This MDP is intended to be a living document that is amended regularly to reflect the changing conditions of the County. To ensure consistent alignment with the County's vision and goals, as well as Council's strategic priorities, continuous monitoring, evaluation, and reporting on the MDP's Action Items and Performance Indicators is required.

To guide Administration in the implementation of the MDP, an Implementation Guide will be developed, which outlines in greater detail the action items, County department responsibilities, and how indicators will be monitored.

Action Items:

Action items are the specific projects or programs that help further achieve the MDP's goals and desired outcomes, ultimately stepping the County closer to the vision. Council will review these action items through annual reports, and then prioritize, resource, and budget for action items to be completed in a timely and efficient manner. Action items that require County resources and/or budget will be brought to Council with a Terms of Reference for approval.

Each action item is categorized as either a project or a program (Table 1: Action Item Category). A project is an action item with a defined start and end date to create a specific deliverable. Projects can be further categorized into master plan, regulation, and studies. A program is a group of related ongoing projects or activities coordinated to create a strategic outcome. Programs are further categorized into program delivery, monitoring, and education. Action items also include associated frequencies, which are either one-time or ongoing.

Table 1: Action Items Category

Category	Sub-Category	Definition
Project	Master Plan	Requires the preparation of a master plan.
	Regulation	Addresses policies or procedures related to land use and development that may require modification, implementation, or monitoring. Implementing this type of action will occur through changes to the *Land Use Bylaw*, area structure plans, and subdivision and development review.
	Study	Requires research to understand current conditions in the County.
Program	Delivery	Requires the County to carry out a specific program with defined actions and outcomes.
	Monitoring	Requires ongoing monitoring and reporting.
	Education	Requires ongoing public or sector-specific education or communication with an external audience.

Table 2: Action Items Summary

Category	Sub-Category	Definition
Introduction		
Create a Land Acknowledgement	Project – Regulation	One-time
4.0 Distinct Areas		
Use the Distinct Area Profiles to inform a comprehensive *Land Use Bylaw* update that is based on community-specific approaches	Project – Regulation	One-time
5.0 Managing Growth		
Develop County Growth and ***Fiscal Impact Model*** integrated with Land Use Inventory	Project – Study	Ongoing
Update and maintain Land Use Inventory / County Growth and Fiscal Impact Model	Program – Monitoring	Ongoing

Table 2: Action Items Summary, continued

Category	Sub-Category	Definition
11.0 Agriculture		
Implement the Agriculture Master Plan	Program – Delivery	Ongoing
Review the policies within Section 11: Agriculture within 2 years of the approval of the MDP	Program – Regulation	One-time
12.0 Environment		
Develop an ***Environmental Master Plan***	Project – Master Plan	One-time
Develop Dark Sky regulations in the *Land Use Bylaw*	Project - Regulation	One-time
13.0 Transportation		
Maintain the County's Transportation Model to ensure it remains current and relevant	Program – Monitoring	Ongoing
Research the feasibility of transit service partnerships in strategic areas of the County	Project – Study	One-time
14.0 Parks, Pathways, and Recreation		
Develop an Active Transportation Master Plan	Project – Master Plan	One-time
Develop an Asset Management Plan	Project – Master Plan	One-time
Update and consolidate the *Parks and Open Space Master Plan*, and the *Recreation and Parks Master Plan*	Project – Master Plan	One-time
Develop a comprehensive framework to guide the provision of cost-effective, financed, and appropriate recreational services	Project – Regulation	One-time

Table 2: Action Items Summary, continued

18.0 Emergency Services		
Continuously develop measures to prevent and control wildfires, including public education, design of efficient emergency access, and measures to effectively slow fire growth	Program – Delivery / Education	Ongoing
Finalize the *Fire Services Master Plan*	Project – Master Plan	One-time
Develop a framework regarding the level of fire services for fire protection	Project – Study	Ongoing
22.0 Implementation and Monitoring		
Develop *MDP Implementation Guidebook*	Project – Study	One-time
Appendix B: Lower-Level Plans and Technical Requirements		
Review area structure plans for alignment with the MDP. Prioritize and recommend area structure plan reviews based on the County's Policy C-322 *Planning Project Prioritization*	Project – Study	One-time

Performance Indicators

Performance indicators will be used to evaluate the success of the MDP's implementation over time. County indicators are measurements that assists in tracking the MDP's goals and policies. Indicators will be informed by a baseline or starting point from which to measure progress.

These indicators are central to the monitoring framework outlined in monitoring policies 22.3 through 22.5 and inform the reporting and review structure.

22.1 A framework for implementing County Indicators shall be developed, including baseline measures and a methodology of measurement for each indicator.

22.2 County Indicators, and their associated targets and measurements, may be reviewed and redefined on an annual basis.

Goal 1: Focused Growth and Effective Service Delivery

Outcomes:

1. Majority of growth is occurring in Growth Areas
    a. Percentage of total development happening in Growth Hamlets and Employment Areas
    b. Percentage change in the build-out of Growth Hamlets and Employment Areas
2. Existing communities continue to build-out as planned
    a. Percentage change in build-out of Country Residential Communities
    b. Percentage change in build-out of Hamlets
3. Focused growth enables efficient services and infrastructure
    a. Percentage of total development connecting to piped services
4. Vibrant communities where compatible uses co-locate
    a. Percentage increase of build-out in commercial/business/industrial areas within Growth Hamlet, Country Residential, and Hamlet ASPs

Goal 2: Celebrate the County's Diverse Communities and Lifestyles

Outcomes:

1. Communities maintain a unique identity and character as they develop
    a. Qualitative metric - feedback during planning process
2. Planning in the County shifts from a general to community-specific approach
    a. Qualitative metric - feedback during planning process

Goal 3: Support Agriculture

Outcomes:

1. Thoughtful growth limits the fragmentation of agricultural lands outside of area structure plans
    a. Percentage of agricultural land outside area structure plans redesignated for subdivision to residential land uses
2. Diversification of the agricultural sector
    a. Percentage increase in Diversified Agricultural Operations, agri-businesses, and agri-tourism businesses
    b. Change in revenue from Diversified Agricultural Operations, agri-business, and agri-tourism

Goal 3: Support Agriculture, continued

Outcomes:

3. Minimization of land use conflicts with agriculture

    a. Appeals from Subdivision and Development Appeal Board (SDAB) and Land and Property Rights Tribunal (LPRT) for conflicts between conflicting land uses with agricultural owners

Goal 4: Maintain Healthy Land and Water

Outcomes:

1. Development minimizes and mitigates impact to Environmental Areas

    a. Percentage of Environmental Areas lost to development

    b. Percentage of Environmental Areas preserved in the face of development

    c. Qualitative description of mitigation projects for Environmental Areas

2. Communities are connected through a network of parks, pathways, and open spaces

    a. Trend of total pathway kilometres

    b. Trend of total acres of high-quality parks and open spaces

Goal 5: Advance Our Business Community

Outcomes:

1. Strategic business development contributes to a growing economy

    a. Percentage of total business tax revenue in Growth Hamlets, Employment Areas, Business Hubs, area structure plans, and outside plan areas

    b. Percentage of business growth in Growth Hamlets, Employment Areas, Business Hubs, area structure plans, and outside plan areas

2. Diverse business sectors offering a range of employment opportunities

    a. Number of distinct business sectors in the County

    b. Percentage of distinct business sectors compared to the whole

Monitoring

The MDPs Monitoring section establishes periodic review procedures and reporting requirements to ensure the MDP continues to achieve its vision, goals, and objectives. Monitoring occurs through performance measurement tools such as action items, indicators, and baselines. Annual reports will provide transparency and accountability, while comprehensive reviews every five years will ensure the intent and content of the MDP are accurate.

22.3 An annual MDP report shall be presented to Council for review, including:

a. MDP Action Item progress report;

b. County Indicators review;

c. updates to Master Plans that affect MDP policy and/or the functionality of the MDP; and

d. recommendations for minor changes to MDP policy or implementation.

22.4 County Indicators shall be reviewed annually and updated as needed, including:

a. baseline monitoring metrics;

b. appropriate targets with timelines; and

c. a methodology for measuring indicators.

22.5 The MDP shall undergo a comprehensive internal review every five years to determine necessary updates based on administrative input, emerging trends, implementation progress, and policy gaps:

a. if the annual report recommends extensive changes, a comprehensive review may occur at an earlier time;

b. if the comprehensive internal review identifies significant gaps or shortcomings in the MDP's effectiveness, the County should assess whether an update to the current MDP is sufficient, or a comprehensive rewrite is needed; and

c. Administration should report on the findings of this review to Council as part of MDP reporting.

Municipal Development Plan Amendments

22.6 Changes to the intent of the MDP shall be carried out through an amendment process in accordance with the *Municipal Government Act*.

22.7 MDP amendments should undergo engagement on a case-by-case basis, depending on the nature of the proposed MDP amendment, potential impacts, and/or anticipated level of public interest.

22.8 The MDP shall be amended to reflect major policy changes or the adoption of new or amended plans that influence the MDP, including:

a. provincial legislation;

b. regional plans;

c. area structure plans; and

d. County master plans.

22.9 An amendment to the MDP initiated by the County or a landowner shall include:

a. rationale for the proposed amendment;

b. impact on the goals and policies of the MDP;

c. compliance with other policies in the MDP;

d. compliance with other relevant statutory documents in the County;

e. alignment with the County's Strategic Plan;

f. environmental impacts;

g. financial impacts;

h. impact on County infrastructure, including water, wastewater stormwater, solid waste, roads, and utilities;

i. effects on adjacent land uses; and

j. proposed public and low-impact stormwater management stakeholder consultation.

Definitions

Definitions

Active Transportation: A term that is typically used to describe modes of travel that are people powered. Typically, walking and cycling are the most common types of active transportation enjoyed in Rocky View County. These activities are performed within an active transportation network inclusive of facilities such as roads, sidewalks, pathways and trails.

Administration: Refers to the operations and staff under the direction of the Chief Administrative Officer.

Aggregate: Describes sand, rocks, gravel, crushed stone, shale; any rock product that is mined out of the ground to be used in all types of construction. Aggregate is a non-renewable natural resource.

Aggregate Extraction: Refers to the process of mining aggregate from naturally occurring deposits.

Agricultural Area: The area of Rocky View County where redesignation, subdivision, and lot development are not guided by an area structure plan, conceptual scheme, or master site development plan.

Agricultural Lands: Lands that maintain agriculture as their primary use, such as growing crops or raising livestock. These lands include fields, pastures, and other areas dedicated to farming activities, and have limited development.

Agricultural Pursuits: Include traditional agriculture, agri-business, agri-tourism, or value-added agriculture.

Agri-Business: Suppliers/businesses who enable agricultural production by providing inputs, machinery, equipment or services, such as fertilizer, pesticides, seeds, machinery and equipment, services (e.g., machinery maintenance or veterinary services), financial services, data management, grain drying, agronomy advice, agricultural research, transportation services, marketing, traders, etc.

Agri-Tourism: Tourism that supports commercial agricultural production at a working farm, ranch, or processing facility; tourism that generates supplemental income for an agricultural producer; and tourism related to activities that promote or market livestock and agricultural products such as fairs, market gardens, and rodeos.

Area Structure Plan (ASP): An ASP is a statutory plan prepared in accordance with the *Municipal Government Act* for a localized area. An ASP is subordinate to the Municipal Development Plan and provides a land use strategy for redesignating (rezoning) and developing a specific area of land. It contains maps, goals, and policies, which set out general locations for major land uses (e.g., residential, commercial, institutional, schools, and parks), major roadways, utility servicing, and recreation.

Definitions

Biophysical Impact Assessment: Provides a detailed study and review of a project including alternatives to the project. It predicts, interprets, and evaluates environmental impacts and provides mitigation measures where impacts cannot be avoided.

Build-Out: An estimate of the amount and location of potential housing or business development for an area.

Business Hub: Development that supports a strategic economic opportunity outside of a Growth Hamlet, Employment Area, Country Residential Community, or Hamlet, in alignment with the County's broader economic development goals and initiatives. They often require access to location specific utilities, transportation infrastructure, or co-location with other business opportunities. There are two types of Business Hubs permitted in the County: Regional Business Hubs and Highway Business Hubs.

Carrying Capacity: The ability of a watershed, air shed, and/or landscape to sustain activities and development before it shows unacceptable signs of stress or degradation.

Cluster Residential Community: A subtype of Country Residential Community where homes are grouped or "clustered" together within a defined area, while the remaining land is preserved as shared open space, natural areas, or community amenities.

Compact Residential Development: A subset of compact development focusing specifically on residential areas. It involves higher-density housing types, such as townhouses or apartments, to make efficient use of land and resources while fostering a sense of community.

Conceptual Scheme: A non-statutory plan, subordinate to an area structure plan, and may be adopted by bylaw or resolution. To ensure the opportunity for public input, the County will continue its practice of adopting a conceptual scheme by bylaw with a public hearing.

Conceptual schemes provide detailed land use direction, subdivision design, and development guidance to Council, *Administration*, and the public for a specific commercial, industrial, and/or multi-lot development. Conceptual schemes are meant to be developed within the framework of an area structure plan. A conceptual scheme that is appended to an area structure plan is a statutory plan. Amendments to a standalone conceptual scheme may require the adoption of an area structure plan, at the discretion of the County.

Confined Feeding Operation: Fenced or enclosed land or buildings where livestock are confined for the purpose of growing, sustaining, finishing, or breeding by means other than grazing, and any other building or structure directly related to that purpose but does not include residences, livestock seasonal feeding and bedding sites, equestrian stables, auction markets, racetracks, or exhibition grounds.

Definitions

Conservation Easement: Is a method to protect significant natural landscape features or agriculture land whereby a landowner voluntarily gives up all or some of the rights to develop the land.

County: Rocky View County.

Country Residential Development: Residential development characterized by primarily larger lot sizes, lower density, and single detached housing, and may include limited commercial, light-industrial, and institutional uses.

Country Residential Community: Primarily supports residential development characterized by larger lot sizes and single detached housing, serviced by a paved internal road network and a mix of piped water and wastewater, or private well and septic systems. Other uses may include limited commercial, light industrial, institutional, and agricultural pursuits that serve the local community and remain at an appropriate scale. Country Residential Communities shall develop in accordance with an approved area structure plan.

Crime Prevention Through Environmental Design (CPTED): An approach to planning and development that reduces the opportunities for crime. Proper design of a neighbourhood or public space can reduce crime, reduce the fear of crime, and improve residents' quality of life.

Culture, Tourism, and Hospitality: visitor-oriented uses that attract the public for cultural, tourism, hospitality, educational, or entertainment purposes.

Deferred Reserve Caveat: A legal agreement deferring the dedication of municipal reserve lands to a later subdivision phase, regulated by the *Municipal Government Act*.

Developer: An individual or entity undertaking the development of land, regulated under municipal and regional planning frameworks.

Developable Land: Includes all land on which building could occur and excludes land identified as environmental reserve or environmental reserve easement.

Development: Refers to the process of building-out an approved plan area.

Development Impact Statement: A document that analyzes the potential impacts of a proposed development.

Development Permit: Required to allow many of the land uses included in the *Land Use Bylaw* to proceed.

Diversified Agricultural Operation: When two different agricultural operations are established on a single agricultural quarter section for a period of three years or more. Such uses may include agricultural production, agri-tourism uses, and uses that produce value added agricultural products.

Definitions

Ecological Network: A system of core areas and corridors that support animal movement. Core areas are defined on the landscape where development is less likely to occur due to some form of legalized protection. The corridors are defined as multi-use areas that support large mammal movement due to their ecological connectivity value, current land use designation and ownership, and future land use planning considerations.

Ecosystem: A natural system of land, water, plants, and wildlife that interact and function together to maintain ecological health and biodiversity.

Employment Areas: A type of Growth Area that includes a variety of large-scale, high-intensity commercial and industrial development that is located near the regional transportation network, efficient servicing, and major population centres. Land uses may support office complexes, research parks, warehousing, and manufacturing. The area may also include supporting uses for workers, such as food and business retail. Where possible, they should be used as workplace destinations easily accessible by surrounding residential development and transit. Employment Areas shall develop in accordance with an approved area structure plan.

Environmental Areas: Include the Government of Alberta's *Environmentally Significant Areas*; identified wetlands, rivers, water bodies, and riparian areas; and the County's Ecological Network.

Environmental Master Plan (EMP): A strategic municipal document outlining goals and actions for environmental sustainability, often addressing air quality, water management, waste reduction, and biodiversity conservation.

Environmental Protection: Measures and policies implemented to safeguard the natural environment from degradation due to human activities. This includes preserving natural landscapes, protecting wildlife habitats, and ensuring sustainable development practices.

Environmental Reserves: Defined in the *Municipal Government Act* as lands dedicated to preventing development in hazard areas (e.g., floodways or escarpments), reduce water pollution, and provide access to lakes and rivers. Environmental reserves are dedicated as public land.

Environmental Reserve Easements: Have the same goals and obligations as environmental reserves under the *Municipal Government Act* but are allowed to remain privately owned.

Definitions

Environmentally Significant Areas: Areas identified in Environmentally Significant Areas studies prepared for the Resource Information Branch, Alberta Environmental Protection, and local municipalities, and may include the following:

1. "Hazard" lands that are unsafe for development in their natural state such as floodplains and steep and unstable slopes; or that pose severe constraints on types of development such as Aeolian surficial deposits and permanent wetlands;

2. Areas that perform a vital environmental, ecological, or hydrological function such as aquifer recharge;

3. Areas that contain unique geological or physiographic features;

4. Areas that contain significant, rare, or endangered plant or animal species;

5. Areas that are unique habitats with limited representation in the region or are a small remnant of once large habitats that have virtually disappeared;

6. Areas that contain an unusual diversity of plant and/or animal communities due to a variety of geomorphological features and microclimatic effects;

7. Areas that contain large and relatively undisturbed habitats and provide sheltered habitat for species that are intolerant of human disturbance;Areas that provide an important linking function and permit the movement of wildlife over considerable distances, including migration corridors and migratory stopover points;

Environmentally Significant Areas, continued:

8. Areas that are excellent representatives of one or more ecosystems or landscapes that characterize a natural region;

9. Areas with intrinsic appeal due to widespread community interest or the presence of highly valued features or species such as game species or sport fish; and

10. Areas with lengthy histories of scientific research.

Environmental Site Assessment: An evaluation of available information that outlines the nature of any hazards to determine if any adverse effects have occurred.

Environmental Study: A detailed study and review of the effects of a proposed development on identified Environmental Areas that anticipates, interprets, and evaluates impacts and identifies mitigation measures to avoid, minimize, or compensate for these impacts.

Escarpment: A steep slope or long cliff, commonly identified in environmental studies to manage erosion and ensure safe development practices.

Established Communities: A community that has an approved area structure plan or conceptual scheme. These communities are permitted to develop as approved.

Existing Agricultural Operation: See "Diversified Agricultural Operation".

Definitions

Financial Sustainability: The ability to continue delivering services and operations today and in the future.

Fiscal Impact Model: Tools used to assess the financial implications of development on municipal budgets, focusing on revenue versus costs of providing services.

First Farmstead Out: The subdivision of a single parcel to support a farmstead, created from a previously un-subdivided quarter section.

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 Risk Area: The area of land bordering a water course or water body that would be inundated by 1 in 100-year flood as determined by the Government of Alberta, in consultation with the County, and may include both flood fringe and floodway.

Floodway: Typically includes the main channel of a stream and a portion of the adjacent overbank. It is the inner portion of a flood risk area where the floodwaters are the deepest, fastest, and most destructive.

Fragmented Quarter Section: A quarter section of land within the agriculture area subdivided into six or more: (a) residential lots; and/or (b) small agricultural parcels, each of which is less than 10 hectares (24.7 acres) in size.

Gore Strip: A fractional quarter section of land created to allow for the convergence of meridian lines.

Grassland: Natural ecosystems dominated by grasses, often protected under environmental policies to preserve biodiversity and mitigate soil erosion.

Growth: Growth describes an increase in the intensity of development or the expansion of a plan area, which is supported by the necessary infrastructure and services.

Growth Areas: Areas identified to accommodate future growth, as they are located near supporting infrastructure, efficient servicing solutions, and regional transportation and infrastructure corridors. Growth Areas include: (a) Growth Hamlets; and (b) Employment Areas.

Growth Hamlet: A type of Growth Area that are higher density residential and mixed-use communities with a main street or commercial core, and are well connected and efficiently serviced. Land uses may support a range of residential options and diverse employment, institutional, and community uses.

Hamlet: Local community node with a range of housing types and lot sizes and may provide local community services. Land uses may support a range of residential types, institutional and community uses, small-scale commercial, industrial or light industrial, and some agricultural uses.

Definitions

Hamlet Core: The central part of a Growth Hamlet characterized by higher-density residential, commercial, and community uses, defined in land use and area structure plans.

Highway Business Hub: Grouping of businesses along the provincial highway system planned through an area structure plan.

Institutional and Community Uses: Support a wide range of activities such as public and private schools, places of worship, libraries, seniors and youth centres, recreational facilities, emergency services, day cares, museums, health care facilities, government facilities, camps, and retreats.

Intermunicipal Development Plan: A statutory document developed and adopted in partnership with an adjoining municipality. It contains policies that coordinate land use and development on the boundary land between adjacent municipalities. It addresses matters of mutual interest and is used to evaluate development applications, set up communication protocols, and provide a mechanism for resolving intermunicipal disputes.

Invasive Weed: An invasive weed is a plant species that is not native to a particular area and causes ecological, economic, or environmental harm. Under Alberta's *Weed Control Act*, these weeds are categorized as prohibited noxious (must be eradicated) or noxious (must be controlled).

***Land Use Bylaw*:** A regulatory bylaw of the County required by the *Municipal Government Act*. Every parcel of land in the County has a land use district. The *Land Use Bylaw* details the permitted and discretionary land uses in each district and regulates the development of land and buildings within the County.

Large-Scale: Activities that are significant in nature, as per the *Land Use Bylaw*, and may impact adjacent lands due to their scope, land use, extent, traffic, etc.

Limited Scope Conceptual Scheme: A non-statutory plan that is not adopted by bylaw or resolution. A limited scope conceptual scheme accompanies a land use redesignation application and is used to address a limited set of specific planning issues to demonstrate an area is capable of supporting increased residential development issues such as lot and road layout, stormwater management, water supply, and sewage treatment.

Low Impact Development: Uses a variety of techniques to treat and manage stormwater runoff, focusing on site design and stormwater control options such as green roofs, stormwater capture and re-use, and landscaping that increases the absorption and filtering of rainwater.

Low-rise Apartments: Apartments that are 3 stories or fewer. Low-rise Apartments are only permitted in Growth Hamlets.

Definitions

Major Amendment: Made to an area structure plan and may be initiated by a development application. In determining whether the application requires a major amendment, the County will consider the following: existing area structure plan policies including land use, density, and/or form; a proposed scale and scope change resulting in significant impact beyond the subject land; potential to result in similar applications on surrounding lands; and potential need for new or expanded major infrastructure.

Majority: A number or percentage equalling more than half of a total.

Master Plan: A non-statutory plan adopted by bylaw or resolution. A master plan provides strategic guidance to a specific County initiative, service, or program. It outlines a vision for an ideal future, with a set of goals and actions to achieve this vision. Master plans may provide recommendations for land use; transportation; parks, open space, and recreation; community services; and emergency services; with the goal of enhancing the quality of life for residents.

Master Site Development Plan: A non-statutory plan that is adopted by Council resolution. A master site development plan provides design guidance for the development of a large area of land with little or no anticipated subdivision. A master site development plan addresses building placement, landscaping, lighting, parking, and architectural treatment. The plan emphasis is on site design with the intent to provide Council and the public with a clear idea of the final appearance of the development.

A Master Site Development Plan also provides detailed planning for aggregate extraction and processing applications.

Minimum Distance of Separation: A provincially regulated setback established between a confined feeding operation and the neighbouring residence that is in existence at the time the application is submitted. The purpose is to minimize the impact of odour. It is measured from the outside walls of neighbouring residences to the point closest to the confined feeding operation's manure storage facilities or manure collection areas.

Minor Amendment: Made to an area structure plan, initiated by a development application and, in the opinion of the County, is consistent with the overall intent of the area structure plan and the policies of this Plan; and is minor in nature. Minor amendments may include specific policy or map amendments.

Definitions

Multi-Lot: Development of two or more new residential lots and includes Country Residential and Hamlet development. The definition of multi-lot development does not apply to the subdivision and development of lands within a fragmented quarter section.

Municipal Government Act (MGA): Alberta's primary legislation governing municipalities. It establishes rules for municipal governance, planning, and land use, including provisions for bylaws, development permits, and intermunicipal collaboration.

Municipal Reserve (MR): Land dedicated for public use as part of subdivision approvals as outlined under Division 8 – *Municipal Government Act*.

Natural Area: Lands preserved for their ecological, cultural, or recreational value, often characterized by minimal human intervention to protect biodiversity and natural processes.

Natural Resource Extraction: Removal or harvesting of natural resources, including oil, gas, and aggregate through mining or in-situ methods.

Non-Statutory Plan: A plan that may or may not be adopted by Council bylaw. The plan provides guidance and more detailed direction for development. It is non-binding on Subdivision and Development Authorities, Subdivision and Development Appeal Boards and the Municipal Government Board. Examples of non-statutory plans include conceptual schemes, master site development plans, and limited scope conceptual schemes.

Off-Site Levy: A fee imposed by a municipality on developers to cover the capital costs of new or expanded infrastructure required due to development. This includes facilities related to water, sewer, stormwater, or roads.

Open Space: Includes land and water areas with minimal development that are either publicly owned or offering public access.

Panhandles: Long strips of land used to provide direct lot access to a roadway.

Pathway: Any recognized route that is formally engineered, constructed, and hard surfaced with asphalt or concrete.

Park: Developed public land and may include trails and pathways, sports facilities, playgrounds, and recreation facilities.

Physical Constraint: A natural feature or human-made hazard that impacts or restricts site suitability for development. Constraints include rivers, water bodies, wetlands, ravines, escarpments, steep slopes, land that is subject to flooding, and land that is, in the opinion of the subdivision authority, unstable. Other constraints may include rights-of-way that impede access or the contiguous nature of the land.

Primarily: Indicates the principal purpose, function, or characteristic, while acknowledging the potential for other contributing factors.

Definitions

Private Water Supply: Small-scale, local water treatment and supply systems often serving rural areas, emphasized in rural water management policies.

Redevelopment Area: An area of land that is undergoing redevelopment.

Redesignation (Zoning): A public process that changes the uses allowed on a parcel of land.

Regional Business Hub: Developed in the County to capture strategic emerging business opportunities that demonstrate a need to locate outside of Employment Areas or Growth Hamlets because of a need to access location specific utilities, transportation infrastructure, or co-location with other compatible uses.

Renewable Energy: Energy from a source that is not depleted when used, such as wind or solar power.

Reserves: Lands dedicated to the community by the developer through the subdivision process as defined in the *Municipal Government Act* and include municipal reserves, community services, school and municipal reserves, and school reserves.

Riparian Area(s): Lush vegetated lands beside streams, rivers, lakes and wetlands that have vegetation and soils strongly influenced by the presence of water.

Roads: Are under the control and jurisdiction of the County, are built within public rights-of-way, and have been developed primarily for public vehicular traffic.

Rural Lifestyle: The rural lifestyle is characterized by broad spectrum of rural living options; whether settling on a farmstead, living in a Hamlet or Country Residential Community, or finding a home in a full-service Growth Hamlet. Please see the Diverse Communities subsection of Section 2.0: Rocky View Context and Figure 2: Spectrum of Rural Lifestyles.

Second Farmstead Out: The subdivision of a second parcel to support a farmstead, created from a quarter section with a single existing subdivision that meets the definition of a First Parcel Out or Diversified Agricultural Operation.

Servicing Standards: The County's technical requirements that govern infrastructure design, construction, testing, inspection, maintenance, and transfer of public works.

Small-Scale: Activities that are minor in nature, as per the *Land Use Bylaw*, and limited in scope, extent, traffic, and employees.

Statutory Plan: A plan that has legal status and requirements prescribed by the *Municipal Government Act*. All statutory plans are adopted as a bylaw by Council after a public hearing. Statutory plans include the Municipal Development Plan, intermunicipal development plans, and area structure plans. When an area structure plan is amended to include a conceptual scheme, the conceptual scheme becomes part of the statutory area structure plan.

Definitions

Stormwater Conveyance System: A network of natural and man-made systems, including ditches, culverts, storm drains, and detention basins, designed to manage surface water runoff effectively. These systems aim to reduce flood risks and support environmental sustainability.

Stormwater Management: The process of controlling and utilizing runoff from precipitation to minimize environmental impact. Effective stormwater management reduces flooding, erosion, and water pollution.

Subdivision: A legal process to obtain title to a new parcel of land by dividing larger parcels of land into smaller lots.

Townhomes: Housing typology that provides ground access to each unit, is attached to one or more homes by shared walls, and is no more than three (3) stories in height.

Trade Area: The geographic area from which a business generates the majority of its customers.

Trail: Any recognized, non-paved route which is surfaced with natural or aggregate materials.

Transportation Model: A forecasting tool to project future traffic volume based on existing and future growth areas, an interconnected road network, and the existence of provincial highways. The model identifies necessary improvements to accommodate growth and development.

Unsubdivided Quarter Section: A titled area of: (a) 64.7 hectares (160 acres) more or less; or (b) a *gore strip* greater than 32.38 hectares (80 acres) in size. If an unsubdivided quarter section is reduced or fragmented by any road widening, boundary adjustment, public use, or right-of-way for roads, utilities, railroads and canals, it shall be considered unsubdivided when assessing First Farmstead Out Parcel proposals. This includes instances where, as a result of a boundary adjustment, public use, or right-of-way, separate titles have been registered for remaining fragmented portions of the quarter section.

Utility Infrastructure Cost Feasibility and Life Cycle Analysis: This refers to a comprehensive evaluation of utility infrastructure, including water, sewer, and energy systems, to assess the feasibility of initial costs and total life cycle costs, including maintenance, operation, and eventual replacement. This analysis ensures sustainable infrastructure investment and alignment with long-term planning goals.

Value-Added Agriculture: Activities that enhance the economic value or market potential of agricultural operations through processing, diversification, and/or marketing. This includes transforming raw commodities into higher-value products, expanding into complementary enterprises (such as agri-tourism or beekeeping), or accessing new markets and supply chains.

Definitions

Viewscapes: Those features that provide a community with pleasing vistas and scenes that provide a sense of landscape identification and character, which may include open space, vistas, skylines, ridgelines, and peaks.

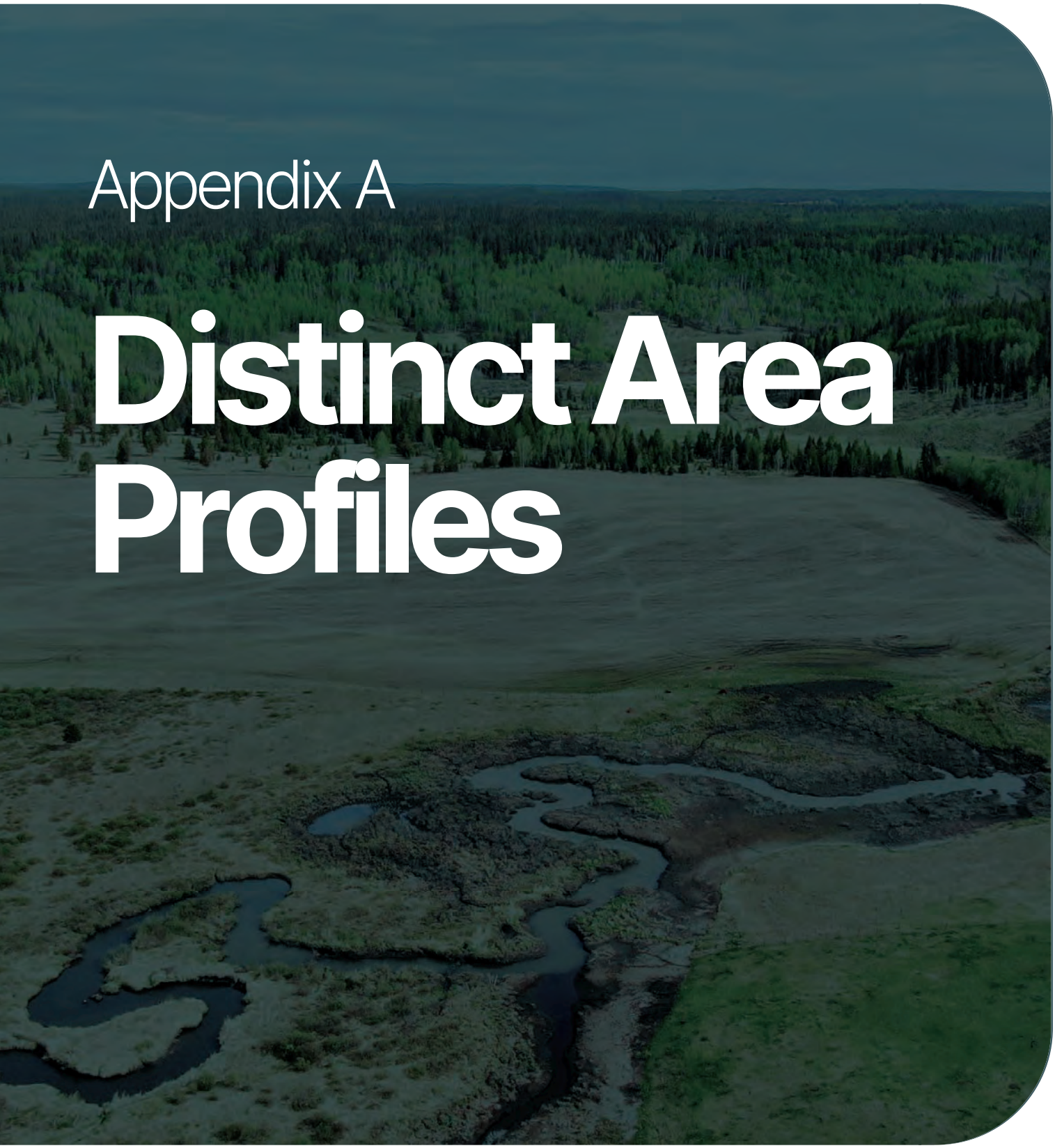
Watershed: The area of land where surface water from rain and melting snow or ice converges to a single point such as a major river.

Wetland: Marshes and ponds that vary in terms of water saturation and permanence. Riparian areas and wetlands improve water quality, contribute to groundwater recharge, reduce erosion and flooding, provide recreation, and protect biodiversity.

Wildfire Risk Assessment: Evaluates the potential for wildfire occurrence and impact within a region. It incorporates factors such as vegetation, weather, and human activity to inform mitigation strategies, often included in municipal hazard plans.

Wildlife Corridor: Designated areas that connect natural habitats, enabling the movement of wildlife for feeding, mating, and migration. These corridors reduce habitat fragmentation and maintain ecological integrity.

Yellowstone to Yukon (Y2Y) Conservation Initiative: Connecting and protecting habitat from Yellowstone to the Yukon through an interconnected system of wild lands and waters, harmonizing the needs of people with those of nature.



Appendix A

Distinct Area Profiles

East Agricultural Area

The primary agricultural activities in the East Agricultural Area include dryland farming of cereal crops, agricultural processing, and complementary uses. This area is generally better suited to cereal crop farming due to its relatively flat topography, higher quality soils, and longer growing season. The East Agricultural Area also benefits from access to irrigation through the Western Irrigation District (WID), which has been identified as the Irrigation Zone.

Locational advantages:

» Close proximity to major population centres (Airdrie, Calgary, Chestermere, & Langdon), providing access to services, markets, and employment.
» Open landscape suitable for large scale crop production.

Natural features:

» Bow River.
» Numerous lakes, wetlands, watersheds, and ephemeral drainages.
» Gently rolling landscapes, ravines, and coulees.
» Grasslands and wooded areas.

Development priorities:

» Preserve agricultural lands and limit fragmentation of large productive parcels.
» Stewardship of the land (wetlands, reclamation, transition zones).
» Protection of watersheds, watercourses, and tributaries.

Transportation & servicing infrastructure:

» Access to Highway 1, Highway 2 & Highway 9.
» Primarily private on-site servicing through wells and septic systems.

Appropriate business sectors:

» Agri-tourism (education, history, livestock).
» Agri-business located close to market or transportation infrastructure.

West Agricultural Area

The primary agricultural activities in the West Agricultural Area include ranching and complementary uses, as well as equestrian services. This area is generally well suited for ranching and grazing due to its rolling landscapes, variable soil conditions, and shorter growing season.

Locational advantages:

» Close proximity to major population centres including Calgary, Airdrie and Cochrane, providing access to services, markets, and employment.
» Diverse landscapes offering opportunities for a variety of businesses and recreational activities.

Natural features:

» Bow & Elbow Rivers.
» Glenbow Ranch & Big Hill Springs Provincial Parks
» Foothills, wetlands, woods, deep ravines and coulees and other glacial features.
» Located within and adjacent to the *Yellowstone to Yukon (Y2Y) Conservation Initiative*, a major wildlife and habitat region.

Development priorities:

» Preservation of agricultural lands, focused development, and limited fragmentation
» Stewardship of the land and environmental protection (water conservation, wildlife habitats and wildlife corridors, improved reclamation).
» Protection of watersheds, watercourses, and tributaries.

Transportation & servicing infrastructure:

» Access to Highway 1, Highway 1A & Highway 22.
» Primarily private on-site servicing through wells and septic systems.

Appropriate business sectors:

» Support for small to medium-scale working ranches and farms.
» Agri-businesses with increased intensity close to market and along transportation corridors.

Balzac East

Balzac East includes an Employment Area characterized by large-scale, full-service commercial and industrial lands, transitioning to country residential and agricultural uses. The area is a rural-urban transition zone with access to regional transportation infrastructure.

Locational advantages:

- Adjacent to two urban municipalities (Calgary & Airdrie), providing access to services, markets, and labour.
- Proximity to Calgary International Airport (YYC), providing access to international markets.
- Access to the regional highway network facilitating efficient movement of goods and people.

Natural features:

- Nose Creek Watershed.
- McDonald Lake.

Development priorities:

- Phased build-out of plan area, including the Employment Area and adjacent residential communities.
- Establishment of regional public transit connecting the Employment Area to local and regional communities (jobs to people).
- Expansion of pathways and trails within residential areas, connecting the Employment Area to local and regional communities.

Transportation & servicing infrastructure:

- Access to Highway 2 & Stoney Trail.
- Mix of municipal piped servicing, private water co-operatives, and private on-site servicing through wells and septic systems.

Appropriate business sectors:

- Industrial & Manufacturing (light / heavy).
- Transportation & Logistics.
- Agri-business & Value-added Agriculture.
- Retail (large-scale / big box stores).

Balzac West

Balzac West is a new Growth Hamlet, planned to have a mix of residential, commercial, retail, office, light industrial, and business park development.

Locational advantages:

- Adjacent to two urban municipalities (Calgary & Airdrie), providing access to services and employment.
- Proximity to Balzac East Employment Area.
- Proximity to Calgary International Airport (YYC), providing access to international markets.
- Access to the regional highway network facilitating efficient movement of goods and people.

Natural features:

- Nose Creek Watershed.
- Wet Creek.

Development priorities:

- Development of comprehensively planned and serviced Growth Hamlet.
- Provide a supportive transition to existing agricultural uses.
- Create a unique community feel.

Transportation & servicing infrastructure:

- Access to Highway 2 & Stoney Trail.
- Mix of private water co-operatives and private on-site servicing through wells and septic systems.
- Municipal servicing extension from Balzac East to hamlet area.

Appropriate business sectors:

- Retail (small-scale / locally owned).
- Agri-business / Tourism.
- Home-based Business.
- Industrial & Manufacturing (light).

Bearspaw

Bearspaw is an established Country Residential Community that blends country residential and rural lifestyles with its agricultural heritage.

Locational advantages:

» Adjacent to two urban municipalities (Calgary & Cochrane), providing access to services and employment.

Natural features:

» Diverse natural environment and wildlife interaction.
» Proximity to Glenbow Ranch Provincial Park.
» Proximity to Big Hill Springs Provincial Park.
» Proximity to Haskayne Legacy Park.

Development priorities:

» Maintain the rural and country residential lifestyles.
» Preserve natural habitat (wetlands, habitat, wildlife) and agricultural lands.
» Limited commercial and institutional uses.

Transportation & servicing infrastructure:

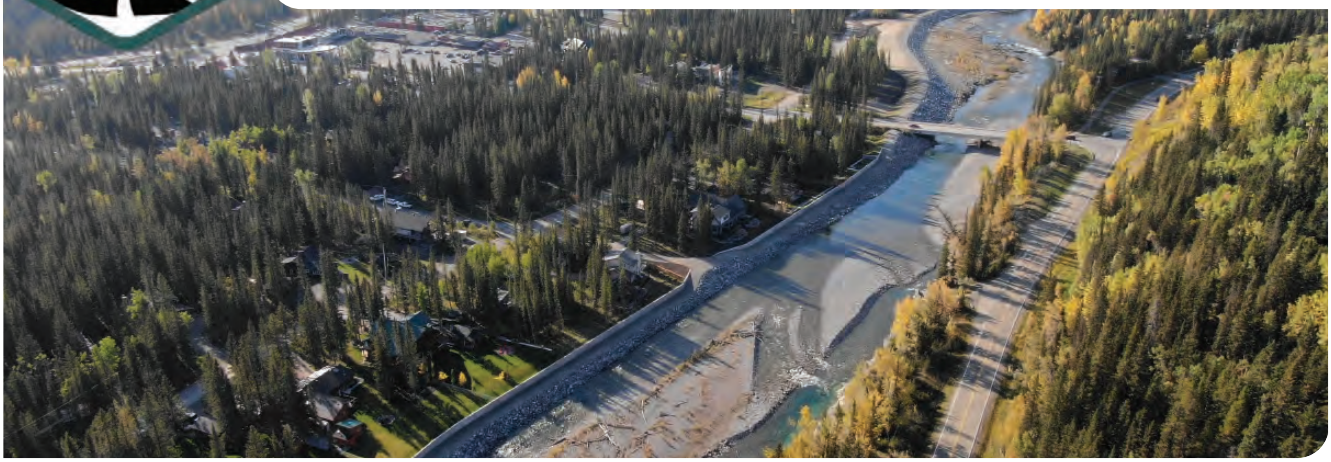
» Access to Highway 1A & Stoney Trail.
» Mix of municipal piped servicing, private water co-operatives and private on-site servicing through wells and septic systems.

Appropriate business sectors:

» Home-based Business.
» Retail (small scale / locally owned).
» Health & Wellness.
» Agri-business.

Bragg Creek

Bragg Creek includes a limited-service Growth Hamlet that anchors the surrounding Country Residential Community, characterized by its western heritage and access to natural amenities.



Locational advantages:

» Gateway to natural amenities along the Elbow River valley and within Kananaskis Country.
» Regional tourism opportunities.

Natural features:

» Diverse natural environment and wildlife interaction.
» Elbow River.
» Bragg Creek Provincial Park.
» West Bragg Creek Provincial Recreation Area.

Development priorities:

» Sustainable development of the Hamlet Core, considering the environment, changing climate, and resiliency.
» Complete community (mix of housing types, tourism & services).
» Improved transportation infrastructure (emergency egress / congestion).
» Local community feel & lifestyle.

Transportation & servicing infrastructure:

» Access to Highway 8 & Highway 22.
» Municipal piped servicing within the hamlet area and vicinity.
» Private on-site servicing through wells and septic systems within the Greater Bragg Creek area.

Appropriate business sectors:

» Home-based Business.
» Retail (small scale / locally owned).
» Health & Wellness.
» Entertainment, Recreation, & Tourism.
» Office / Professional services.

Cochrane Lake

Cochrane Lake is a Hamlet community built around a central lake, transitioning to Country Residential Community set within a natural landscape.

Locational advantages:

» Proximity to the Town of Cochrane, providing access to services and employment.
» Easy access to foothills and mountains offering unique recreational and leisure activities.

Natural features:

» Natural environment and wildlife corridors.
» Cochrane Lake and major wetlands.
» Horse Creek.
» Proximity to unique natural features such as Big Hill Springs Provincial Park.

Development priorities:

» Residential development within the Hamlet and surrounding area.
» Exploration of alternative agricultural opportunities as the land develops.
» Expanded network of pathways and trails.
» Maintain the country residential lifestyle.

Transportation & servicing infrastructure:

» Access to Highway 1A & Highway 22.
» Mix of municipal piped servicing, private water co-operatives and private on-site servicing through wells and septic systems.

Appropriate business sectors:

» Potential for future small-scale, locally owned commercial.
» Home-based Business.

Conrich

Conrich is a Growth Hamlet with a healthy mix of residential, commercial, and industrial uses. The community includes a Hamlet Core, diverse rural neighbourhoods, and a thriving Employment Area centred on the Canadian National (CN) Calgary Logistics Park.

Locational advantages:

» Adjacent to two urban municipalities (Calgary & Chestermere), providing access to services, employment, markets, and labour.
» Access to the regional highway network facilitating efficient movement of goods and people.
» Home to the CN Calgary Logistics Park providing transportation options for heavy goods.

Natural features:

» Wetlands and ephemeral drainages.

Development priorities:

» Expansion of the Growth Hamlet area and the Hamlet Core.
» Promote Industrial development near the CN Calgary Logistics Park.
» Expansion of municipal servicing and establishment of stormwater system.
» Mixed-use development along Highway 1.
» Residential focus west of Conrich Road toward the City of Calgary.
» Balanced land use mix.

Transportation & servicing infrastructure:

» Access to Highway 1 & Stoney Trail.
» Mix of municipal piped servicing and private on-site servicing through wells and septic systems.

Appropriate business sectors:

» Transportation & Logistics.
» Retail (small scale / locally owned).
» Industrial & Manufacturing (light / heavy).
» Office / Professional services.
» Retail large scale (big box stores).
» Health & Wellness.
» Home-based Business.

Elbow Valley

Elbow Valley is a Cluster Residential Community set within an attractive landscape of woods and rolling hills that offer natural recreation and amenities.

Locational advantages:

» Adjacent to Calgary, providing access to services, markets, and employment.

Natural features:

» Elbow River.
» Wooded areas.

Development priorities:

» Limited country residential development.

Transportation & servicing infrastructure:

» Access to Highway 8 & Stoney Trail.
» Piped water services provided by private water co-operative.
» Piped wastewater service provided through connection to The City of Calgary.

Appropriate business sectors:

» Home-based Business.

Fulton Industrial Park

Fulton Industrial Park offers commercial and industrial development opportunities along the Highway 22x regional corridor and the Canadian Pacific Kansas City (CPKC) mainline.

Locational advantages:

» Proximity to Calgary, Chestermere, and Langdon, providing access to services, markets, and labour.
» Adjacent to CPKC rail line and close proximity to CPKC Intermodal facilities.
» Access to the regional highway network facilitating efficient movement of goods and people.

Transportation & servicing infrastructure:

» Access to Highway 22x bypass route to Highway 1.
» Proximity to Stoney Trail.
» Adjacent to CPKC main line to / from Calgary.
» Private piped service and on-site tank servicing.
» Integrated stormwater management facilities for sustainable drainage.

Development priorities:

» Phased development of approved plan area.
» Provide necessary servicing and infrastructure to support industrial and logistic operations.
» Promote land use compatibility and support regional employment growth.

Appropriate business sectors:

» Industrial & Manufacturing (light / heavy).
» Transportation & Logistics.
» Highway commercial development.
» Warehousing & distribution centres.
» Agri-business & Value-added Agriculture.

Natural features:

» Gently rolling landscape.

Harmony

Harmony is a master planned Growth Hamlet set within a natural landscape. The community enjoys access to Harmony Lake, various recreational opportunities, and proximity to Springbank Airport.

Locational advantages:

» Proximity to Springbank Airport (YBW), providing services, employment, and local air service.
» Adjacent to two urban municipalities (Calgary & Cochrane), providing access to services and employment.
» Access to the regional highway network facilitating efficient movement of goods and people.

Natural features:

» Proximity to the Bow River.
» Harmony Lake.
» Gently rolling landscapes.
» Wetlands and ephemeral drainages.

Development priorities:

» Local commercial / retail.
» Recreational opportunities.
» Mix of housing types.
» Phased build-out of the plan area.
» Community services (schools, childcare, medical).

Transportation & servicing infrastructure:

» Access to Highway 1.
» Piped servicing provided by Harmony Advanced Water Systems Corporation (HAWSCo).

Appropriate business sectors:

» Retail (small scale / locally owned).
» Health & Wellness.
» Office / Professional services.
» Home-based Business.

Janet

Janet is a strategically located Employment Area that is attractive for businesses in the transportation, construction, and manufacturing sectors.

Locational advantages:

» Adjacent to two urban municipalities (Calgary & Chestermere), and the Hamlet of Langdon, providing access to markets and labour.
» Access to the regional highway network facilitating efficient movement of goods and people.
» Employment Area offering large-scale commercial and industrial uses to co-locate.

Natural features:

» Wetlands and ephemeral drainages.

Development priorities:

» Improve road and highway infrastructure.
» Expand industrial development eastward.

Transportation & servicing infrastructure:

» Proximity to Stoney Trail and Highway 560 (Glenmore Trail).
» Private piped service and on-site tank servicing.

Appropriate business sectors:

» Industrial & Manufacturing (light / heavy).
» Transportation & Logistics.

Langdon

Langdon is a full-service Growth Hamlet, characterized by a vibrant centre street, thriving business park, and modern residential, employment, and recreation options.

Locational advantages:

- Access to the regional highway network facilitating efficient movement of goods and people.
- Proximity to employment in Calgary, Janet, and Wheatland County.

Natural features:

- Prairie grasslands, major wetland complexes and waterfowl migration.
- High water table and groundwater discharge.

Development priorities:

- Local commercial and retail.
- Institutional and community services.
- Recreational opportunities.
- Improved stormwater infrastructure.

Transportation & servicing infrastructure:

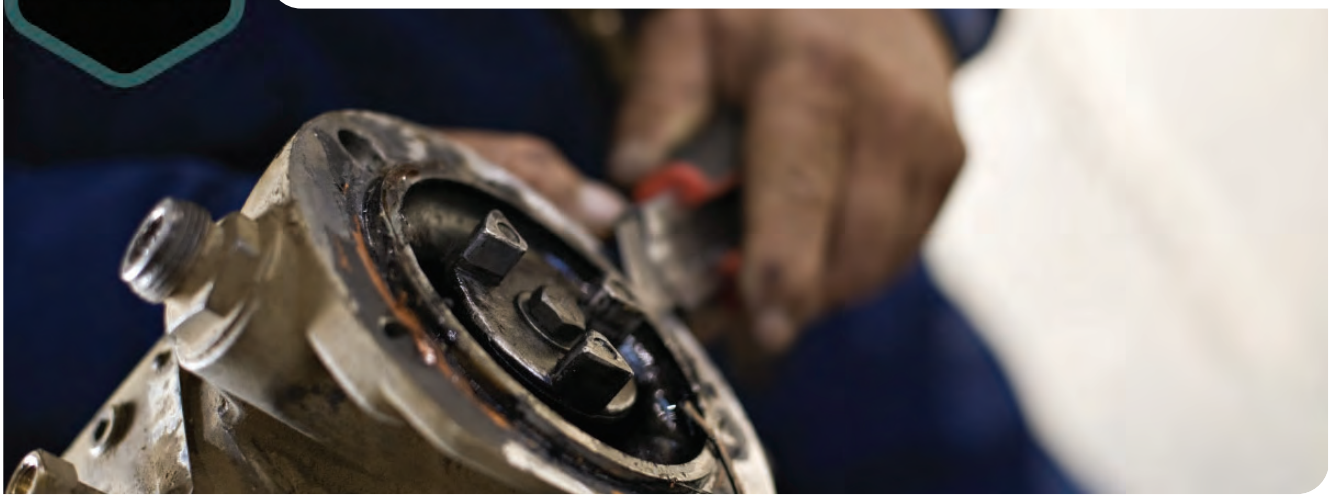
- Access to Highway 560 (Glenmore Trail) and Highway 797.
- Piped water services provided by Langdon Waterworks.
- Municipal piped wastewater services.

Appropriate business sectors:

- Retail (small scale / locally owned).
- Home-based Business.
- Health & Wellness.
- Office / Professional services.
- Industrial & Manufacturing (light).

Omni

Omni is a future full-service Growth Hamlet with mixed-use residential development and opportunities for commercial and light industrial uses.



Locational advantages:

» Adjacent to Calgary, providing access to markets, labour, amenities and services.
» Access to the regional highway network facilitating efficient movement of goods and people.
» The relatively flat landscape offers development opportunities for creating a fully serviced community with diverse amenities.

Natural features:

» Wetlands and ephemeral drainages.

Development priorities:

» Regional highway system development including extension of Airport Trail due to its direct access to northwest Calgary and the connection of residential areas to employment opportunities.
» Mixed-use, commercial, light industrial and logistics development.
» Establishment of municipal servicing and stormwater system.
» Wetland conservation.
» Potential for future residential development.

Transportation & servicing infrastructure:

» Access to Stoney Trail.
» Future municipal piped servicing.
» Proximity to major infrastructure and direct connections to Calgary, including Airport Trail interchange.

Appropriate business sectors:

» Future commercial and light industrial opportunities.
» Retail small scale (locally owned stores).
» Retail large scale (big box stores).
» Home-based Business.
» Health & Wellness.
» Office / Professional services.

Prairie Gateway

Prairie Gateway is a large-scale industrial Employment Area with logistics and warehousing to the north of Township Road 232 and focuses on rail served industrial accessing the Canadian Pacific Kansas City (CPKC) mainline.

Locational advantages:

- Adjacent to the City of Calgary providing access to infrastructure, services, markets, and labour.
- Includes the Canadian Pacific Kansas City (CPKC) rail mainline for direct rail connection and access to international markets.
- Situated near regional transportation corridors, facilitating efficient movement of goods and people.

Natural features:

- Gently rolling landscape.
- Several depressions and wetlands.

Development priorities:

- Establish a rail served industrial logistic centre south of Township Road 232.
- Provide necessary servicing and public infrastructure to support industrial and logistic operations.
- Promote land use compatibility and support regional employment growth.

Transportation & servicing infrastructure:

- Direct access to CPKC rail mainline, Highway 560 (Glenmore Trail), Stoney Trail, and Township Road 232 with planned intersection upgrades.
- Future municipal piped servicing.
- Integrated stormwater management facilities for sustainable drainage.

Appropriate business sectors:

- Logistics and distribution centers leveraging rail access. Industrial development that leverages the direct connection to the rail mainline, such as logistics and manufacturing.
- Warehousing and industrial operations north of Township Road 232.
- Limited commercial development that supports complements industrial activities.

Springbank

Springbank is an established Country Residential Community bordered by the Bow and Elbow Rivers, which blends country residential and rural lifestyles with its agricultural heritage.

Locational advantages:

- Adjacent to Calgary, providing access to services and employment.
- Home to Springbank Airport (YBW), providing local air service and employment.
- Access to the regional highway network facilitating efficient movement of goods and people.

Natural features:

- Adjacent to the Bow & Elbow Rivers.
- Minor watercourses and wetlands.
- Grasslands and wooded areas.

Development priorities:

- Maintain the country residential and rural lifestyles.
- Expanded network of pathways and trails.
- Establish a community core for local community services.

Transportation & servicing infrastructure:

- Access to Highway 1, Highway 8, Highway 22, and Stoney Trail.
- Piped servicing through private water co-ops and private on-site servicing through wells and septic systems.

Appropriate business sectors:

- Retail (small scale / locally owned).
- Home-based Business.
- Agri-business / Agri-tourism.

Appendix B

Lower-Level Plans and Technical Requirements

Implementing the Municipal Development Plan (MDP) involves a variety of ongoing planning processes. The following policies provide guidance for lower-level plan preparation and the information needed to properly evaluate an application. This appendix also provides detailed information on how to calculate density, technical requirements, and supporting information.

B1.0 General

B1.1 Planning and Development applications, and any associated infrastructure construction, should meet the technical requirements of the MDP, *Land Use Bylaw*, area structure plans, conceptual schemes, master site development plans, limited scope conceptual schemes, the County *Servicing Standards*, County Policy, and provincial and federal requirements.

B1.2 All planning or development applications may be required to provide information on, and evaluation of, the matters identified in Appendix B: Lower-Level Plans and Technical Requirements and any other matter identified by the County.

B1.3 The County may require studies, reports, and tests to be submitted in support of any planning or development application.

B1.4 All technical reports and studies shall be completed by a qualified professional and in alignment with County *Servicing Standards* where applicable.

B1.5 The County may require a third-party technical review of studies, reports, and tests that are to be submitted in support of any planning or development application.

B1.6 Requests for variations from County requirements shall include technical justification with all relevant studies, reports, and tests.

B1.7 Approval with conditions or denial of requests to vary from County requirements may be approved at the discretion of the County.

B1.8 Redesignation applications proposing interim residential and/or business land uses outside of an adopted area structure plan or local plan shall not be supported. The uses shall instead be considered as permanent and assessed as such against the policies of this Plan.

B1.9 Conceptual schemes, master site development plans, and aggregate master site development plans should address a summary of the applicant's community consultation and results.

B1.10 A new or amended conceptual scheme, master site development plan, and aggregate master site development plan may require an Environmental Study in alignment with the County *Servicing Standards*.

B2.0 Area Structure Plans

General

B2.1 The decision to prepare a new area structure plan, or to amend an existing area structure plan, shall be directed by the policies of this Plan. The terms of reference for the work shall be approved by Council.

B2.2 A new area structure plan, or an amendment to an area structure plan, shall be prepared by, or directed by, the County.

B2.3 For consistency and monitoring purposes, the density of Growth Hamlets should be calculated using the Density Methodology established in B6.0: Density Methodology.

B2.4 New or amended area structure plans should be analyzed using a fiscal impact model and a *utility infrastructure cost feasibility and life cycle analysis* to the satisfaction of the County to:

a. assess development applications;

b. allow consistent comparison between projects; and

c. measure the County-wide impact of growth.

B2.5 An area structure plan shall, to the satisfaction of the County, address the following planning and design matters:

a. future land use concept;

b. the amount of remaining undeveloped land within existing boundaries;

c. population estimates and impact on existing services, infrastructure, and amenities;

d. form, quality, design, and compatibility of proposed development;

e. provision of an integrated transportation network that considers road, pathway, and trail connections throughout the plan area;

f. provision for future regional transit connections, where applicable;

g. provision of sufficient parks, open space, amenities, recreation, and pedestrian connections, where applicable;

h. potential school site location(s), where applicable;

i. potential for enhancements to main streets, commercial areas, and community gathering places, where applicable;

j. impact on the environment and mitigation measures;

k. interface design with adjacent land uses; and

l. intermunicipal collaboration on key cross-boundary concerns.

General, continued

B2.6 Upon preparation, review, or amendment of an area structure plan, the provision of interim land uses within the area structure plan may be supported, subject to the following considerations:

a. the compatibility of the interim land use with existing and future uses within the surrounding area;

b. alignment with relevant statutory and non-statutory plans, policies and standards;

c. potential impacts upon the infrastructure of the County, Government of Alberta, and other agencies and municipalities;

d. the ability of the use to be removed from the lands when required, without significant remediation efforts; and

e. limitations on subdivision for interim land use areas during the period prior to implementation of comprehensive development as supported by the area structure plan.

B2.7 A new area structure plan shall require an Environmental Study in alignment with the County *Servicing Standards*.

Amendments

B2.8 An amended area structure plan may require an Environmental Study in alignment with the County *Servicing Standards*.

B2.9 Where an area structure plan amendment is development initiated, a *major amendment* to an area structure plan shall be led or directed by the County in consultation with the local community.

B2.10 Where an area structure plan amendment is development initiated, a *minor amendment* to an area structure plan may be prepared by the development proponent in consultation with the local community, at the direction of the County.

Review

B2.11 Area structure plans should be assessed every 10 years to determine whether a review is required.

B2.12 A review of an area structure plan may be initiated by Council prior to 10 years if:

a. available residential capacity is reaching full build-out;

b. there are multiple applications for alternative development forms inconsistent with the area structure plan;

c. changes in major servicing policies or conditions occur;

d. external planning changes (regional plans, Municipal Development Plan, intermunicipal development plans, adjacent area structure plans, etc.) affect the area structure plan;

e. there is a change in County boundaries; or

f. Council otherwise determines that a review is required.

B2.13 When area structure plans that are reviewed after 10 years, and have not progressed in their planned build-out, Council may consider rescinding the area structure plan.

Review, continued

B2.14 When an existing area structure plan is undergoing a comprehensive review, the following policies shall be addressed:

a. update all policies in accordance with the MDP, County Policies, and other relevant County planning documents, as well as any applicable higher order plans, legislation, and policies;

b. consider alternative development forms, which retain rural character and reduce the overall development footprint on the landscape;

c. where an area structure plan is extensive in size and the development potential is not being achieved as expected, the County should consider reducing the overall area dedicated to Country Residential development in collaboration with the local community;

d. where an area structure plan is extensive in size, and has distinct natural features, physical boundaries, or complex planning considerations, a separate area structure plan may be created to deal with the planning considerations in the identified area; and

e. consider updating the planning and design direction for new Country Residential developments.

B3.0 Conceptual Schemes

B3.1 When required by the relevant area structure plan and/or the County, conceptual schemes shall be created to guide subdivision development. The County will determine when a proposed subdivision variance from an adopted conceptual scheme requires a conceptual scheme amendment.

B3.2 The content of a conceptual scheme shall be determined by the relevant area structure plan and/or by the County.

Application Submissions

B3.3 Conceptual schemes should address the description and evaluation of the existing plan area conditions; including but not limited to:

a. topography, soils, vegetation, geotechnical considerations (constraints);

b. environmental sensitivity and significance;

c. agricultural capability and natural resources;

d. existing land use, ownership, development, and adjacent land uses;

e. archaeological and historical considerations; and

f. existing utilities and transportation routes.

B3.4 Conceptual schemes should address a land use concept which includes the following:

a. a future land use scenario;

b. demonstration of consistency with a higher order plan;

c. design controls/guidelines, where appropriate;

d. reserve area dedication and strategy (municipal/school/ environmental);

e. transportation network and pedestrian network;

f. stormwater management plan;

g. servicing strategy;

h. anticipated improvements to existing infrastructure;

i. population densities, population projection, and an indication of target market to determine impact on the area's school district;

j. if a school site is required, an identified location and a conceptual layout plan of the school site;

k. phasing of development; and

l. landscaping and aesthetic details that will enhance the development.

B4.0 Limited Scope Conceptual Schemes

B4.1 A limited scope conceptual scheme for residential development within a fragmented quarter section development shall address all matters identified in the fragmentated quarters subsection of Section 11: Agriculture.

Application Submissions

B4.2 Limited scope conceptual schemes for residential lands in fragmented quarter sections as per policy 11.26 should meet the following criteria:

a. plans for an area determined by the County at the time of redesignation application. The plan shall include, at a minimum, all residential or small agricultural acreages that are adjacent to the application;

b. design measures to minimize adverse impacts on existing agriculture operations;

c. demonstrates potential road connectivity to residential or small agricultural parcels outside of the limited scope conceptual scheme area;

d. provides a technical assessment of the proposed design, to demonstrate that the limited scope conceptual scheme is capable of supporting increased residential development. The assessment shall address:

    i. the required internal road network, as per Section 18: Emergency Services;

    ii. water supply and wastewater treatment, as per Section 19: Water, Wastewater, Stormwater, and Solid Waste;

    iii. stormwater management, as per Section 19: Water, Wastewater, Stormwater and Solid Waste;

    iv. lot size and configuration results in an efficient development pattern, without the use of panhandles; and

    v. any other assessment required by unique area conditions;

e. preservation of open and natural space.

    i. including through reserve dedication; and

f. circulation to all landowners within and immediately adjacent to the limited scope conceptual scheme.

    i. submitted with the application to the County.

B5.0 Master Site Development Plans

B5.1 Where applicable, master site development plans shall guide the implementation and sequencing of development permit applications, as determined by the County.

B5.2 A master site development plan for aggregate development shall address all matters identified in Section 20: Natural Resource and Energy Development and Appendix B: Lower-Level Plans and Technical Requirements.

Application Submissions

B5.3 Master site development plans should address:

a. building placement and setbacks;

b. building height and general architectural appearance;

c. parking and public lighting;

d. landscaping for visual appearance and/or mitigating measures;

e. *Agriculture Boundary Design Guidelines*; and

f. anticipated phasing.

B5.4 Master site development plans should address technical issues identified by the County that are necessary to determine the project's viability and off-site impacts.

B5.5 Master site development plans should address a general introduction to the proposed development, including a discussion of the vision and purpose of the proposal.

Aggregate Master Site Development Plan Application Submissions

B5.6 The submitted plans shall show the anticipated transition of site operations through the proposed phases of extraction and reclamation, including the movement of plant or buildings, haul roads and removal/construction of berms.

1. a description of all buildings, plant, and machinery proposed on-site, including the approximate dimensions, and the periods that any plant and machinery shall be on-site (seasonal or campaign-based operations should be noted).

2. a summary of all relevant provincial and federal approvals required and a commitment to obtaining the required approvals.

3. a statement of commitment to operating under the County's *Aggregate Site Monitoring Bylaw* together with details of how any complaints received against the site will be handled and reported to the County and/or Province.

4. information (including plans where appropriate) on any pipelines, wells, utilities or other infrastructure within or adjacent to the site.

5. a biophysical impact assessment, and/or other environmental impact assessment agreed by the County, together with any required mitigation strategy.

6. information on water usage and storage within the site.

7. a site production assessment that provides the following information:

    a. a forecast of the total volume (cubic metres) and weight (tonnes) of aggregate proposed to be extracted from the site;

    b. the timeline for extraction of the overall identified resource within the lands;

    c. a forecast of the annual production rates over the period of operations at the site, detailing minimum, maximum, and average rates throughout the life of the proposed operations;

    d. the type of aggregate proposed to be extracted; and

    e. the geographic markets that the aggregate resource is proposed to serve.

8. requirements as outlined in the County's Policy C-711 *Aggregate Development Performance Standards*, including:

    a. an engagement summary of pre-application consultation with surrounding landowners;

    b. an engagement plan;

    c. confirmation of proposed hours of operation;

    d. a noise impact assessment, noise mitigation plan and noise monitoring program;

    e. a blast mitigation plan (as applicable);

    f. an air quality impact assessment, emissions mitigation plan and air quality monitoring program;

    g. a traffic impact assessment and traffic management plan;

    h. a visual and landscape impact assessment;

    i. a landscaping plan;

    j. an agricultural impact assessment (where necessary);

    k. a historical impact assessment;

    l. an assessment of light spread (as applicable);

    m. a conceptual-level stormwater management report;

    n. a geotechnical evaluation report;

    o. a groundwater impact assessment report and groundwater monitoring plan;

p. a surface water and groundwater mitigation plan;

q. an erosion and sediment control strategy;

r. a site security plan and emergency management plan; and

s. a reclamation plan.

9. any other information deemed necessary by the Approving Authority.

Table 3: Approved Aggregate Master Site Development Plans

Bradi Pit Master Site Development Plan (MSDP)	SE-01-27-04-05
Hillstone Aggregates Pit MSDP	NW-36-26-04-05
Hughes Pit MSDP	NE-36-26-04-05
McNair Expansion Pit MSDP	SW-09-28-26-04
Olsen Pit MSDP	SE-05-28-26-04
Roe Gravel Pit MSDP	SE-12-27-27-04
Summit Pit MSDP	NW-31-26-03-05 SW 31-26-03-05

B6.0 Density Methodology

The Density Methodology below seeks to improve efficient servicing in the County context by establishing a consistent measurement technique which allows for the comparison and monitoring of the density in new or amended plans. This methodology is particularly important for Growth Hamlets, which are mixed-use and often include piped utility services. This methodology may also be applied to other lower-level planning documents as necessary.

***Note:** Mixed-use land use designations with a residential component shall be included in the total Gross Residential Area.

Step 1. Calculate the gross developable area

Gross Total Area (all lands) — Non-Developable Areas (environmental reserves, provincial/regional highways, railways, other non-developable lands) = Gross Developable Area

Step 2. Calculate the gross residential area

Gross Developable Area — Non-Residential Land Use Areas (commercial, industrial, community and institutional land) = Gross Residential Area

Step 3. Calculate the gross residential density

Total number of residential units ÷ Gross Residential Area = Gross Residential Density

Supplement: Total number of residential units

Gross Residential Density × Gross Residential Area = Total number of residential units

B7.0 Technical Requirements and Supporting Information

B7.1 The County may require studies, reports, and tests to be submitted on the following matters:

Compatibility

a. compatibility of the proposed development with adjacent land uses and the use of design measures to mitigate adverse impacts;

b. compatibility of the proposed development with existing agricultural, business, or residential uses;

c. potential off-site impacts such as dust, smell, and odour;

Fiscal Impact

d. fiscal impact to the County;

e. infrastructure, operational, and life-cycle costs (utilities);

f. identified commercial/industrial *trade area* (business);

Design

g. proposed land uses;

h. development scale, size, and site design;

Emergency Services

i. fire protection requirements;

j. protective service requirements;

k. emergency response requirements;

Environment

l. biophysical impact assessment of potential impacts on the natural environment;

m. any on-site or off-site physical constraints;

n. geotechnical assessment (slope stability);

Landscaping

o. landscape requirements for visual appearance and/or mitigating measures;

Servicing

p. water and wastewater requirements, and service method;

q. impact on County services and/or private utility services;

r. nature of any on-site or off-site engineering works that may be required to support the proposed business;

s. on-site stormwater management and off-site conveyance;

Transportation

t. efficiency of the proposed road network within Rocky View County and, where applicable, other jurisdictions;

u. impact on the intersections, highways, *roads*, and road network within Rocky View County and, where applicable, other jurisdictions;

v. access to an accessible and maintained County road or provincial highway;

w. safe access and egress from a road or highway;

x. pathways, trails, and sidewalks;

Other

y. historical and archeological assessment;

z. potential for the area to support natural resource extraction; and

aa. any other matters the County deems appropriate.

Rocky View County